

**REPORT OF THE VIRGINIA DEPARTMENT OF  
CONSERVATION AND RECREATION**

**ASSESSMENT OF THE FEASIBILITY OF  
BRANDY STATION AND CEDAR MOUNTAIN PROPERTIES  
BECOMING A RECREATIONAL AND HISTORICAL SITE  
MANAGED AS A STATE OR REGIONAL PARK**

TO THE CHAIRS OF THE HOUSE APPROPRIATIONS  
COMMITTEE AND THE SENATE FINANCE COMMITTEE  
AND APPROPRIATIONS COMMITTEE



**COMMONWEALTH OF VIRGINIA  
RICHMOND  
APRIL 1, 2021**

## Contents

PREFACE .....	ii
CONCLUSION .....	ii
SITE VISIT .....	2
LAND RESOURCE DESCRIPTION.....	2
DEED RESTRICTIONS.....	2
HISTORY.....	3
RECREATION NEED .....	3
COMMUNITY SUPPORT .....	4
LAND ACQUISITION COSTS.....	4
COMPARABLE STATE PARK DATA.....	4
Park Facilities .....	4
Annual Staffing Costs.....	5
Initial Start-Up Equipment/Annual Operational Costs .....	5
Park Attendance/Revenues/Economic Impact .....	5
CONSTRUCTION COSTS FOR LIMITED OPENING .....	5
CONCLUSION/FINDINGS.....	6

## **PREFACE**

This report has been prepared in accordance with the requirements of House Budget Bill HB30 Chapter 1289 Item 374L of the 2020 Virginia Acts of the Assembly that stipulates, “The Department of Conservation and Recreation shall review the Brandy Station and Cedar Mountain properties and make recommendations to the Chairs of the House Appropriations and Senate Finance and Appropriations Committees by October 1, 2020 on their suitability as a historical and recreational area pursuant to §[10.1-200](#) et. seq., Code of Virginia, or development as a state or regional park. In its review, the Department shall consider (i) management of the area or park by a combination of public and private entities; (ii) potential user activities at the area or park including heritage tourism, primitive camping, fishing, bow hunting, boating, equestrian activities, biking and historical and military education; and (iii) operation of the area or park with only those improvements minimally necessary for activities listed herein and consistent with the preservation and protection of existing historic, cultural, archaeological, and natural resources.”

A deadline extension of April 1, 2021, was given to provide the recommendations in this report.

This feasibility study's completion was constrained by time limitations and conditions stemming from the existing Covid 19 pandemic. No additional research beyond existing historic, cultural, archaeological, and natural resources as described in the 2016 study conducted by the Civil War Trust (now the American Battlefield Trust) was performed.

## **CONCLUSION**

Due to the properties’ significant historic resources and existing conservation easements which provide permanent protection, property development is very limited. Increasing public use would have to be well planned in order to ensure the historic integrity that the property offers. Other governmental agencies may have missions more directly aligned with preserving and interpreting Civil War battlefields on a larger scale. All options for ownership and management of the Brandy Station and Cedar Mountain Battlefields including the National Park Service, regional management, private nonprofit management or a combination of these options, should be explored. Significant perpetual resource investments would be required to maintain and operate a state park of this nature at the Brandy Station Cedar Mountain location. While it was determined the properties could be a location for a future state park, DCR has significant state park backlogs with existing infrastructure needs and park lands that have not yet been developed that need to be addressed first.



Prepared by the Department of Conservation and Recreation

April 1, 2021



## **SITE VISIT**

On March 5, 2021, DCR staff completed a site visit to Brandy Station and Cedar Mountain Battlefields. DCR staff met with key staff members of the American Battlefield Trust (ABT) to tour the battlefields and share information about the site and the pending feasibility study.

During the site visit, the properties' tremendous beauty was evident, and that many compelling stories could be told about the sites. However, the site visit revealed that there were few adequately developed facilities on the site, posing shortcomings for parking lots, restrooms (vault toilets), trails, interpretive signage/kiosks, staff housing, canoe/kayak launch, and a visitor center.

Other challenges included the lack of site security and fee collection options. The proposed properties include almost 1500 acres with numerous points of entry and exits. With numerous entry points and exits, it will be difficult to control attendance and collect entrance or parking fees. The property also lacks a visitor center or main visitor location, making it difficult to connect with park visitors.

## **LAND RESOURCE DESCRIPTION**

Located along Route 29 among the rolling hills of the Culpeper County, Virginia, the Brandy Station battlefield still retains much of its wartime character when it was the site of a great cavalry battle. The property is centered in Culpeper County, situated in the heart of the Virginia Piedmont and within a reasonable distance for a one-day visit to Washington, D.C. The property can serve as a possible link to the region's historic, cultural and recreational sites, from the hallowed halls of Monticello and Montpelier to the world-famous gateway of Shenandoah National Park. Brandy Station and Cedar Mountain are 14 miles apart. Both properties are approximately nine miles from downtown Culpeper. Culpeper's proximity to major highways, airports, and rivers provides alternative modes of transportation for travel.

The ABT and its partners at Brandy Station and Cedar Mountain have 4,041 acres protected by conservation easements. The Trust and the Brandy Station Foundation (BSF) own over 1,457 acres of core battlefield at Brandy Station and Cedar Mountain. A new component of the Trust's land is the 12.39-acre Culpeper Crossing Tract with 5000 feet of Rappahannock River frontage. This historic site could provide recreational water access.

## **DEED RESTRICTIONS**

A descriptive summary of the conservation easements and easement maps for Brandy Station Battlefield and Cedar Mountain Battlefield are attached to this report.

These battlefield properties have restrictions specific to each individual property. Generally speaking, there are significant archaeological concerns with most development due to the unapproved ground disturbance that typically occurs. Given that each easement is designed to protect the battlefield landscape and associated archaeological resources, any additional

development such as a visitor center, parking, utilities and access roads would be extremely limited.

## **HISTORY**

Brandy Station and Cedar Mountain Battlefields in Culpeper County are among the most significant American Civil War sites. The Battle of Brandy Station, the first engagement of the 1863 Gettysburg Campaign, helping to spur the Army of the Potomac north in the Campaign, was the largest cavalry battle ever fought in any war waged on this continent. In 1864, the Federal Army of the Potomac made Brandy Station the site of its largest-ever winter encampment. Two years prior, the Battle of Cedar Mountain marked the first major and bloodiest Civil War battle in Culpeper County with an estimated 2,707 casualties.

## **RECREATION NEED**

There are many opportunities for open space access within a reasonable drive of these properties. Within a one-hour drive of Brandy Station, one can access two state parks, Sky Meadows to the north and Lake Anna to the south. The entrance to the 200,000-acre Shenandoah National Park is 30 minutes from Culpeper.

## **January 2016, Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study, Culpeper Virginia, American Battlefield Trust**

In 2016, Stach Preservation Landscape Architects and Planners, in association with the Community Land Use and Economics Group, submitted a feasibility study on the possibility of Brandy Station and Cedar Mountain Battlefields becoming a Virginia State Park to the American Battlefield Trust (formerly The Civil War Trust) The study was updated with current information in January 2021.

The 2016 study captured the historic context of the battlefield lands, and defined the lands under consideration, as well as the cultural and natural resources of the land. The study further explored the stories to be told on these battlefield lands, including the importance of the two rivers, equestrian opportunities stemming from the cavalry battle, camping and encampments, and balancing of preservation and recreation. The study also examined future management of the proposed park and the economic framework of a future Brandy Station and Cedar Mountain Battlefields State Park. Perhaps the most compelling information was the demonstrated support for the project. The following organizations assisted in the development of the study: The Brandy Station Foundation; The Friends of Cedar Mountain Battlefield; Town of Culpeper; County of Culpeper; The Journey Through Hallowed Ground; Piedmont Environmental Council; Museum of Culpeper History; Remington Community Partnership; The Germanna Foundation; the Civil War Trust (now the American Battlefield Trust); and many local citizens and businesses.

Following the study, the ABT put forth a proposal to establish Brandy Station and Cedar Mountain Battlefields as a state park. The full study is an appendix to this report.

### **COMMUNITY SUPPORT**

Documented support for this proposal is expressed in the ABT's January 2016 - Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study. To further stabilize long-term support, on April 28, 2020, the Brandy Station and Cedar Mountain State Park Alliance transitioned to become the Friends of Culpeper Battlefields. The group's governing board includes representatives from the Trust, the Brandy Station Foundation, the Culpeper Department of Tourism, the Friends of Cedar Mountain Battlefield, the Museum of Culpeper History, and the Piedmont Environmental Council. In 2016, the Culpeper County Board of Supervisors and Culpeper Town Council each unanimously passed resolutions supporting the park's creation.

### **LAND ACQUISITION COSTS**

Currently, the acquisition costs for acquiring the properties from the ABT is unknown and left to future negotiation. The issue of value is complicated, primarily due to conservation easements on the lands, which minimize development possibilities, and thus diminishing the land values. Further complicating the issue is that many of these lands were purchased with state and federal grant funds. The legal ability to sell the property or donate it to another entity would need to be investigated. Furthermore, prior to any property transfer, conditions must be resolved for the smooth transition of the property's land management. The ABT has stated that a 5-year plan to transfer the ownership and management of the properties to the Commonwealth of Virginia would be acceptable.

### **COMPARABLE STATE PARK DATA**

The two Virginia State Parks chosen for comparison to Brandy Station and Cedar Mountain battlefields were Caledon State Park and Sailor's Creek Battlefield State Park. Data for attendance, operational costs, revenue, or economic impact data is not available for the existing public use at Brandy Station and Cedar Mountain.

#### Park Facilities

When looking at each park's facilities, we find that Sailor's Creek Battlefield State Park has a visitor center, a historic home, and 3.3 miles of trails. Comparably, Caledon has a visitor center, primitive camping, and 16.63 miles of trails. Brandy Station and Cedar Mountain Battlefields have very few facilities on the site. Trails, parking lots, and restrooms need significant upgrades to meet public expectations and required state standards of a state park.

### Annual Staffing Costs

Using Sailor's Creek Battlefield State Park as a model, a Brandy Station and Cedar Mountain Battlefields state park's annual staffing costs, based on legislative estimates, is \$385,547. These costs include salary and benefits for a Park Manager (\$133,433), Chief Ranger Visitor Experience (\$96,057), Park Ranger Law Enforcement (\$96,057), and wage staff (\$60,000).

### Initial Start-Up Equipment/Annual Operational Costs

A new state park requires mandatory equipment needs that amount to a cost of \$164,000, including vehicles (\$62,000), law enforcement equipment (\$32,000), and grounds maintenance equipment (\$70,000). Additionally, there are annual facility operations costs (\$60,000). The total cost for start-up equipment and annual facility operations is \$224,000.

### Park Attendance/Revenues/Economic Impact

In 2020, attendance at Sailor's Creek was approximately 18,000, while Caledon drew almost 94,000 visitors.

Revenues at Sailor's Creek Battlefield State park were \$10,651 in 2020 and were based solely on merchandise sales. Revenues at Caledon State Park were \$61,934 in 2020 and were based on merchandise (\$3,800), parking fees (\$43,000), primitive camping fees (\$2,300) and other (\$6,834).

Local economic impact based on the 2020 Virginia Tech Economic Impact Study (Pamplin School of Business) indicates that Sailor's Creek Battlefield provided a \$1.1 million impact to the economy, while Caledon provided a \$3.7 million impact.

DCR also considered the population within an hour drive of each park. Sailor's Creek was within an hour drive to 1.2 million people. Caledon was within an hour drive to 3.7 million people, while Brandy Station/Cedar Mountain Battlefields was within an hour drive of 2.36 million people.

### **CONSTRUCTION COSTS FOR LIMITED OPENING**

The DCR Planning and Recreation Resources Division estimates the cost for minimal access development at Brandy Station/Cedar Mountain Battlefields is approximately \$6.6 million. This estimate includes parking lot upgrades, three vault toilets, visitor center/office/displays, trail development, maintenance area, staff residence, primitive campground, canoe launch and related infrastructure improvements (water, electric service etc. for visitor center/office). These items are necessary to achieve a park environment for the accessibility of visitors.



## **CONCLUSION/FINDINGS**

In 2016, Stach Preservation Landscape Architects and Planners, in association with The Community Land Use and Economics Group, submitted a feasibility study on the possibility of Brandy Station and Cedar Mountain Battlefields becoming a Virginia State Park to the American Battlefield Trust (formerly The Civil War Trust). The study was updated with current information in January 2021. The feasibility study demonstrated community support and made a case for the battlefields becoming a Virginia State Park. The study is an attachment to this report.

Other battlefield lands have supported activities such as heritage tourism, primitive camping, fishing, bow hunting, boating, equestrian activities, biking, and historical and military education. However, conducting those activities on these properties will require upgraded facilities and infrastructure to accommodate the public, including upgraded parking areas, restroom facilities, accessible/durable trail surfaces, and a visitor center with exhibits.

DCR developed estimated costs for these minimally necessary facilities on the land, consistent with the preservation and protection of existing historic, cultural, archaeological, and natural resources. The cost of developing these facilities is approximately \$6.6 million. The existence of strong deed restrictions on development of park amenities will impact development of even these minimally necessary facilities.

Sailor's Creek Battlefield State Park and Caledon State Park's operational costs far exceeded any revenues that were generated. Sailor's Creek had revenues of \$10,651 (2019 budget \$321,418) while Caledon generated \$61,934 (2019 budget \$292,134). Projected annual staffing/operational expenses at a Brandy Station and Cedar Mountain Battlefields State Park are \$445,547 in addition to an initial \$164,000 to purchase start-up equipment. Revenue expectations will not cover the cost of operating a proposed state park and therefore additional perpetual general fund resources would be needed.

While it was determined the properties could be a location for a future state park, DCR has significant state park backlogs with existing infrastructure needs and park lands that have not yet been developed that need to be addressed first.

**Assessment of the Feasibility of Brandy Station and Cedar Mountain Properties Becoming  
a Recreational and Historical Site Managed As a State or Regional Park**

**Appendices**

- a. Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study, January 2016 Civil War Trust (now American Battlefield Trust)
- b. Key Updates to Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study, January 2021 American Battlefield Trust
- c. ABT Easement Summary 3-12-21 (provided by ABT, 3/15/21)
- d. Map – ABT Owned Lands and Easements at Brandy Station Battlefield March 12, 2021
- e. Map – ABT Owned Lands and Easements at Cedar Mountain Battlefield October 30, 2020

- a. Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study, January 2016 Civil War Trust (now American Battlefield Trust)



STACH pllc Preservation Landscape Architecture and Planning  
with Community Land Use and Economics Group

# Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study Culpeper, VA



Prepared for:  
**The Civil War Trust**  
January 2016

October 2015



# **Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study Culpeper, VA**

*Assessing the opportunities and economic advantages to creating a  
Brandy Station and Cedar Mountain Battlefields State Park*

**Prepared for:  
The Civil War Trust**

**Prepared by:  
STACH pllc  
Preservation Landscape Architects and Planners**

**In association with  
The Community Land Use and Economics Group**

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Table of Contents**

**Table of Contents**

**Acknowledgements**

- I. The Opportunity**
  - A. Purpose & Methodology
  - B. Park Goals
  
- II. The Compelling Context**
  - A. Virginia's State Parks
  - B. Journey Through Hallowed Ground
  - C. Culpeper County
  - D. Regional Conservation
  
- III. The Resource**
  - A. Lands Under Consideration
  - B. Cultural Resources
  - C. Natural Resources
  - D. Land Resources
  
- IV. The Experience**
  - A. Interpreting the Battlefield Park
  - B. Two Rivers – Central to Conflict and Central to Recreation and Interpretation
  - C. The Cavalry – Experiencing the Park on Horseback
  - D. Camping and Encampments
  - E. Balancing Preservation and Recreation
  
- V. The Management Framework**
  - A. Existing Management Framework
  - B. Public/ Private Partnerships
  - C. Management Projections
  
- VI. The Economic Framework – Kennedy Smith, CLUE Group**
  - A. Overview
  - B. Seven Economic Considerations for the Park Proposal
  - C. Summary

**APPENDIX A: Battle (History) Summaries – American Battlefield Protection Program**

**APPENDIX B: Inventory of Existing Recreational Opportunities – Zann Nelson, History Quest**

**APPENDIX C: Resolution of Support – Culpeper County Government**

**APPENDIX D: Draft Long-Term Airport Expansion and Battlefield Stewardship Memorandum**

**APPENDIX E: Letters of Support/ Commitment from Stewardship Partners**

- A. The Brandy Station Foundation
- B. The Friends of Cedar Mountain Battlefield

# BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS STATE PARK FEASIBILITY STUDY

## Acknowledgements

This analysis is the culmination of years of research, stewardship, and preservation advocacy surrounding two of Culpeper County's nationally significant Civil War battlefields. The study presented herein builds on the knowledge and efforts of many, and with hope, will take shape through the continued guidance and partnership established during its creation. While this work should not yet be considered a master plan, this feasibility study lays the foundation for continued consideration in establishing these two battlefields as a turn-key addition to the Commonwealth's outstanding collection of culturally and naturally vibrant state parks.

The project team would like to thank the following stakeholders who together helped to shape the scope and reach of this feasibility study. The knowledge, expertise, and resourcefulness shared by these groups not only improves the quality of this study, but advances its potential for success through their continued commitment and partnership.

- The Brandy Station Foundation
- The Friends of Cedar Mountain Battlefield
- Historian, Clark B. Hall
- The Town of Culpeper, Department of Tourism + Economic Development
- The Journey Through Hallowed Ground
- The Piedmont Environmental Council
- The Museum of Culpeper History
- Remington Community Partnership
- The Germanna Foundation
- The Civil War Trust

From the study's beginnings the project team met with representatives of Culpeper County, and the Town of Culpeper to seek support and guidance. The insight gleaned from these discussions further shaped the accuracy and framework for this park proposal. Additional comment was also sought and provided by the local business community. Special thanks to the following local and regional government agencies and staff including:

- Culpeper County Board of Supervisors and Staff
- Culpeper Town Council and Staff
- Culpeper Chamber of Commerce

The addition of the Brandy Station and Cedar Mountain battlefields to the Virginia Department of Conservation and Recreation's offering of state parks is based in part on continued political support at the local, regional, and state level. This study seeks the continued support and guidance from:

- Speaker William J. Howell
- Senator Jill Holtzman Vogel
- Senator Bryce Reeves
- Senator Emmett W. Hanger, Jr.
- Delegate Michael J. Weibert
- Delegate Nicholas J. Freitas
- Former Delegate Edward T. Scott
- Former Delegate John J. Davies III

This investigation is further advanced by the due diligence and expertise of team member Zann Nelson of History Quest in her audit of compatible recreational opportunities within Culpeper, and by Kennedy Smith of CLUE Group for their assessment of the economic considerations and framework for this park proposal.

A final thanks to the many additional partners at the local, regional, state, and national level, whose support and assistance made this feasibility study possible.

CHAPTER I  
THE OPPORTUNITY





**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter I - Opportunity**

**The Opportunity**

Culpeper County is widely recognized for its scenic character, natural beauty, and abundant history. Its pristine rivers and many thousands of acres of active, scenic farmland make it a desirable place to live and play for residents and a destination for visitors interested in an authentic experience of the Virginia Piedmont. The county's prized location is as important today as it was over 150 years ago when these lands served as the seat of encampments for many a division of both Confederate and Union forces and bore witness to the storied conflicts of the American Civil War.

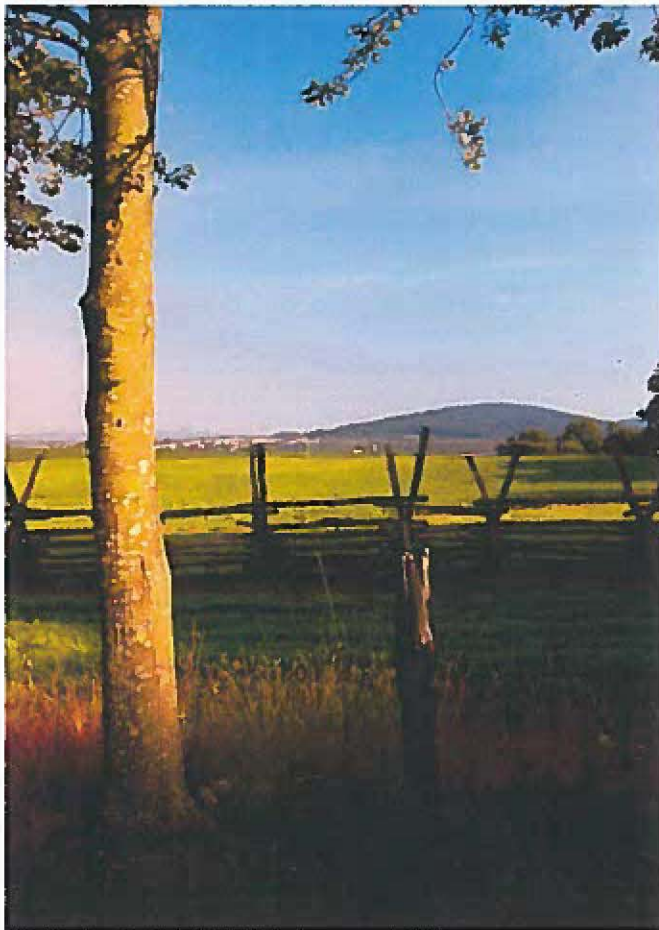


Figure 1: Figure 1: Cedar Mountain battlefield, Courtesy Civil War Trust.

Over the past two decades nearly 1,200 acres of Civil War battlefield land has been acquired by preservationists at and immediately surrounding two of the county's nationally significant historic battlefields at Brandy Station and Cedar Mountain. These two battlefields keynote Culpeper County's significance during the War and interpret the broader themes of the war from 1862 through 1864. The August 9, 1862 Battle of Cedar Mountain stands as Culpeper County's bloodiest day<sup>1</sup>, while the June 9, 1863 Battle of Brandy Station stands as the largest cavalry battle of the Civil War<sup>2</sup>. These lands are owned and managed by the Civil War Trust (The Trust), the Brandy Station Foundation, and the Friends of Cedar Mountain Battlefield and are surrounded by more than 3,600 acres of land conserved by willing property owners. Both battlefields have an extensive system of historic interpretive trails and signage in place. While this hallowed ground is protected from future development, a long-term strategy for land management, interpretation, and visitor access is sought.

To best preserve and interpret the Civil War Trust-owned lands at both Brandy Station and Cedar Mountain battlefields, the Trust, in conjunction with local and regional partners, puts forth this proposal to establish a Brandy Station and Cedar Mountain Battlefields State Park. With three Civil War battlefields within its collection of parks, the Virginia Department of Conservation and Recreation has a strong record of managing historic sites and making them available to an interested public. Furthermore, the Virginia Department of Conservation and Recreation's 2013 *Virginia Outdoors Plan* identified the Rappahannock-Rapidan region as an underserved area of the State Park system. In charting such a course, the Civil War Trust, the Culpeper region, and the Commonwealth, have a unique opportunity to see a vibrant future for these lands that stewards their

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter I - Opportunity**

irreplaceable legacy and makes them available to the greater public. This proposal recognizes the following overarching benefits to establishing these preserved lands as Virginia's next State Park:

- These parks present a turn-key opportunity to advance an already well-preserved and interpreted history;
- Preliminary projections suggest park visitation would increase under the management of Virginia State Parks, and when fully established hold potential to bring visitor expenditures in excess of \$4 million annually to the local economy;
- They provide passive and active recreative programs to an underserved region of the State Park system;
- Their significance corresponds to a broader and more comprehensive period of Civil War history and events than DCR's current battlefield holdings;
- The proposed recreational program is authentic to the history and landscape resources of each battlefield, and appropriately scaled and respectful of hallowed ground;
- The parks will lend visibility to and make accessible Culpeper's existing network of stellar historic and natural resources, and creates significant opportunities for local public private partnership and investment.

### **A. Purpose & Methodology**

This feasibility study examines the themes central to the creation of a Brandy Station and Cedar Mountain State Park. By carrying forward the investments made to date on these protected lands, the study envisions a future that secures the long term management of the historic resources, and balances preservation with a limited but engaging recreational program befitting a unit of Virginia State Parks. In initiating this study, the Civil War Trust and its partners sought to:

- Illustrate the compelling context and opportunity of a State Park in Culpeper County.
- Convey the importance of these battlefields to an interested public.
- Envision the experience of these lands bolstered by future interpretation, and a limited program of recreational offerings authentic to each sites.
- Detail the existing and potential future management considerations for protected lands.
- Identify the economic development potential of the park

Drawing on the momentum of recent, regional battlefield stewardship coordination, this process initiated the help of numerous stakeholders. A broad-based coalition of organizations comprised the early establishment of the Brandy Station and Cedar Mountain Battlefields State Park Alliance, to help guide and comment on the direction of the study. As the study advances the coalition will expand to enlist broader support. Initial members of the alliance include:



- The Brandy Station Foundation
- The Friends of Cedar Mountain Battlefield
- Historian, Clark B. Hall
- Culpeper Department of Tourism + Economic Development
- The Museum of Culpeper History
- Remington Community Partnership

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter I - Opportunity**

- The Journey Through Hallowed Ground
- The Piedmont Environmental Council
- The Civil War Trust
- Preservation Virginia
- The Germanna Foundation
- Local businesses and property owners

In addition to planning sessions held with strategic partners, the study and its early intentions were shared on numerous occasions with individual members of the Culpeper County Board of Supervisors, Town of Culpeper Staff, Culpeper County Staff, and the Chamber of Commerce. These meetings were helpful to identify the broader opportunity of this proposal and how it contributes to the future vision of Culpeper County.

While this feasibility study brings forward decades of stewardship and preservation efforts at these sites, it is by nature preliminary and presents the foundation for further consideration by the Virginia Department of Conservation and Recreation. The Civil War Trust offers the study of its lands for continued consideration, and if positively received, would likely initiate continued study and more detailed master planning inclusive of local, state, and national partners and the citizens of Culpeper County.

## **B. Goals for the Park**

The findings of this feasibility study support a concise set of goals for the future park. Each speaks to the strengths of current successes in preservation, interpretation, management, and economics. Combined, they outline the future potential to grow the current program and visitor base for the battlefields and to meet the expectations of an interested public.

- **Secure the Long Term Management of Protected Lands and Their Associated Natural and Cultural Features:** This proposal includes only those lands presently owned by the Civil War Trust and its partners. These lands are already well-preserved and efficiently managed. There is, however an opportunity to identify the advantages of long-term care and management of the property's cultural and natural resources afforded under the guidance of Virginia's State Parks.
- **Identify Programming that Affords an Authentic Experience and Leverages the Compelling Context of Culpeper County:** While the battlefields' national significance is well interpreted through existing trails and signage, there is room to consider a measured but engaging recreational program that may draw a greater diversity of users. This study investigates a tailored recreational program that is authentically accurate for these lands and draws on the interests and needs of the recreating public. The combined interpretive and recreational programs complement the already compelling regional offering of heritage-based experiences throughout Culpeper County.
- **Realize the Economic Advantages and Opportunities of a turn-key addition to Virginia's State Parks and its benefit to the Local and Regional Economy:** Millions of private, state, and federal dollars have been invested in the protection, stabilization, and interpretation of these battlefields and they are already available to an interested public. This proposal stands alone as a turn-key offering to establish an state park postured to bolster an already strong regional heritage tourism economy. This study will enumerate the economic potential and outcomes of a proposed State Park.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter I - Opportunity**

The following narrative, plans, and images presented within this feasibility study expand upon and make visible these themes to highlight the opportunity to bring more focused management and visibility to Culpeper's nationally significant battlefield landscapes.

---

<sup>1</sup> Krick, Robert K., Stonewall Jackson at Cedar Mountain, Chapel Hill, UNC Press 1990.

<sup>2</sup> Wittenberg, Eric J., The Battle of Brandy Station: North America's largest cavalry battle, History Press, Charleston SC, 2010.

CHAPTER II

THE COMPELLING CONTEXT



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

**The Compelling Context**

The creation of a Brandy Station and Cedar Mountain Battlefields State Park draws upon and influences both state-wide and regional recreational systems, lands, and communities. The effort provides the most comprehensive opportunity for the Virginia State Parks to interpret and make accessible the broader story of the Civil War in Virginia. It leverages an uncommonly well documented and preserved history of the Culpeper region's war-time contribution, and is in line with plans for future community growth and conservation. Combined, the posture of preservation-minded recreation, conservation and responsible growth in Culpeper make for a compelling context for the proposed park. These points are described in greater detail below to illustrate "the compelling context" of this park proposal

**A. Virginia's State Parks**

This feasibility study contends that the preserved lands at Brandy Station and Cedar Mountain battlefields would make a compelling addition to the Virginia Department of Conservation and Recreation's (DCR) state park system. Established in 1936 and comprising some of the Commonwealth's most valuable natural, scenic, and cultural lands, the current park system affords a diverse offering of outdoor experiences that connect people to nature and our cultural past. Virginia State Parks offers 36 parks abounding in trails, water access, overnight accommodations, and an enviable array of natural and cultural resource educational programming that increases appreciation for nature and history. The addition of these battlefields would continue this strong legacy.

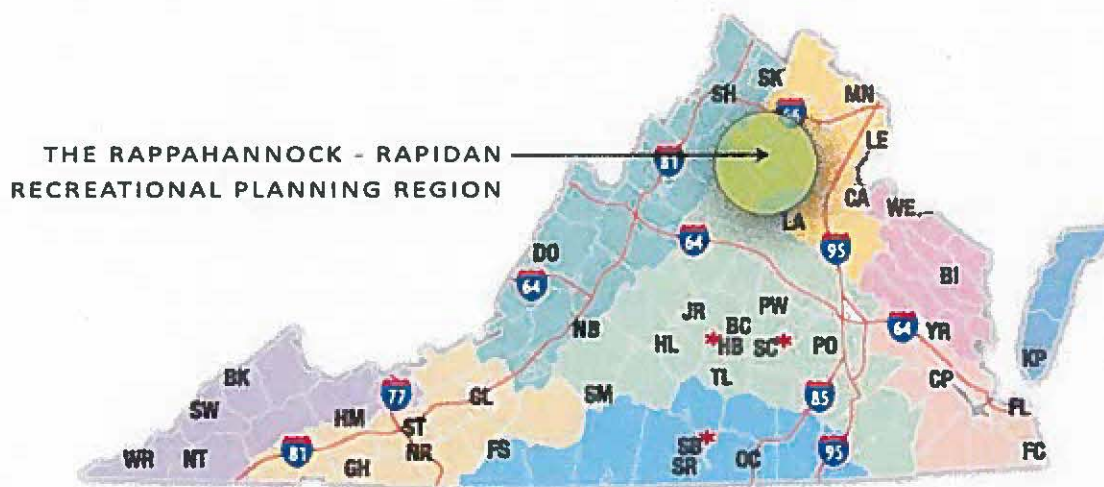


Figure 1 Annotated diagram depicting DCR's State Park Locator Map, and the identified void of state park facilities in the Rappahannock - Rapidan Region. Red asterisks highlight Civil War battlefields currently managed as units of Virginia's State Parks (Staunton River Battlefield-SB; Sailor's Creek-SC; High Bridge Trail-HB).

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

Culpeper County and its surrounding recreational planning region are currently without a state park. While this is the first public offering of protected historic lands for this purpose in Culpeper, the interest to establish a state park in the region has persisted for some time. The support for this proposal is visible in the *2013 Virginia Outdoors Plan*, DCR's long-range prospectus for conservation and recreation for the Commonwealth. With the nearest state park at Sky Meadows, located 42 miles to the north, above Route 66 in Fauquier County, Culpeper remains an underserved region by Virginia State Parks despite its incomparable natural and cultural landscape features.<sup>1</sup> The *Outdoors Plan* recommended the following projects for consideration which informed the program presented later in this proposal:

- ...that water access along the region's tributaries is developed as opportunities become available, with a specific call for access points with appropriate visitor services and interpretation along the Hazel, Rappahannock, and Rapidan Rivers. "
- ... improve Rappahannock Landing river access and historical interpretation (on land within the Rappahannock Station Core Battlefield, laying between Brandy Station and Kelly's Ford on the Rappahannock.)<sup>11</sup>
- ...the creation of a regional horse park with multi-use trails



Figure 2: Sailor's Creek, September 2015



Figure 3: Sailor's Creek, September 2015

Virginia State Parks already stewards and makes accessible three Civil War battlefields in the Commonwealth. While its three existing battlefield parks offer a focused experience of the battlefield landscapes unique to each park, their geographic location

and interpretive chronology speak principally to the war's final campaigns, drawing their primary significance from the final three days of the war (Sailor's Creek and High Bridge).

Given the quantity and significance of Virginia's 122 nationally significant battlefields, there is both the need and opportunity to interpret the other 1,418 days of conflict in the Commonwealth.<sup>12</sup> The Brandy Station and Cedar Mountain (topographic) landscape, which endured action and encampments spanning from the early mobilization of Confederate troops in 1861 through the early spring of 1864, offers an unparalleled opportunity to tell the broader story of the war in Virginia. Centrally located as it would be, a state battlefield park in Culpeper offers an incomparable historic venue from which this story may be comprehensively shared with the visiting public.

The potential to interpret the largest cavalry battle on American soil at Brandy Station, and the bloodiest day in Culpeper County history at Cedar Mountain, stands as a compelling opportunity for Virginia State Parks. With both Brandy Station and Cedar Mountain battlefields identified as Class B battlefields by the American Battlefield

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

Protection Program, thereby holding “direct and decisive influence of a campaign,” and further identified as Priority I level sites for preservation and interpretation, these sites offer an increased level of significance and preservation priority surpassing the State’s three current battlefield parks.”

Battlefield Name:	Class / Significance:	Preservation Priority:
Cedar Mountain (VA022)	B	1
Brandy Station (VA035)	B	1
Sailor’s Creek (VA093)	B	2
High Bridge (VA095)	C	3
Staunton River Battlefield (VA113)	C	3

Table 1: This table identifies both Cedar Mountain and Brandy Station as receiving higher rankings of significance and preservation priority than the State’s three current battlefield parks at Sailor’s Creek, High Bridge, and Staunton River Battlefield

**B. The Journey Through Hallowed Ground National Heritage Area**

Culpeper is located along the central spine of the Journey Through Hallowed Ground National Heritage Area. The Journey is a 180-mile long, 75-mile wide region stretching from Gettysburg in Pennsylvania to Monticello in Virginia. Route 15 bisects the region and has been designated a National Scenic Byway. In Culpeper County, the Scenic Byway travels through Brandy Station battlefield along Route 15/29, then follows Business Route 15 through the town of Culpeper, before rejoining Route 15 and passing through Cedar Mountain battlefield. In addition, The Journey also has an interest in protecting county-designated Scenic Roads and state-designated Scenic Byways in the area within and surrounding Brandy Station and Cedar Mountain battlefields.

The Journey is a unique historic, cultural and natural region with parks, farms, forests, mountains, rivers, streams, and unspoiled landscapes that can be explored by car, bike, canoe or kayak, on foot or horseback. It promotes preservation, conservation, education and heritage tourism, and tells the story of the men and women who chose to put their lives and livelihoods on the line, generation after generation, in the name of creating this country and building our democratic ideals.

Between 1861 and 1865, some of the most important Civil War battles were fought within the Journey Through Hallowed Ground NHA. Among the 13 National Parks within The Journey’s boundaries are Gettysburg National Military Park, Antietam National Battlefield, Monocacy National Battlefield, Harpers Ferry National Historical Park, Fredericksburg and Spotsylvania National Military Park, and Manassas National Battlefield. The establishment of Brandy Station and Cedar Mountain Battlefields State Park fits within the context of The Journey’s National Park Battlefield partners and the Journey could cross-promote the State Park along with its National Park partners. The new State Park also serves The Journey’s goals of conserving and preserving our landscapes, educating our citizenry about our history, and providing unique recreational experiences and heritage tourism opportunities to build local economies.



## BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS STATE PARK FEASIBILITY STUDY Chapter II - Context

### C. Culpeper County

The Virginia Piedmont has long been a landscape of scenic beauty and rich history. The persistence of its agricultural economy and a strong land stewardship ethic provides a memorable experience of Culpeper's Piedmont landscape. Less than two hours from both the DC metropolitan area and Richmond, and a short drive south on Route 29 to Charlottesville, or east on Route 3 to Fredericksburg, Culpeper is a destination address convenient to well-populated regions of the Commonwealth served by the proposed park.

An expedition from the nearby Germanna colony by Lieutenant Governor Spotswood put Culpeper on the map in 1716. Formally established in 1748, Culpeper County's rolling fertile soils would be transformed into a rural agrarian countryside bounded to the north and south by the Rappahannock and Rapidan rivers. Established as Fairfax in 1759, the seat of the community was later renamed Culpeper more than 100 years later. In 1852, almost ten years before the first signs of conflict, Culpeper's first railroad tracks were laid by the Orange and Alexandria Railroad.<sup>11</sup>



Figure 2: Hotchkiss map titled "The Battlefields of Virginia" 1862-1863. LOC. Culpeper County battles and landmarks are visible at left

Bounded by the Rappahannock and Rapidan rivers, Culpeper was a prized landscape whose geographic location and terrain afforded many tactical advantages during the Civil War. Both rivers played a pivotal role during the conflict and their many fords and crossings were contested numerous times throughout the war. Culpeper's geographic location, the protection granted by its rivers, and the alignment of the Orange and Alexandria railroad made for an ideal location for encampments by both sides from 1862 through 1864. The culmination of these many factors brought unrest to Culpeper County as evidenced by the following nationally significant Civil War battles and events within its borders:

- The Battle of Cedar Mountain, August 9, 1862
- The Battle of Kelly's Ford, March 17, 1863

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

- The Battle of Brandy Station, June 9, 1863
- The Battle of Culpeper Courthouse, September 13, 1863
- The Battle of Rappahannock Station II, November 7, 1863 (Culpeper / Fauquier)
- The Winter Encampment of the Army of the Potomac, Winter 1863-1864
- The Battle of Morton's Ford, February 6<sup>th</sup>/ 7<sup>th</sup>, 1864 (Culpeper/ Orange)

**C1. Regional Recreation and Tourism**

Today Culpeper County boasts a healthy offering of destination tourism, entertainment, shopping and outdoor recreation experiences. With one of the healthiest main streets programs for a town its size in Virginia, Culpeper offers a wealth of day and evening attractions that cater to a wide spectrum of visitors. Supporting 377 local jobs, Culpeper's tourism industry grew by 6.3 percent in 2014 to 37.2 million dollars.<sup>100</sup> The following listing highlights some of the more notable Culpeper County destinations made accessible to park users:

- **Arts & Culture:** Culpeper boasts national and regional arts and culture destinations including the Library of Congress, National Audio-Visual Conservation Center, the restored historic State Theater, and the Castleton Festival;
- **Agricultural Tourism:** Culpeper's Farmers Cooperative, farmers market, and participating farm-to-table partnerships between local farms and restaurants support the county's agricultural roots;
- **Aviation:** Culpeper's regional airport supports numerous programmed events each year including an annual air show;
- **Historic Sites:** Culpeper's history is made accessible across many individual sites and districts including the following cultural destinations relevant to the proposed park:
  - The Germanna Foundation (Orange Co.) and associated holdings at Salubria c. 1743
  - A.P. Hill Boyhood Home c. 1770
  - Culpeper County Courthouse c. 1870
  - Culpeper Historic District
  - The Culpeper Depot/ Museum of Culpeper History
  - Village of Brandy Station
  - Mount Pony Signal Station
  - Revolutionary War Commemorative Marker (Planned for 2016) – Yowell Meadow Park
  - Culpeper National Cemetery
  - An abundant collection of antebellum homes that are contributing structures to Culpeper's Civil War battlefields and encampments, each privately held and interpreted through driving tours or guided tours by granted permission of willing owners.
- **Equestrian Culture and Attractions:** Culpeper's abundance of equine facilities and the many events hosted at the Commonwealth Park Horse Shows are a testament to its identity as a region rich in equestrian sport;
- **Active Recreation:** Culpeper's regional park system includes four county-maintained parks, and four town-maintained parks. While most offer more active recreation and sports programming they each contribute recreational offerings. The County-maintained Lenn Park, although more actively programmed, bears witness to the County's contribution to both recreation and battlefield interpretation;
- **Road Biking:** There are at present numerous road-bike, cycling tours with specific relevance to Civil War sites in Culpeper County. A recent VDOT transportation project funded the creation of several bike tours

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

of the Rappahannock Station, Brandy Station and Kelly's Ford battlefields departing from Remington, just across the Rappahannock in Fauquier County;

- **Private Paddling Tours of the Rappahannock and Rapidan Rivers:** Today paddling along the Rappahannock and Rapidan rivers is conducted exclusively by requested access or offered as a package by private campgrounds or lodging along the rivers.

**C2. Culpeper County Long-Range Planning**

Strong and forward-thinking leadership from town and county government provides clear footing for the future of Culpeper's townscapes and rural lands. Exhibited most recently by the adoption of the 2015 Comprehensive Plan, the lands associated with, and surrounding the proposed state park are well perceived. The following highlights identify long range planning proposals that complement this state park proposal:

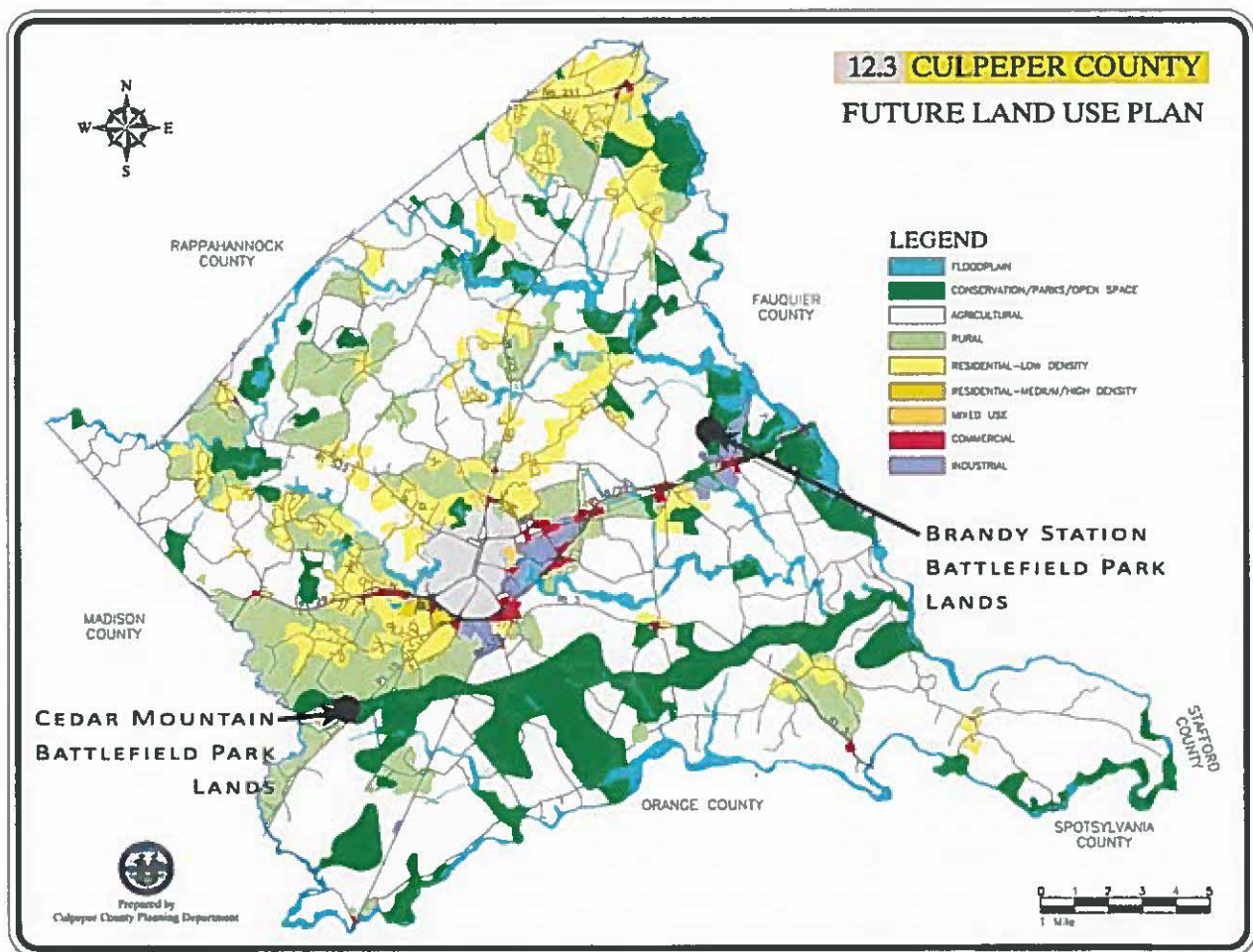


Figure 5: Annotated Future Land Use Map, Culpeper County Comprehensive Plan 2015.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter II - Context**

- **Scenic Roads:** The roads encompassing both Brandy Station battlefield, and Cedar Mountain battlefield include routes designated as County Scenic Roads, State Scenic Byways and a National Heritage Area corridor (Including the Journey Through Hallowed Ground National Heritage Area.)
- **Rail Travel to Culpeper and Brandy Station:** Culpeper is one of the Virginia Piedmont's shining stars with respect to rural passenger rail service. Culpeper's historic depot serves Amtrak's "Crescent and Cardinal routes," servicing points north to Manassas, Alexandria, and Washington D.C., and south to Charlottesville and beyond. Commuter rail service operated by Virginia Railway Express is under long-term consideration with future stops possible in Culpeper, Winston, and Brandy Station. Future commuter service to the historic Village of Brandy Station could provide opportunities to make accessible this State Park to destination-recreation rail passengers, and would return rail service, a important factor during the war, to the village and the park. A thoughtful village plan will be required that preserves the historic structures and contributing village fabric while making provisions for appropriately scaled parking and associated development.
- **Air Travel via Culpeper Regional Airport:** Culpeper's Regional Airport is located within the core battlefield of Brandy Station, and serves as the eastern-most boundary of preserved lands offered for this battlefield park. The airport serves both recreational and corporate aircraft activity. Home to one of Virginia's most heralded air shows, the Culpeper Air fest is held here annually offering an impressive display and performance by a wide range of aircraft including historic military planes. The recreational tourism and branding attributed to the airport by the air show offers potential to make accessible the battlefield park to a demographic of recreational air traffic and expands interpretive opportunities to view these historic lands by air.

While its 1966 construction irreparably compromised the resources of the cultural landscape within its perimeter, today the mutually beneficial contribution of preserved lands surrounding the airport on its north, west, and southern boundaries limits developmental pressures for both the airport and the battlefield. In the recent past the Civil War Trust, its conservation easement holders and Culpeper County have addressed future planning and preservation-related agreements concerning the future form and stewardship responsibilities of the airport and adjacent lands. Appendix D of this study documents these discussions and provides guidance for future considerations with respect to the continued preservation and development of these historic lands.

- **Future Village Centers:** "The basis of the Culpeper County Comprehensive Plan is the village center concept, which suggests nodes of development in certain areas where services and infrastructure can be provided in a cost effective manner while agriculture, open space, and rural atmosphere are preserved..."<sup>ix</sup> The primary village center for the county is of course the vibrant core of the Town of Culpeper. It's continued care and management hold every promise that it will continue to garner increased visitation and recognition as a livable, rural piedmont community, with the capability to support other focused areas of responsible growth. The comprehensive plan also identifies the historic Village of Brandy Station as a village center with potential for residential and commercial services, while lands to the east of the airport at Elkwood offer opportunities to support commerce and convenience associated with the airport. This feasibility study encourages the renewal of the historic Brandy Station village to support and promote the rehabilitation of historic architectural resources that complement the preservation already in place for the adjacent battlefield lands.
- **Future Land Use and Green Infrastructure:** With the exception of a small pocket of zoned Industrial lands near the airport, the lands offered up for this park are designated *Conservation/ Parks / Open Space* lands.

# BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS STATE PARK FEASIBILITY STUDY

## Chapter II - Context

Surrounding both is a larger network of agricultural-designated lands. The conserved lands at the Brandy Station battlefield lay within an impressive acreage of conserved land along the Rappahannock River. Cedar Mountain battlefield lands lay within a corridor identified by the county as a “Natural Land Network” of ecologically valuable lands extending from the Rapidan to the Rappahannock.

In addition to the County-led long range planning initiatives identified above, these battlefields lie within the territory of the **Rappahannock-Rapidan Regional Commission (RRRC)**. One of 21 regional commissions in the Commonwealth, the RRRC leads initiatives for relevant and compatible programs to this park proposal including Agri-Tourism, Green Infrastructure, land preservation and responsible growth.

### D. Regional Conservation

There are approximately 16,759 acres of land protected by conservation easements across the county, bringing to this park proposal a well-stewarded context of preserved scenic, historic, agriculturally and ecologically valuable lands.<sup>x</sup> Placed by willing property owners, more than 750 acres were protected by easements in 2014 alone.<sup>xi</sup>

Partners promoting conservation of battlefield lands within Culpeper include strong local leadership groups like the Friends of Cedar Mountain Battlefield, the Brandy Station Foundation, and the Remington Community Partnership (in Fauquier). Leadership by regional and national groups including the Piedmont Environmental Council, and the Civil War Trust provide local groups and property owners with the information and process assistance helpful to protect the agricultural, environmental, and historic features and uses of Culpeper lands.

The Piedmont Environmental Council, arguably the most active regional conservation organization in the Commonwealth offers the following account of conservation successes in Culpeper, with the following statistics:<sup>xii</sup>

- More than 8,868 acres of Civil War battlefield lands protected (eased and owned)
- Over 5,886 acres of mixed age hardwood and pine forests in easement
- Roughly 1,135 acres of protected wetlands
- More than 14,990 acres of land protected within local historic districts
- More than 61.6 miles of protected streams, with 10,395 acres in easement along the Rappahannock River, and 11,036 acres in easement along the Rapidan River

The county’s 2015 Comprehensive plan identifies the preservation of “open spaces, forests, and recreational areas... (as) critical in supporting native species, maintaining ecological processes, and sustaining air and water resources.”<sup>xiii</sup> The county, working with local conservation partners and willing property owners has set a vision for the county’s “green infrastructure,” to protect and connect ecological, and recreational lands. The proposal of this state park supports that mission, and brings Virginia State Parks’ strong history of stewarding protected lands to the region.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

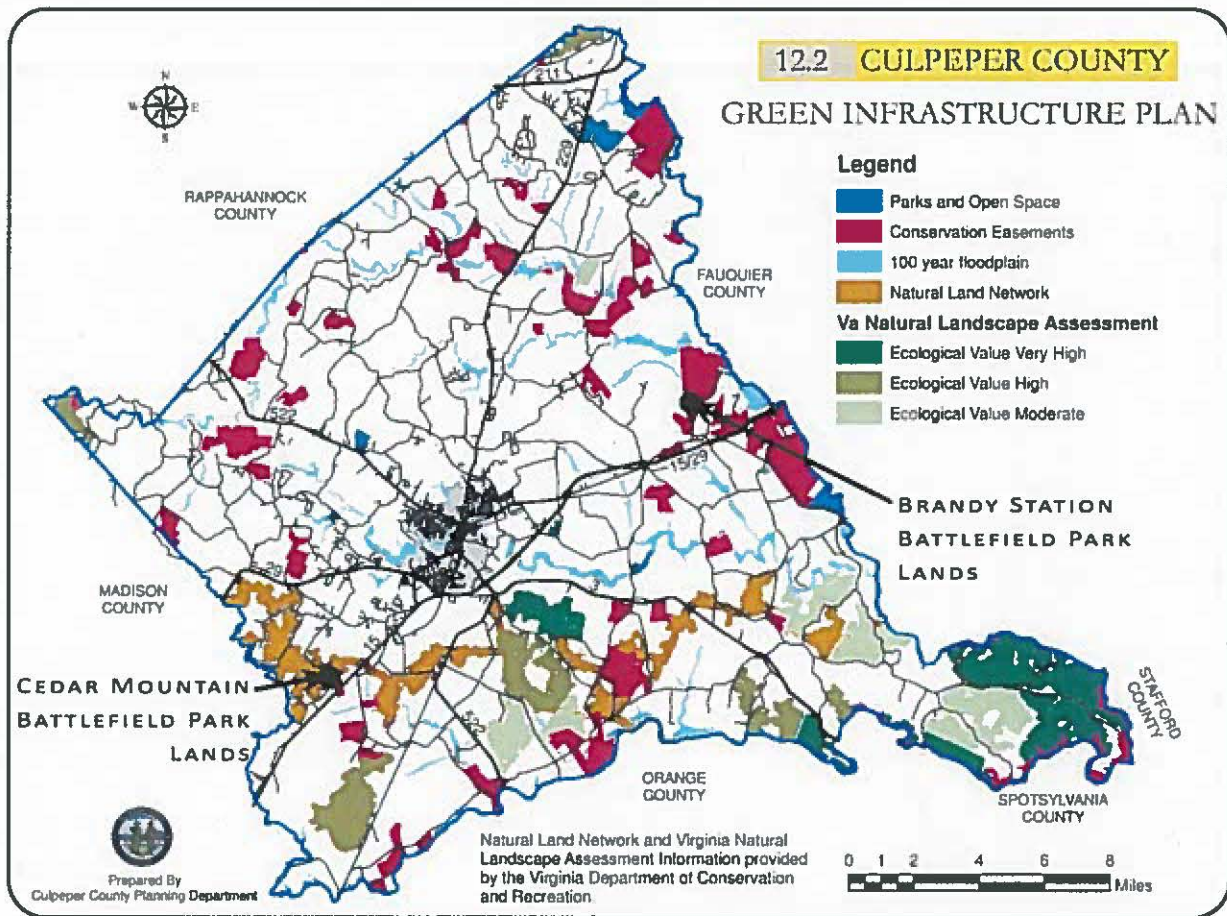


Figure 6 : Annotated Green Infrastructure Plan, Culpeper County Comprehensive Plan 2015.

**Preserved Lands via Easement**

Most easements within the county are held by the Virginia Outdoors Foundation, The Virginia Department of Historic Resources, and the Virginia Department of Conservation and Recreation.<sup>44</sup> The table below provides a detailed listing of land conserved in conservation easement adjacent to or within the core battlefield of Brandy Station and Cedar Mountain battlefields. The net effect contributes an additional 3,638 acres of conserved battlefield ground surrounding the proposed park.

**PRESERVED LANDS – Via Easement**

Tract	Owner/Holder	Acreage
<b>Brandy Station</b>		
Beauregard (I)	Beauregard Farm, LP / VDHR *	349.8
Beauregard (II)	Beauregard, Inc. / Civil War Trust	116.42
Willow Run	Gyory Family / VDHR *	433.84
Culpeper Butterfly Partners	Culpeper Butterfly Partners, LLC / VDHR *	187.79

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

Johnson	Carl Johnson et ux. / VDHR	518.99
Triple S	Triple S Land Management, LLC / VDHR	962.7
Pearson	Norman Pearson, Jr. / VDHR	69.36
Stilwell	Wayne Stilwell / VDHR	208
Blue Ridge Farms	Blue Ridge Farms, Inc. / VOF	181
Germannna	Germannna Foundation / VDHR	19.56
Fauquier County BOS	Fauquier County Board Of Supervisors / PEC	26.52
Cubbage & Shipe	Patricia Cubbage & Ada Shipe / Fauquier Co.	82.17
Setti	Pierre Setti, Jr. & Beulah Setti Troiano / VDHR	60.72
<b>Brandy Station - Easement Totals</b>		<b>3216.87</b>
<b>Cedar Mountain</b>		
Koebig	Manfred Koebig, Jr., et ux. / VOF	143.83
Cadoff	Robert Cadoff et ux. / VOF	131.56
Cedar Mountain Stone Corp. (I)	Cedar Mountain Stone Corporation / VOF	86.07
Cedar Mountain Stone Corp. (II)	Cedar Mountain Stone Corporation / VOF	60
<b>Cedar Mountain - Easement Totals</b>		<b>421.46</b>
<b>Total - Conservation Easements</b>		<b>3,638.33</b>

<sup>i</sup> Chapter 10, Region 9 Rappahannock – Rapidan Region, Virginia Outdoors Plan, DCR 2013.

<sup>ii</sup> Chapter 10, Region 9 Rappahannock – Rapidan Region, Virginia Outdoors Plan, DCR 2013.

<sup>iii</sup> Chapter 10, Region 9 Rappahannock – Rapidan Region, Virginia Outdoors Plan, DCR 2013.

<sup>iv</sup> Update to the Civil War Sites Advisory Committee Report on the Nation’s Civil War Battlefields – Common Wealth of Virginia; U.S. Department of the Interior, NPS, American Battlefield Protection Program, July 2009.

<sup>v</sup> The reference to 1,418 carries forward the days between the Battle of Sewell’s Point on May 18, 1861 and the Battle of Sailor’s Creek on April 6, 1865. Sewell’s Point is recognized as the earliest nationally significant battle in the Commonwealth by the CWSAC.

<sup>vi</sup> Update to the Civil War Sites Advisory Committee Report on the Nation’s Civil War Battlefields; U.S. Department of the Interior, NPS, American Battlefield Protection Program, July 2012.

<sup>vii</sup> Scheel, Eugene M, Culpeper – a Virginia County’s History through 1920, Culpeper Historical Society; 1<sup>st</sup> Edition 1982

<sup>viii</sup> Based on the findings of the US Travel Association based on domestic visitor spending for trips at least 50 miles from home.

<sup>ix</sup> Chapter 12 Future land Use, Culpeper County Comprehensive Plan, Culpeper County Department of Planning and Zoning, 2015.

<sup>x</sup> Chapter 10, Region 9 Rappahannock – Rapidan Region, Virginia Outdoors Plan, DCR 2013.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter II - Context**

---

<sup>xi</sup> Richards, Heather. "OVER 6,500 ACRES PROTECTED IN VIRGINIA'S NORTHERN PIEDMONT IN 2014." Piedmont Environmental Council. February 20, 2015. Accessed November 22, 2015. <http://pecva.org/>.

<sup>xii</sup> Assessment of land Conservation in Culpeper County provided by the Piedmont Environmental Council, with totals current to January 2014.

<sup>xiii</sup> Chapter 12 Future land Use, Culpeper County Comprehensive Plan, Culpeper County Department of Planning and Zoning, 2015.

<sup>xiv</sup> "Culpeper County, VA Easements." National Conservation Easement Database. July 17, 2015. Accessed October 21, 2015. <http://conservationeasement.us/>.



CHAPTER III  
THE RESOURCE



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**

**The Resource**

The resources made available to the proposed park encompass nationally significant cultural and natural features lying within protected lands acquired by the Civil War Trust and its partners. The following narrative clarifies the boundaries of the protected land offered up for the establishment of the park, and the staggering collection of natural and cultural features encompassing the park lands.

**A. Lands Under Consideration for Establishing the Park**

The Civil War Trust currently owns (fee simple) over 992 acres of core battlefield, at Brandy Station. The Brandy Station Foundation (BSF) — a local non-profit preservation organization — owns an additional 38 acres of battlefield land. The ownership of these lands is further supported by another 3,217 acres protected at and around Brandy Station through conservation easements held by the Virginia Department of Historic Resources (VDHR) and the Virginia Outdoors Foundation (VOF). At Cedar Mountain, the Trust owns 164 acres of hallowed ground, with the Virginia Outdoors Foundation holding another 421 acres under easement. In addition to these lands, the Trust and BSF offer two additional parcels totaling 10 acres of protected lands fronting the Rappahannock River in close proximity to Brandy Station. Two active area groups, the BSF, cited above, and the Friends of Cedar Mountain Battlefield (FoCMB) — collaborate with the Trust to continue to preserve and maintain these battlefields as a living memorial, and this proposal includes their continued partnership and resources discussed later in this report.

Nearly all of the property owned by the Trust and BSF could be swiftly transferred to the Commonwealth for the establishment of what, with additional wayfinding and marketing, has the potential to become one of Virginia's premier heritage tourism destinations, for history buffs and nature lovers alike. A detailed listing of the lands specific to this proposal is provided at the end of this chapter with supporting maps provided by the Civil War Trust.

**B. Cultural Resources**

The acquired Brandy Station and Cedar Mountain lands present a comprehensive collection of intact cultural resources including architecture, artifact, and landscape resources. The following narrative highlights the known extant resources available to visitors, many of which are already interpreted today by trails and wayside signage.

**B1. Cultural Landscape Resources**

As historic sites significant for their association with the American Civil War both battlefields possess character-defining historic features that are still recognizable today to the informed visitor. The following dominant character-defining features at Brandy Station (BS) and Cedar Mountain (CM) are noteworthy and contribute to the experience of the historic landscape:

**Hydrology and Water Resources:** Today as was true during the 1860s, Culpeper County is influenced by the rivers that define its borders. The Rappahannock and Rapidan were important natural water features that

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**



concentrated forces across fords or bridges repeatedly witnessing conflict throughout the war. It is worth noting that at the time of the war, the Rappahannock was navigable from Fredericksburg to Waterloo (west of Warrenton, VA) and included an extensive system of dams and locks to support barge traffic, servicing Culpeper County's many mills. Important hydrologic features include:

- Rappahanock River frontage (BS)
- Numerous internal draws, creeks, and agricultural ponds (BS)
- Proximity to the Hazel River (BS), and Rapidan River (CM)
- Proximity to historic river crossings along the Rappahannock River and fords central to the battles in Culpeper County (BS), including: Norman's Ford, Beverly's Ford, Cow's Ford, Kelly's Ford
- 18<sup>th</sup> Century Well at Fleetwood Hill (BS)

**Circulation and Avenues of Approach:** Corridors used in the transfer of troops to and from these battlefields, and their associated encampments are still visible, and in many cases actively used today to facilitate visitor circulation. Significant circulation features include:

- Extant network of historic roads and road traces including: The Old Carolina Road, Beverly's Ford Road, Saint James Church Road, Green's Mill Road, The Old Orange & Culpeper Road Trace.
- Active rail service along the historic Orange and Alexandria Railroad in the adjacent village of Brandy Station
- Lengthy network of footpath interpretive trails installed at both battlefields by the Civil War Trust to interpret these lands



**Historic Observation Points, Topography and Key Terrain:** The shape and character of the ground plane and its contribution to the tactical actions of the battle, or influencing the location of the many storied encampments, is a contributing feature of these sites that retain their historic character to this day, with little alteration. Significant topographic features and terrain include:

- Fleetwood Hill (BS), Buford's Knoll (BS), The Gate (CM), Views of Slaughter Mountain (CM)

**Spatial-defining Woodlands and Open Agricultural Lands:** While no historic woodlands survive from the historic period, having subsequently been logged or cleared, today's battlefields include spatial patterns of field and forest similar to, although broader in scale in most cases, to those present during the battle and encampment periods.



**Built Features Providing Cover and Concealment:** Man-made non-habitable structures, and obstacles pre-dating, or dating to the war, and those established during the historic period and stewarded intermittently to the present include:

- Remnant stone walls near the Cunningham house (BS)
- Series of reconstructed fence lines (BS and CM)
- Fortifications on Buford's Knoll (BS)

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**

**B2. Architectural Resources**

The historic landscape includes numerous signature historic structures dating to the Civil War as well as others suitable for programmatic uses important to operating a park. The following structures are included for transfer as a part of this proposal:



**The Historic Graffiti House (BS):** This famed antebellum structure is situated within the historic village of Brandy Station. The circa 1858 two-story house was built adjacent to the then Orange and Alexandria Railroad. The house served as a field hospital for the Confederacy most notably after the Battle of Brandy Station. The house was later repurposed as a headquarters facility for Federal forces during the winter encampment of the Army of the Potomac in 1863-64. Soldiers from both sides made drawings and signed their names and units on its walls, the source of the home's modern moniker. Today the Graffiti House is again serving as a headquarters facility, this time for Brandy Station Foundation. The house is listed on both the Virginia Landmarks Register, and the National Register of Historic Places.



**The Historic Cunningham/ Wiltshire House (BS):** A circa 1840 two-story wood frame structure owned by Richard Hoope Cunningham and occupied by overseer John Wiltshire, the house sits on a low position along Ruffin's Run below Buford's Knoll. Just beyond the house yard are numerous outbuildings largely masked by volunteer vegetation. The Civil War Trust has stabilized the structure under guidance provided by the State Historic Preservation Office, awaiting further study and recommendations as to its future use. The house retains integrity and is eligible for listing on the National Register of Historic Places.



**The Mitchell House (BS):** Located directly across the street from the Fleetwood Hill tract this contemporary ranch house lays within the environs of Fleetwood Hill within the battlefield of Brandy Station battlefield. The house garners local significance relevant to the theme of historic preservation, as it was within this home, owned by B.B. and Page Mitchell, that the local and national preservation community met beginning in 1988 to oppose numerous eras of proposed development detrimental to the battlefield. The confederation of local and national organizations that convened for this purpose established the Brandy Station Foundation within this home in the spring of 1989.

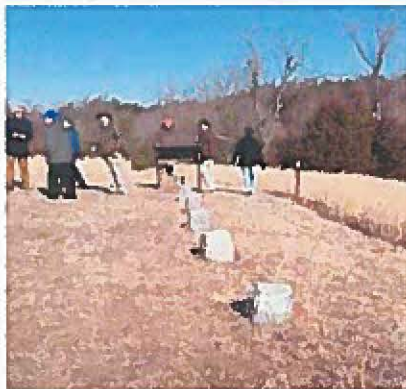
**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter III - Resource**



**The Cedar Mountain Battlefield Visitor's Center (CM):** Acquired in 2012 by the Civil War Trust, this single-story rancher was rehabilitated to serve as the headquarters and visitor's center operated by the Friends of Cedar Mountain Battlefield. The house has three bedrooms, two bathrooms and an attached garage. The house currently holds exhibits on the battle, and affords meeting space to the FoCMB. The structure is not deemed historic, nor is it eligible for the National Register of Historic Places.

Of added interest to the rehabilitation of Brandy Station battlefield lands is its proximity and association within the historic village of Brandy Station. This unincorporated village purportedly gets its name from a local tavern sign that during the historic period, advertised the sale of brandy. The site of the Battle of Brandy Station, the village today retains many mid-to-late nineteenth century structures including the Graffiti House, and the regionally significant alignment and continued use of the historic Orange & Alexandria Railroad Corridor; today owned and operated by Norfolk and Southern Railroad.

**B3. Artifact/ Archaeological Resources**



The third component of cultural resources present is the collection of artifacts both above and below the surface that account for and date to the battle period. Over the course of many years, numerous archaeological investigations have offered insight into the hallowed collection of artifacts that remain in situ. Artifacts found through earlier studies date to both the military engagements of Confederate and Union forces during each battle as well as the lengthy and numerous encampments that canvassed these lands throughout the war. Other artifacts include the remains of the Saint James Church (BS) and associated graveyard, and the Cunningham/ Elkwood Plantation house site. Additional artifacts include those dating to subsequent periods of memorialization, including the collection of commemorative stone markers at Cedar Mountain installed in the early 1900s and stewarded in part today. Other markers at Cedar Mountain battlefield include the 3<sup>rd</sup> Wisconsin Infantry Monument (circa 1906), a circa 1920s UDC marker, and additional federal monuments placed by veterans on adjacent lands not included in this proposal, but preserved within core battlefield. Likewise Brandy Station holds several commemorative markers across its landscape, and at the Graffiti House lands. The protection of these resources, as well as those listed above is an important management task for the future park.

**C. Natural Resources**

The abundant natural resources of these lands influenced use patterns during the historic period, much as they do today. Streams and rivers provided protection, navigable passage and provisions. The county's exceptionally fertile soils influenced the cultivation of these lands and its spatial character long before the first sign of conflict. Forested woodlots and trees provided ecological habitat and offered resources for building material. Today these ecological features remain important facets of the battlefield landscape and offer visitors abundant opportunities to explore the natural and cultivated park environs.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**

**C1. The Rivers**



The rolling agrarian landscape offered up for the parks flow into the Hazel, the Rapidan, and the Rappahannock Rivers. The Hazel River lies near the western edge of the Brandy Station lands before meeting the Rappahannock just upstream of Beverly's Ford. The Rappahannock defines the northern and eastern county boundary. The Cedar Mountain lands lay within the watershed of Rapidan River, which defines the south-eastern boundary, where it then meets the Rappahannock farther east. Together these Rivers are a part of the non-tidal portion of the Chesapeake Bay Watershed. The two rivers most significant to this proposal are the Rappahannock and Rapidan Rivers:

- The Rappahannock River: A designated State Scenic River, the Rappahannock runs along the northern edge of the county and is one of the most scenic and well conserved rivers in the Commonwealth. Led by conservation efforts by the City of Fredericksburg, today more than 30 miles of river frontage is held in conservation easements by the Virginia Outdoors Foundation, the Nature Conservancy and the Department of Game and Inland Fisheries, including lands adjacent to the historic Kelly's Ford. The river is home to increasingly conserved populations of migratory fish including shad, blue back herring, alewife and striped bass. The entire length of the river is today unimpeded and extends from the Blue Ridge to the Chesapeake Bay.
- The Hazel River: The Hazel joins the Rappahannock just upstream from Beverly's Ford. While not fronting the proposed park lands, the Hazel is an ecologically important river that also played a tactical role in the Battle of Freeman's Ford. Its confluence with the Rappahannock lies upstream, just west of Beverley's Ford.
- The Rapidan River: The largest tributary of the Rappahannock, the Rapidan runs along the southern end of the county and boasts many similar characteristics in environmental quality, conservation and recreation, and historic significance. Its many fords and civil war battle sites (including Racoons Ford, Morton's Ford, and Germanna Ford) relate to the occupation and encampments across much of Culpeper County. The Rapidan was an important natural feature during the war that offered a tactical advantage for troops defending its many fords, including those troops moving across its borders to the battles of Mine Run, and the Wilderness.

**C2. Forests and Woodlots**



Culpeper woodlands and those present on the battlefields today reflect those of basic oak-hickory forests. At the time of battle, Brandy Station and Cedar Mountain consisted of largely open agricultural lands interposed by modest woodlots of both hardwood and pine. All but decimated during the lengthy occupation and encampments by both armies, circa 1864 historic imagery attest that only limited stands of woodlots remained by the end of occupation; their wood harvested to warm and shelter the Army of the Potomac.

Today the battlefield lands contain more forested cover than during the historic period. A temperate climate, rolling topography, and fertile soils have

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**

proliferated the growth of both agriculture and woodlot, with significantly more tree'd acreage. Dominant species today include *white oak*, *red oak*, *pin oak*, *American ash*, with smaller stands of *pine* visible. Along many fence lines are the character-defining early successional *virginia cedars*, and *eastern redbuds*, both hallmarks of the Piedmont countryside.

**C3. Soil and Agriculture**



Culpeper lies within the Piedmont Plateau geologic region, a landscape possessing abundantly fertile soils well-suited for agricultural purposes." Today there are more than 29,500 acres of Prime Farmland in Culpeper County. At Cedar Mountain and Brandy Station lands offered up in this proposal, more than 640 acres remain today in agricultural leases. Crops produced on the battlefield lands retain soil integrity and make visible the rolling topography of the battle scene. Wheat, soybean, and corn are rotated across this acreage under the management of the Civil War Trust.

While Culpeper's productive soils facilitate crop production, it is the generational culture of farming here that has preserved the scenic agricultural landscape and way of life for many local families. The Civil War Trust has worked to establish working agreements for lease agriculture on these battlefield lands. These and other agreements should be considered to continue to support the local agricultural economy, continue to preserve historic scene of battle, and promote ecological health.

**D. Land Resources Specific to this Proposal**

The following charts detail the individual tracts offered up for inclusion as a part of this State Battlefield Park. While these lands lay amongst a much broader network of properties held in conservation easements by private land owners, only those properties listed below, each owned by the Civil War Trust and Brandy Station Foundation, are subject to this proposal.

**BRANDY STATION - Preserved Lands Fee Simple**

Tract	Owner	Acreage
<b>Brandy Station</b>		
Elkwood Downs	Civil War Trust	570.85
Button	Civil War Trust	258.43
Whitney Pound	Civil War Trust	26.18
Estate of Louis Pound	Civil War Trust	23.33
Kincheloe	Civil War Trust	5.89
Troilo	Civil War Trust	56.48
McDaniel	Civil War Trust	7.87
Komrowski	Civil War Trust	3.72
Bly	Civil War Trust	29.56
Mitchell	Civil War Trust	10.5

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**

Graffiti House	Brandy Station Foundation	0.86
BS Vacant Lot (1)	Brandy Station Foundation	0.68
BS Vacant Lot (2)	Brandy Station Foundation	0.46
Fleetwood Heights	Brandy Station Foundation	14
Golden Oaks (1)	Brandy Station Foundation	18.31
Golden Oaks (2)	Brandy Station Foundation	1.66
Golden Oaks (3)	Brandy Station Foundation	2.04
Elkwood	Brandy Station Foundation	0.003
<b>Brandy Station - Fee Simple Totals</b>		<b>1,030.82</b>

**CEDAR MOUNTAIN - Preserved Lands Fee Simple**

Tract	Owner	Acreage
<b>Cedar Mountain</b>		
Hulvey	Civil War Trust	2
Broomfield	Civil War Trust	4.47
Proctor	Civil War Trust	6
Wiseman	Civil War Trust	151.95
<b>Cedar Mountain - Fee Simple Totals</b>		<b>164.42</b>

<b>TOTAL BRANDY STATION + CEDAR MOUNTAIN LANDS</b>		<b>1,195.24 acres</b>
--	--	-----------------------

**RIVER ACCESS LANDS - Preserved Lands Fee Simple**

Tract	Owner	Acreage
<b>Various</b>		
Rector Tract – (Rappahannock Station)	Civil War Trust	1.76
Kelly's Ford Tract (Kelly's Ford)	Brandy Station Foundation	8.77
<b>Total - Fee Simple (River Access Tracts)</b>		<b>10.53</b>

Note: These tracts are located along the Rappahannock River within the Rappahannock Station, and Kelly's Ford battlefields in close proximity to the historic Village of Brandy Station.

<b>TOTAL ALL LANDS</b>		<b>1,205.77 acres</b>
------------------------	--	-----------------------

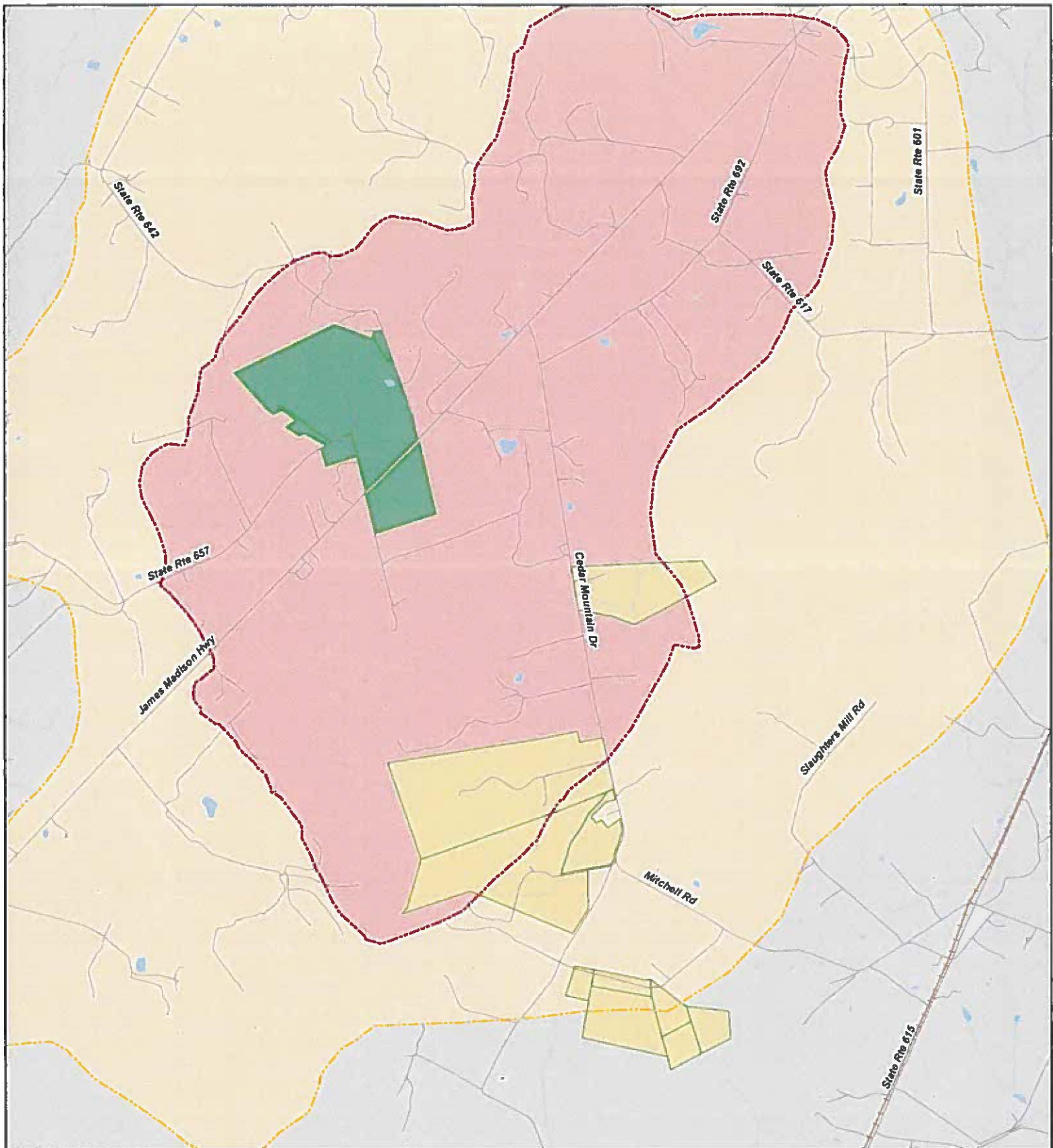


**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter III - Resource**

---

<sup>i</sup> 10.1-415 of the Virginia Code, Scenic Rivers Act, Rappahanock State Scenic River, <https://vacode.org/10.1-415>, accessed 5 September 2015

<sup>ii</sup> Chapter 4 Environment, Culpeper County Comprehensive Plan, Culpeper County Department of Planning and Zoning, 2015.



Prepared for the Civil War Trust

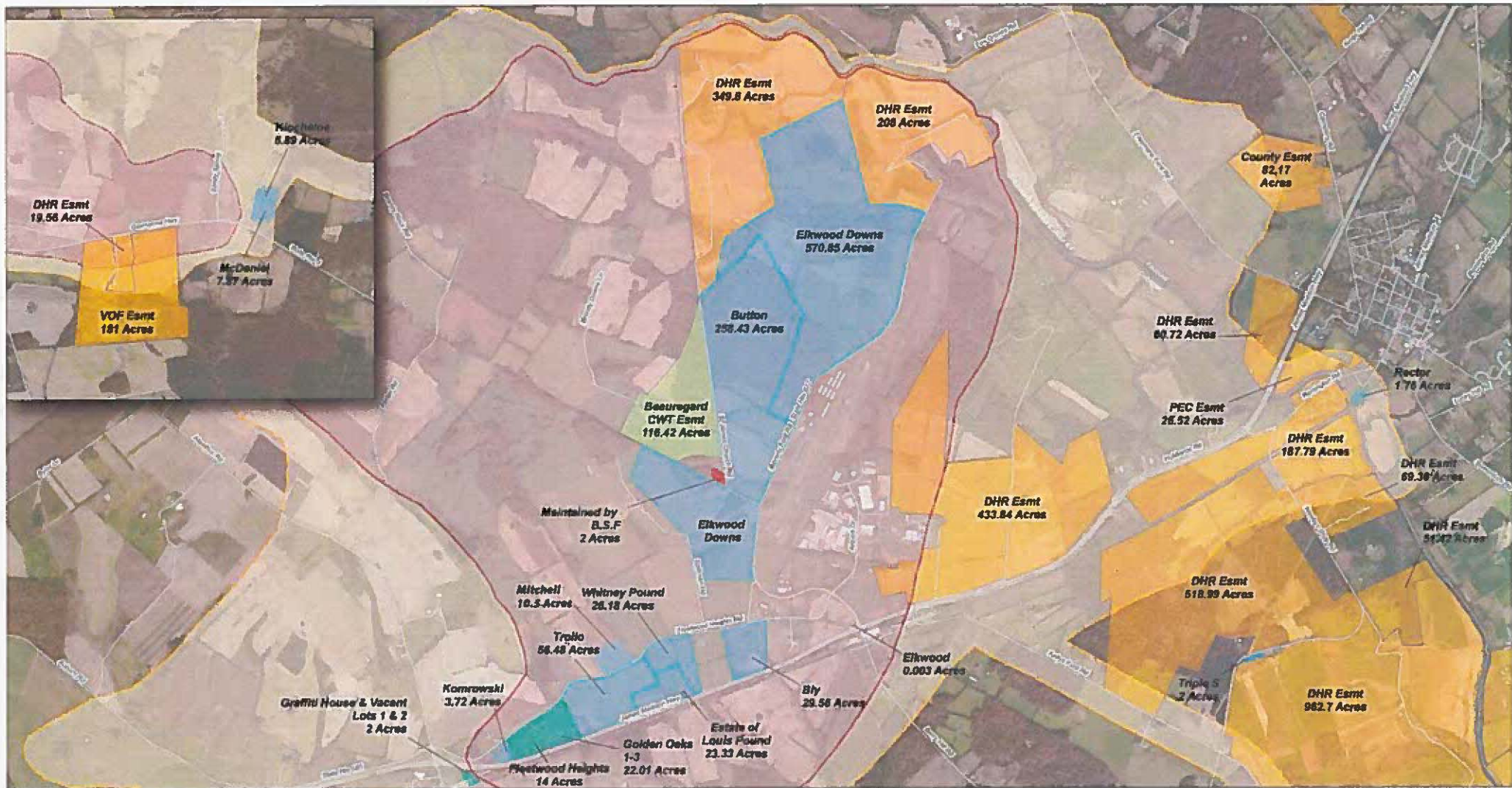
**Owned Lands & Easements at  
Cedar Mountain Battlefield  
(Culpeper County, VA)**

Submitted 29 December 2015

*Note: Only lands shown in dark green are eligible for this state park proposal.*

- Civil War Trust Owned (Fee Acquisition: 164.42 Acres)
- Other Conservation Easements and Lands
- Battlefield Core Area
- Battlefield Study Area





Prepared for the Civil War Trust

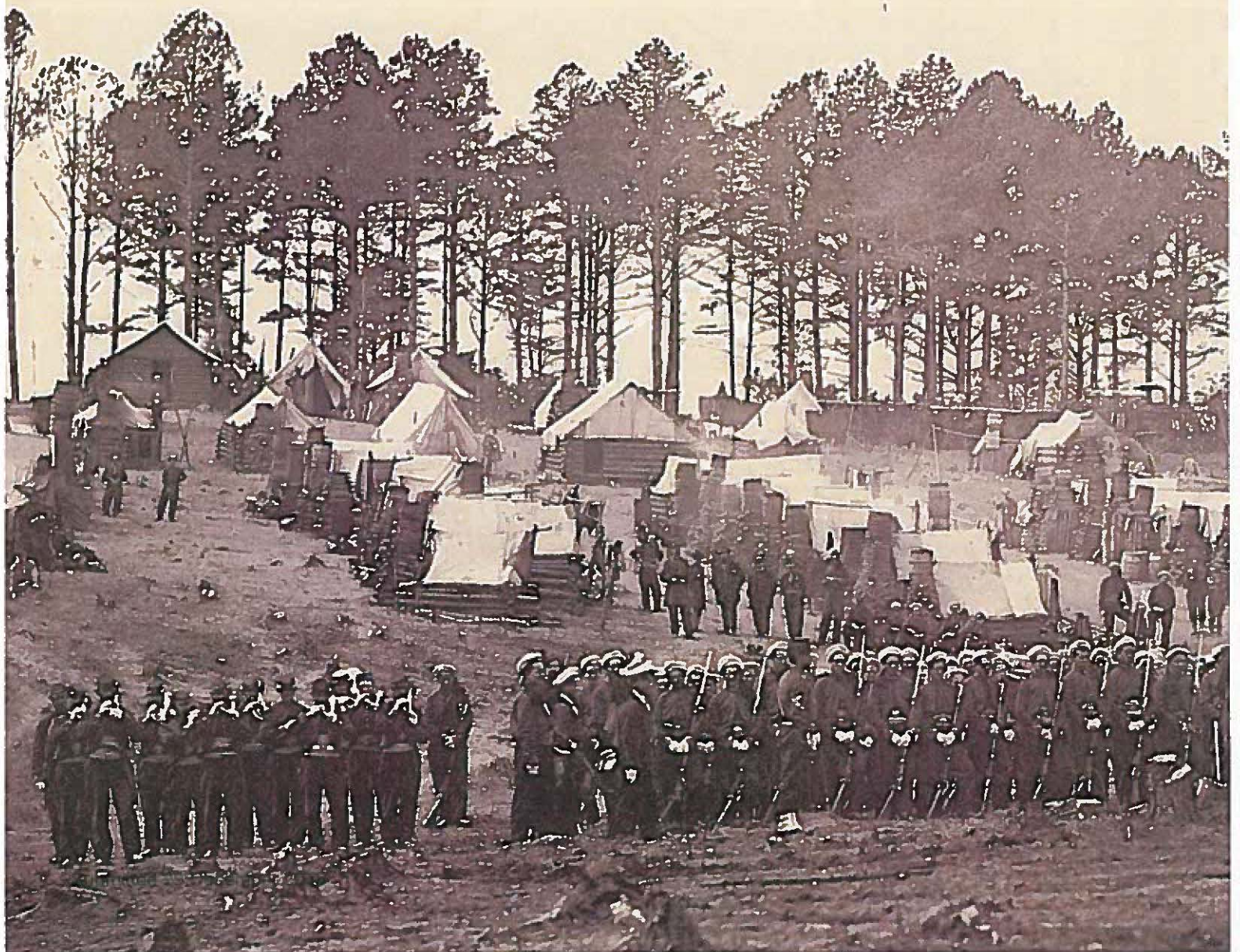
Submitted on 08/14/2015  
 Brandy Station Battlefield  
 (Culpeper County, VA)

Note: Only lands shown in blue or blue-green are eligible for this state park proposal.

- Civil War Trust Owned Land
- Civil War Trust Conservation Easement
- Owned by Brandy Station Foundation
- Saint James Church Property
- Other Conservation Easements and Land
- Battlefield Core Area
- Battlefield Study Area



CHAPTER IV  
THE EXPERIENCE



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV – The Experience**

**THE EXPERIENCE**

When considering the visitor experience of battlefield land, of primary consideration is a respect for hallowed ground. The lands offered up for this state park represent lands where blood was shed. The principle experience of the park is the interpretation and education of the historic events that took place here. These events unfolded across a scenic and biologically diverse natural landscape that retains much of its integrity. The experience today then offers the opportunity to learn about both the cultural and natural features of the park. In response there are a number of recreational experiences that are authentic to these lands and respectful to its history. Appendix B of this study details an audit of potential compatible recreation programs in Culpeper today. The following program of activities balances preservation and recreation to provide an engaging and memorable experience of these historic lands.

**A. Interpreting the Battlefield Park – A Turn-Key Experience**

*“The Trust has saved more land at Brandy Station than at any other battlefield in the country,” said Lighthizer. “Along with the trails we’re already opened at St. James Church and Buford’s Knoll, it is especially gratifying to have restored such a key landmark of this battle to its wartime appearance and to be interpreting Fleetwood Hill for the public.”*



Figure 1: Image of Fall 2015 dedication of interpretative signs at Fleetwood Hill. Courtesy Civil War Trust.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**

With more than 3 miles of trails and 20 interpretive signs already in-place between the two parks, the educational and interpretive experience of the battlefields is well under way. These features provide both big-picture and site specific information on the historic conflict. Much of the interpretive experience of the battlefield's cultural resources is already in place today. With the modest addition of signs interpreting natural resources, wayfinding improvements, and official state park entry signs, the completion of the park's interpretive experience is a light and manageable proposal.

Today the parks offer opportunities to interpret both the natural and cultural features of each site including but not limited to:

**Points of Interest – Brandy Station**

- **Graffiti House and the Village of Brandy Station:** Owned and operated by the Brandy Station Foundation this well-storied structure is an important point of interest for the park. The recent and episodic conservation of the delicate structure's interior wall etchings reveal soldiers autographs and sketches covering nearly the entire second-floor walls. Its location within the historic village and rail adjacency make it an ideal location from which to interpret the historic house and village.
  
- **Fleetwood Hill:** This "famous plateau," is "the southern terminus of a two and a half mile ridge that witnessed more fighting, more often, than any other piece of ground in this country—in any war."<sup>11</sup>  

Home to extensive encampments for both armies, is well preserved and the scene of battle recently restored by the Civil War Trust. Roughly a half mile from the village of Brandy Station this promontory provides sweeping views of a landscape well preserved that endured repeated decisive cavalry charges during the battle. A system of newly installed trails and signage interprets this ground and is accessible from an existing paved parking lot.<sup>12</sup>
  
- **Fields fronting St. James Church Road and the Adjacent Church Ruins:** The foundation remains of a 40'x40' house of worship, the first of which to see destruction in Culpeper County during the war, is visible today through a veil of historic periwinkle which adorned the adjacent graveyard.<sup>13</sup> This sacred site is lightly wooded, and sits adjacent, but accessible to the proposed park land. It is owned by the Episcopal Diocese of Virginia and is maintained by the Brandy Station Foundation. Fields flanking the road near the church are well interpreted with trails and signage and accessed from a large gravel parking lot.
  
- **Beverly's Ford Road and adjacent Field:** Arguably one of the most historic road traces and associated fords in the county it "is a fact that Culpeper County witnessed (i.e., suffered) the genesis and termination of several major military campaigns during the Civil War, the majority of which utilized Beverly's Ford and Beverly's Ford Road to shift huge army components... This historic road ushered in opening of the battle, the mortal wounding of Union Col. Benjamin "Grimes" Davis, and the beginning of the Gettysburg Campaign. The road serves as an important remnant whose alignment retains integrity and today serves as the eastern boundary of the proposed park. A gravel parking area provides accesses to an interpretive loop trail. (The Beverley name has been misspelled for generations and today takes the contemporary spelling of Beverly).

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter IV - The Experience**

- **Buford's Knoll:** Named after General John Buford who utilized this knoll as a command position on June 9, 1863, this promontory knoll is well interpreted today with trails and signage. Arguably the most peaceful spot of the proposed park, this knoll provides uncompromised 360 degree views of the Virginia piedmont, extending westward to the Blue Ridge Mountains.
- **Cunningham House Site (yet interpreted):** The Cunningham house site holds an incomparable opportunity to interpret the plantation history, specifically the effects during and after the war, of one of Culpeper's largest antebellum farms, "Elkwood Plantation." Richard Hoope Cunningham had by 1861 amassed more than 1,500 acres operated as a profitable plantation, further supplemented by his purchase and operation of the Beverley's Mill and its associated ford. The fact that Elkwood Plantation was one of antebellum Culpeper's largest, with an equally large population of enslaved persons freed during the war presents a compelling interpretative opportunity. The Battle of Brandy Station and the Winter Encampment would play out across the plantation, which suffered greatly, an account that is very well documented.
- **Cunningham/ Wiltshire House (stabilized but not yet interpreted):** The Wiltshire House is a circa 1840 two-story wood frame structure occupied during the war by overseer of Elkwood Plantation, John Wiltshire. The house was owned by Richard Hoope Cunningham and served as the overseer's residence for the vast plantation. The house sits on a low position along Ruffin's Run below Buford's Knoll.<sup>11</sup> The Civil War Trust recently stabilized the structure under the guidance of the State Historic Preservation Office, awaiting future treatment and decisions regarding its future. The house is recommended for restoration, and would be a long-term initiative for the park, open by invitation, guided tours or for special events.

**Points of Interest – Cedar Mountain**

- **"The Gate":** The Gate marked the junction of the Orange Court House – Culpeper Court House Road and the Crittenden Farm Lane. The Crittenden Gate was the focal point of Federal artillery as it was a choke point for deploying Confederates. It was at this gate, in the early stage of the battle where Confederate General Charles Winder was mortally wounded while directing artillery. The Friends of Cedar Mountain Battlefield have built a facsimile of the 'gate' and it marks the 'entrance' to the preserved battlefield. The gate is integral to the Virginia worm-fence line created to trace an original portion of the Orange Court House – Culpeper Court House road.
- **Old Orange and Culpeper Road and Associated Trails:** Departing from "the Gate" the trace of the old Orange and Culpeper Road extends northward in its historic alignment with fields to the east. The Friends of Cedar Mountain Battlefield have restored the historic road trace as an interpretive trail including historically accurate split-rail and rider fencing. Interpretive markers and a few of the "Grimsley Markers" are located along the restored road trace. This ½ mile trail continues eastward along the Confederate artillery and infantry line to interpret their position and ends at "The Point", where the Federals achieved their breakthrough.
- **Woodland Trails:** Departing both from the current contact station a marked trail runs through a mixed aged woodlot and takes guests to "the gate." This 1.25 mile interpretive trail travels counter-clockwise, with

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**

interpretative markers discussing key aspects of the battle. Including the first wayside marker at the Contact Station, there are seven wayside markers along the trail:

- The first marker is at the start of the trail at the contact station and provides an overview of the Battle of Cedar Mountain.
  - The second marker is in the vicinity of the Crittenden Gate. It describes the armies advance to contact and the Federal cavalry's delaying tactics. (the trail runs counter-clockwise)
  - The third marker is located at the corner of General Winder Road and Route 15. This marker highlights BG Jubal Early's Division's deployment along Crittenden Lane.
  - The fourth marker is located at the corner of Dove Hill Lane and Route 15. This marker describes BG Christopher Auger's two brigade attack towards Early's position.
  - The fifth marker is located at "The Point", where the Confederates most advanced position is located. This wayside marker, however, discusses that battlefield after the battle. Included on the marker is the story of President Theodore Roosevelt's visit to Cedar Mountain in 1902.
  - The sixth marker is just north of "The Point" and discusses BG Samuel Crawford's attack and breakthrough of the Confederate, creating the crisis on the battlefield for Stonewall Jackson.
  - The seventh and final marker is west of "The Point" in the direction of the Contact Station. It discusses Stonewall Jackson's response to the breakthrough and his rallying and victory for his army.
- **Additional Trails. There are two additional trails located on preserved land.**
- The first trail begins at the Crittenden Gate and follows a dirt and gravel driveway up the hill. This leads to a post – war family cemetery and continues over the hill and along a ridgeline, leads to the Grimsley marker for the 'Stonewall' Brigade and the 3<sup>rd</sup> Wisconsin Infantry Monument. This trail is just short of a mile round trip. The 3<sup>rd</sup> Wisconsin Infantry Monument is the only monument placed by the veterans that is on preserved land.
  - The second trail runs from "The Point" northward along the Confederate line and links up with the trail to the Grimsley marker for the 'Stonewall' Brigade and the 3<sup>rd</sup> Wisconsin Infantry Monument.
- **Stone Commemorative Markers:** In the early 1900s, Judge Daniel A. Grimsley, a veteran of the 6<sup>th</sup> Virginia Cavalry sought to both commemorate and interpret the battle positions of Federal and Confederate units by furnishing 56 stone markers placed throughout the battlefield, to mark the locations of key units, people and events. Today at 15 markers are known to have survived and 11 have been conserved by the Friends of Cedar Mountain Battlefield on land that is preserved. The 4 known remaining markers are on private property nearby within core battlefield.

#### **Visitor Contact and Orientation Centers**

The structures offered up for this park proposal may facilitate a multitude of visitor and facility operations, which the Department of Conservation and Recreation will assess however for the purposes of this "Experience" narrative we offer the following recommendations for visitor contact and orientation.

- **Brandy Station - The Mitchell House:** This 10 acre property is located directly across the street from the Fleetwood Hill tract and was recently acquired by the Civil War Trust. It was within this ranch house where the struggle to protect Brandy Station battlefield's lands from development began and the Brandy Station Foundation first established. The house's location adjacent to the Fleetwood Hill tract but laying



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter IV - The Experience**

outside the recently restored lands make it a strong contender as the primary point of visitor services and orientation at Brandy Station.

While the **Graffiti House**, also a part of this proposal offers immediate opportunities for visitation and interpretation, its sensitive historic resources and limited carrying capacity are unsuitable as the primary contact station for the park.

- **Cedar Mountain - The Current Cedar Mountain Visitor's Center:** Currently operated by the Friends of Cedar Mountain Battlefield, this single-story rancher was recently outfitted to serve as headquarters and battlefield visitor's center. The house has three bedrooms, two bathrooms and an attached garage. Lying directly adjacent to battlefield trails, and the restored scene, the house could continue to serve as visitor's center or park offices.
- **Orientation Center in Downtown Culpeper:** Given the battlefields locations on the north and south ends of the county, and the significance of Culpeper's downtown through history and today, it is recommended that an orientation center or kiosk be located within the downtown. The town's recent relocation of the Museum of Culpeper History to the historic depot presents a welcomed opportunity to co-locate an exhibit or orientation center for the park.

### **Guided and Self-Guided Tours**

The resources and destinations identified above are well interpreted and available for both guided and self-guided tours. Both Brandy Station and Cedar Mountain lands may be interpreted on one's own or via guided tours led by the Brandy Station Foundation and the Friends of Cedar Mountain Battlefield respectively. Additionally the following self-guided tours offer both detailed and supplementary information with which to explore Culpeper's Civil War heritage:

- The many Civil War resources across Culpeper County are interpreted in. *A Driving Tour of Civil War Culpeper* sponsored by the Culpeper County Department of Tourism and Economic Development.
- The Brandy Station Foundation has published the *Brandy Station Driving Tour & Battlefield Guide*, made available for purchase at the Graffiti House.
- The Culpeper Museum of History and the Town of Culpeper co-sponsored its *In & Around Culpeper* walking tours, each including stops relevant and specific to Culpeper's Civil War History.
- The Town of Remington offers several bike tours that reach across the Rappahannock from Remington and traverses much of the Brandy Station and Kelly's Ford battlefields.
- Additional guided tours are available through private individuals.

Combined, the historic resources and the interpretive framework already in place at both battlefields and across the Culpeper landscape offer a solid foundation from which these State Battlefield Parks may draw a more comprehensive interpretive experience for future visitors.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**

**B. The Rivers – Central to Conflict and Central to Recreation and Interpretation**

The battlefield park is situated between two of the most scenic and historically significant waterways in the Virginia Piedmont. This proposal seeks to leverage the proximity of the Rappahannock and Rapidan rivers for recreative and educational purposes. With river frontage included in the Civil War Trust lands offered in this proposal, and with numerous public access points up and down the Rappahannock, river access is a tangible and compelling opportunity for the park. The following narrative identifies the river character and opportunities that may be considered an integral part of park programming:



Figure 2: Rappahannock River. Courtesy Town of Culpeper, Department of Tourism and Economic Development.

- **Rappahannock River:** This State Scenic River is one of the most scenic and well conserved rivers in the Commonwealth.<sup>176</sup> In Culpeper County, and within proximity to the proposed battlefield Park, the Rappahannock is openly navigable and boasts many private and public access points with the potential for more

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter IV - The Experience**

than 7 hour floats through predominantly Class I and Class II rapids. The Hazel River, joins the Rappahannock, just upstream from Beverley's Ford and is also navigable within the environs of the proposed park.

Rivaling its environmental health, conservation, and recreational value is the river's historic significance, with particular relevance to the Civil War. The Rappahannock proved to be one of the most important natural defenses of the war for the Confederacy. Control of the river's many fords were contested numerous times during the course of the war until late 1863 when the Army of the Potomac would cross the Rappahannock for good ushering in its famed "Winter Encampment" across Culpeper. Within close proximity to the proposed park, the river affords the following civil-war era sites and nationally significant battles:

- Historic Ford Crossings: Freeman's Ford, Welford's Ford, Beverley's Ford, Norman's Ford, Cow's Ford, Wheatley's Ford, and Kelly's Ford.
  - The Battle of Brandy Station
  - The Battle of Rappahannock Station
  - The Battle of Kelly's Ford
- **Rapidan River:** A tributary of the Rappahannock, its many fords and civil war battle sites (including Racoons Ford, Morton's Ford, and Germanna Ford) relate to the occupation and encampments across much of Culpeper County. The river currently lacks any public access points, and although its access is not heralded as a tenant of this park proposal it remains a possibility that future recreational opportunities may exist with private sector outfitters or future access agreements.
- **Kelly's Ford (The Battle of Kelly's Ford):** While markedly smaller in scope, the March 17, 1863 Battle of Kelly's Ford holds distinction as the first all-cavalry battle of the war. Located roughly seven miles east along the Rappahannock from Beverley's Ford, the Brandy Station Foundation owns 8.77 acres at Kelly's Ford. This property is contiguous with lands owned by the Department of Game and Inland Fisheries which provides an existing canoe and kayak launch serving the C.F. Phelps Wildlife Management Area. The river access and wildlife management area facilities make this an important addition to the battlefield park proposal.
- **Rector Tract (The Battle of Rappahannock Station):** The Civil War Trust owns a 1.76 acre parcel with river access to the Rappahannock lying across the river from Brandy Station in Fauquier County. The November 7, 1863 conflict was carried out in two locations, here at the Rappahannock Station crossing, near the town of Remington, Virginia (Fauquier), and further downstream at the crossing at Kelly's Ford. Combined, the Rector and Kelly's Ford tracts provide river access supporting the park's proposed recreational program.

**Potential River Access Program within reach of this park proposal:**

The significance of these rivers' natural and cultural history and experiences offer much in proximity to the state park proposal. The following experiences could be easily realized with the creation of the Brandy Station and Cedar Mountain State Park:

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**

- a) Vendor/ Outfitter: There is a very real potential to partner with vendors to offer canoe and kayak trips both up and down-stream from the Brandy Station battlefield.
- b) Access: The lands under consideration for the park offer access to the Rappahanock at Rappahanock Station and Kelly's Ford. There are a number of opportunities to garner special use or access permits with private, semi-private and public lands that already offer limited permission access.
- c) Interpretation: With six historic ford crossings and four nationally significant battlefields fronting the river, an interpretive program should be offered to teach the Civil War significance of the Rappahanock by paddling tour.

**C. The Encampment – Primitive and Immersive Camping**

*"...there was scarcely a single yard of good ground in the entire county that was not covered by a tent, a hut, campfire, soldier, artillery piece or horse."<sup>131</sup>*



Figure 3: Civil War Trust-sponsored overnight camping and interpretation at the Pamplin Historical Park. Courtesy Civil War Trust.

Culpeper County holds the distinction of being one of the most camped-upon landscapes of the Civil War, a fact that may be tangibly experienced in the creation of this battlefield park. These lands bear the marks of Gen. Robert E. Lee's selection of Culpeper as the preferred staging ground for multiple campaigns and furthermore the effects

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter IV - The Experience**

of the five-month long 1863-1864 Union Winter Encampment. During the later, the 3<sup>rd</sup> Corps was headquartered at Brandy Station's Flerwood Hill, and the 6<sup>th</sup> Corps camped at Elkwood Farm, charged with protecting the south bank of Beverley's Ford. While the effects of the war and these lengthy encampments left scarcely a tree standing much less a single acre of cropland in-tact, camping today at Brandy Station and Cedar Mountain holds promise to reveal historical truths and associations. In response camping upon hallowed ground should consider the following:



Figure 4: The 1863-1864 Winter Encampment, Army of the Potomac, Brandy Station, Source: LOC.

- **Camping should be respectful...** Any experience to stay on hallowed ground should be respectful of the lives that were lost across this land. The camping program for the park should include guided camping with educational opportunities, and also provide austere guidelines for standard overnight tent camping.
- **Camping should be primitive...** Camping at both battlefields should be limited to primitive camping. No campers, hookups or individually sanctioned or designed campsites should be planned for these lands. The Park should make provisions for bathrooms and potable water within the vicinity of designated primitive use camping areas.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**

- **Camping should be educational...** Reserved areas of each battlefield should be set aside for guided educational camping experiences that provide insight into the 1862-1864 experiences of life in a military camp. Given the extensive number and type of camp structures built at Brandy Station during the Winter Encampment, further study should be given to reconstruct missing or replica structures that may be used for educational purposes.

**Potential Camping Program within reach of this park proposal:**

Given this guidance, there exists a viable market opportunity for Virginia State Parks to develop in-house or in partnership with the private sector, a for-hire educational and concierge camping program. The following program elements hold particular relevance and warrant serious consideration:

**Guided Civil War Educational Camps:** The combined significance and thoroughly documented conditions of the Winter Encampment at Brandy Station offer an unrivaled opportunity to establish an immersive day-use and overnight educational experience for visiting groups. Within the confines of a loosely fixed-grid layout of reconstructed “wedge tents”, “sibley tents”, and the more common pine-log “winter huts,” an authentic and educational experience may be afforded.

An immersive guided educational experience for group camping at Brandy Station may include the following :

- Accommodations in reconstructed or interpreted historic encampment structures
- Educational talks
- Hands-on participation in period military drills, and maneuvers, and daily activities of life in camp
- Period-inspired meals
- Insight into the effects of the war and occupation on local citizens, Cunningham Wiltshire House

**Concierge Camping:** While concierge camping may take its cues from the expeditions of foreign exotic lands, it also had its place among “pioneer units” tasked with the engineering and advanced erection of camps, including the quarters for the upward ranks of Civil War brass. To be accurate, the Winter Encampment of 1863-1864 at Brandy Station was perhaps one of the most well engineered encampments of any forward advancing army during the war. Soldier accounts detailed life for the Army of the Potomac at Brandy Station, though harsh by today’s standards, offered for some “... *delicacies of all kinds... a man could even buy oysters for \$1.99 a gallon, railed in from Baltimore.*”<sup>1</sup>

A concierge approach to primitive camping might afford the for-hire erection and tear-down of circular “sibley tents,” named for their war-time inventor, Brigadier General Henry H. Sibley. While used by both sides with some frequency during the war in Culpeper County, these tent accommodations may offer generously sized quarters for individuals or clustered groups at designated areas at both Brandy Station and Cedar Mountain. Concierge camping makes good preservation sense, limiting ground disturbance, and the types and locations of camp facilities, installed by designated staff.

Provisions that may be considered a part of concierge camping could include a menu of services and features including:

- Bunk or hammock, with linens

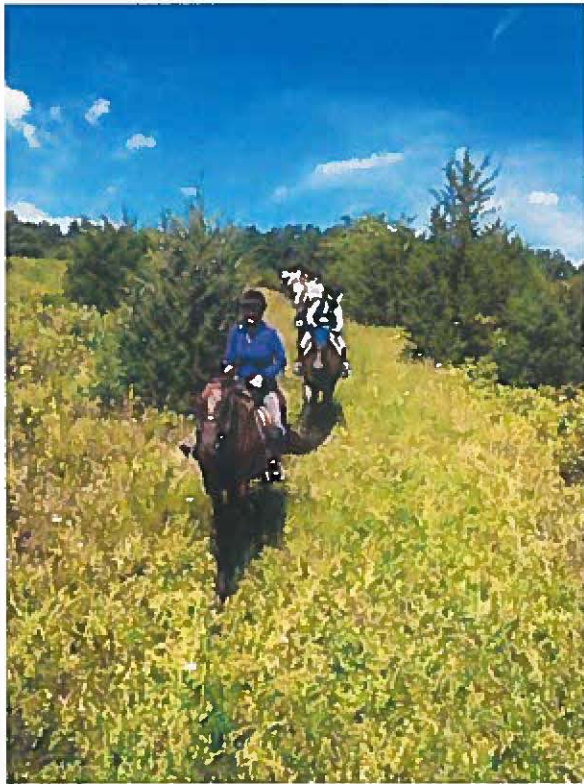
# BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS STATE PARK FEASIBILITY STUDY Chapter IV - The Experience

- Sleeping Bags
- Table and Chairs
- Lanterns
- Bikes
- Kayaks or canoes
- Basket meals from local vendors
- Educational Materials and gear for exploration of the natural and cultural landscape
- Guided fishing, trail riding, or educational tours

This feasibility study assessed the existing state of camping in Culpeper County to identify the market potential for primitive camping identified above. At present there is a shortage of camping facilities in Culpeper County. In the establishment of this battlefield park, there is an opportunity for investment in the private sector to develop more modern camping facilities that cannot be accommodated on hallowed ground. Today, only one local private campground offers full-hookup RV style camping. While camping is a conditional use in Culpeper County, the program identified within this proposal is well established.

## D. The Cavalry – Experiencing the Park on Horseback

*“This hill commands the finest country for cavalry fighting I ever saw or fought upon,”*



Culpeper County is home to a rich equestrian heritage and the cavalry events of the American Civil War only solidify the association of this countryside with its equestrian culture. As points of distinction during the war, the Battle of Cedar Mountain included extensive cavalry action; the Battle of Kelly’s Ford is recognized as the first all-cavalry battle of the war, and the Battle of Brandy Station is heralded as the largest cavalry battle on American soil. Combined and in aggregate with other equestrian engagements, Culpeper County witnessed more cavalry action than any other county in the entire country.” It is therefore both accurate and compelling to offer a limited but well-planned equestrian program for these battlefield lands.

Although there is abundant stabling and private pastures strewn across the sylvan landscape of Culpeper, there are few opportunities to take one’s own horse trail riding on public lands. County-wide there is a lack of designated public trails suitable for equestrian riding, and only one identified for-hire trail-ride vendor. There are an estimated fourteen stables within ten miles of Brandy Station and Cedar Mountain.

IV-11

STACH pllc, Preservation Landscape Architecture and Planning  
In association with Community Land Use and Economics Group

Submitted 29 December 2015

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter IV - The Experience**

These facilities offer stabling, and lessons, but limit riding to private clientele. Equestrian riding is a by-right use within the zoned areas of both battlefields.

**Potential Equestrian Programming within reach of this park proposal:**

A compelling opportunity exists to improve the interpretation and experience of the battlefields from horseback. The following opportunities and partnerships should be given full consideration to return horse and rider to these historically significant cavalry fields:

**Designate Specific Areas for Day-Use Trail Rides:** Given current access and acreage, this proposal recommends that only Brandy Station battlefield accommodate equestrian programming for the near term. Designated use areas should identify day-use and trailer parking, as well as establishing designated trails for equestrians, and limited multi use trails. Trail design should use stabilized soils and natural surface materials. Accommodate only seasonal use March - November, and permit trail use only during dry soil conditions.

**Partner with Private Sector Vendors for Guided Trail Rides:** At present the Department of Conservation and Recreation offers both in-house, State-operated equestrian facilities at some parks, while equestrian use at other parks is facilitated through partnerships with private sector, for-hire trail ride outfitters. It is not recommended that horses be stabled at Brandy Station by the park nor private vendor. It is recommended that the State establish vendor partnerships with the private sector to offer trail riding at Brandy Station.

At present, only *The Inn at Brandy Station* offers for-hire trail rides. For a fee they will even accommodate concierge equestrian and camping, providing a temporary paddock for your horse during your overnight stay. This type of experience would blend well the interest to return camping and equestrian use to this landscape. Likewise, partnerships may be forged with the many local stables to offer guide-services, or overnight boarding at locations near the battlefield.

**Partner with the Equestrian Community:** Culpeper's equestrian community is strong and well-represented. Partnerships should be forged not only with local stables but also with Culpeper's local and oft historic horse and hunt clubs to identify local needs and interests in establishing, and supporting equestrian trail riding at Brandy Station. Both Brandy Station and Cedar Mountain battlefields lie within the territories of numerous regional hunt clubs. A national precedent considered for local partnerships are the *National Riding Stables* adjacent to Gettysburg National Military Park ([www.nationalridingstables.com](http://www.nationalridingstables.com)). These stables offer guided horseback tours of the battlefield park March through November with interpretive horseback tours ranging from two to seven hours in duration.



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**

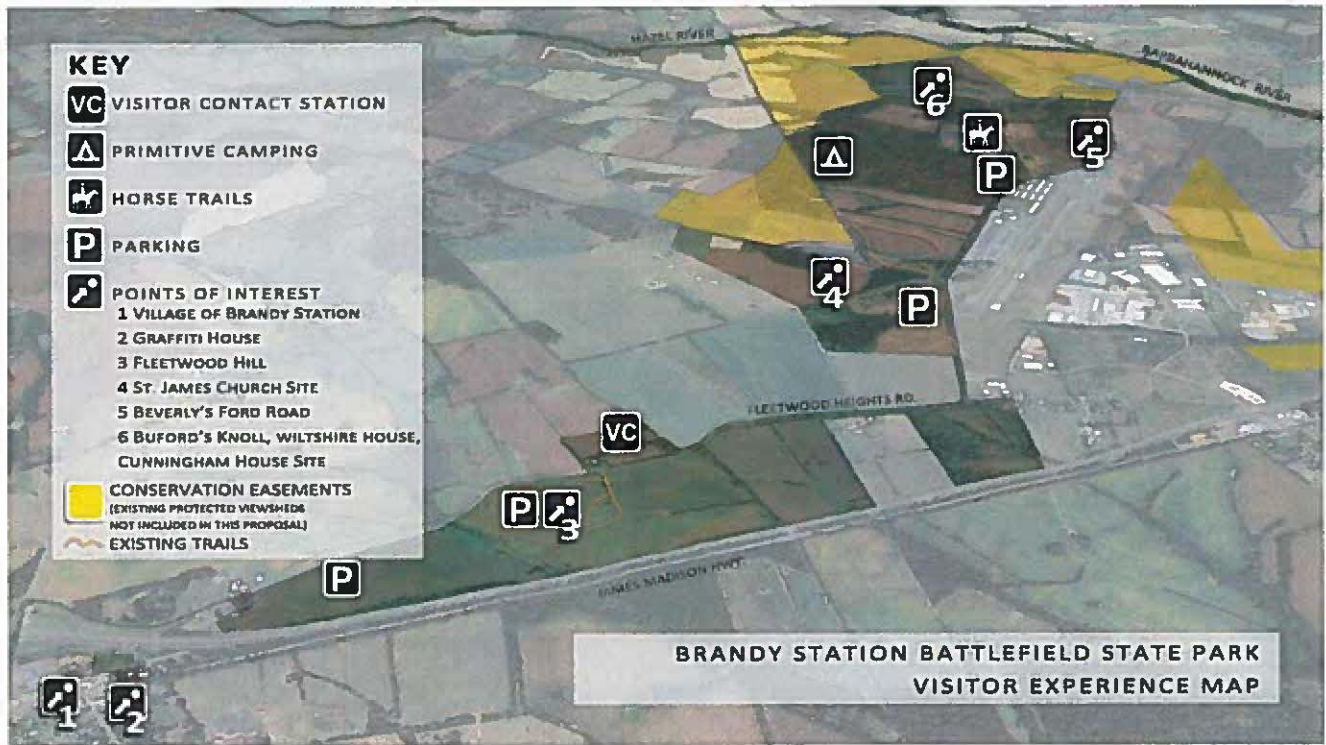
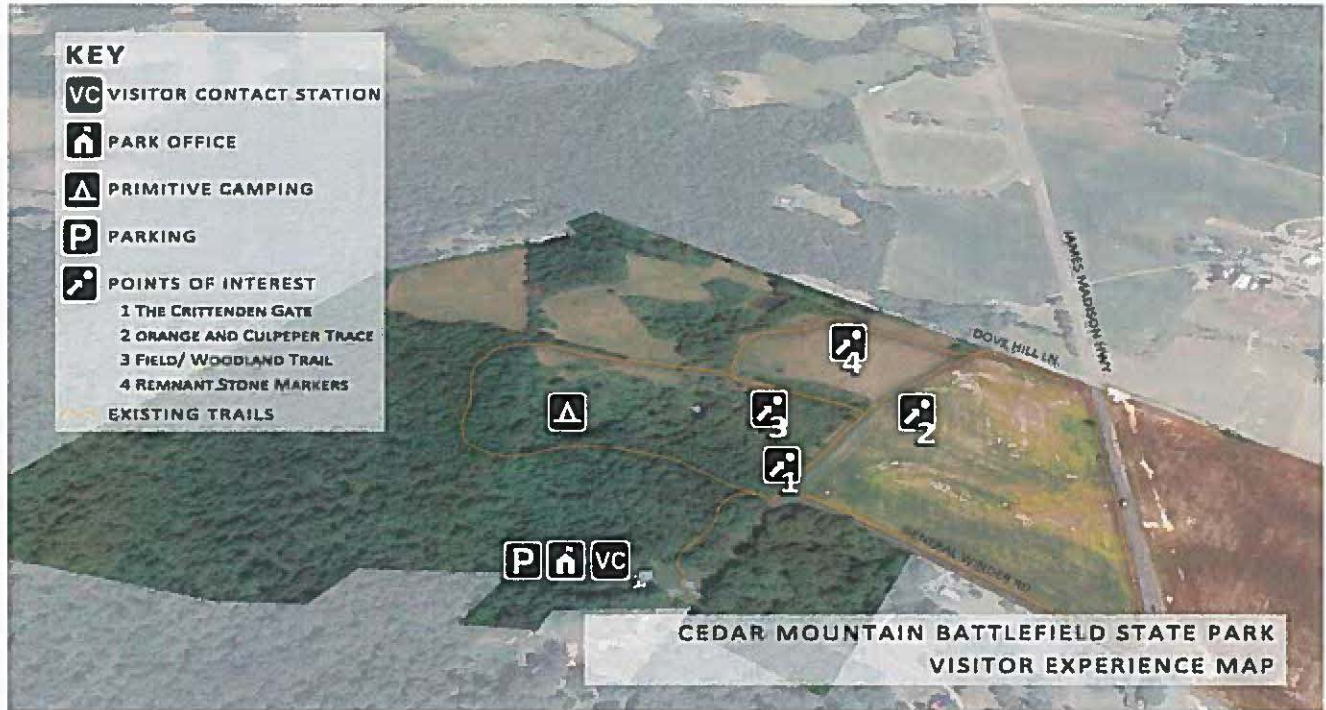


Figure 6: Illustrative map detailing existing and future potential for visitor experience at Brandy Station battlefield. Lands highlighted reflect those lands owned by the Civil War Trust and its partners. Courtesy STACH pllc.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter IV - The Experience**



**Figure 7: Illustrative map detailing existing and future potential for visitor experience at Cedar Mountain battlefield. Lands highlighted reflect those lands owned by the Civil War Trust. Courtesy STACH pllc.**

<sup>i</sup> Lighthizer, James O., Opening Remarks, Dedication of Fleetwood Hill Interpretative signs at Brandy Station battlefield, October 2015. <http://www.civilwar.org/aboutus/news/news-releases/2015-news/fleetwood-ribbon-ceremony.html>

<sup>ii</sup> Hall, Clark, B. "Fleetwood Hill: The Famous Plateau." Brandy Station Foundation website, Undated

<sup>iii</sup> Wittenberg, Eric. "Fighting for Fleetwood Hill – The Battle of Brandy Station - JUNE 9, 1863." [Http://www.civilwar.org/](http://www.civilwar.org/). Accessed, November 1, 2015. <http://www.civilwar.org/>.

<sup>iv</sup> Hall, Clark, B. "The Little Church That Would Not Die - St. James Episcopal: Rebirth of a Country Church." Brandy Station Foundation website, Undated

<sup>v</sup> Hall, Clark, B. "History of the Beverly's Ford Road Area." 2008

<sup>vi</sup> Hall, Clark, B. "Elkwood Farm, Culpeper County, VA." Brandy Station Foundation website, Undated

<sup>vii</sup> <https://vacode.org/10.1-415>, accessed 5 September 2015

<sup>viii</sup> Hall, Clark, B. "Culpeper Confronts Annihilation! The Great Winter Encampment, Brandy Station Foundation website, Undated

<sup>ix</sup> Hall, Clark, B. "Season of Change – The Winter Encampment of the Army of the Potomac, December 1, 1863-May4, 1864." *Blue & Gray Magazine*, 8 (April 1991).

<sup>x</sup> Hall, Clark, B. "Fleetwood Hill: The Famous Plateau." Brandy Station Foundation website, Undated

<sup>xi</sup> Hall, Clark, B. "The Civil War Comes to Culpeper." Brandy Station Foundation website, Undated. General Alfred Pleasonton, Cavalry Corps Commander observed to Army of the Potomac commander Joe hooker in May 1863, that. "Culpeper County offered the best cavalry forage in Virginia."

CHAPTER V

# THE MANAGEMENT FRAMEWORK



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter V - Management**

## **The Management Framework**

A stated goal of this feasibility study is to “secure the long-term management” of lands already protected and owned by the Civil War Trust and its partners. These lands are already preserved and protected through the contributions and sale of willing sellers. With assistance from the Virginia Outdoors Foundation, and the Virginia Department of Historic Resources, protective easements have been placed on each property that protect, in perpetuity the features and character of the cultural and natural resources across these roughly 1, 200 acres. The Civil War Trust and its partners in preservation and stewardship have carried forward the care of each property included in this park proposal. However, a more enduring and comprehensive management strategy for these lands is sought.

Since establishment in 1936, Virginia’s state park system, under the egis of the Department of Conservation and Recreation (DCR) includes a sound management approach to its parks. Today park management within DCR comprises a broad scope of management initiatives that complement well the future vision and experience for Culpeper’s battlefield parks. A more comprehensive solution for the Brandy Station and Cedar Mountain Battlefield State Parks reflects the management initiatives of DCR including:

- Managing natural resources
- Protecting cultural resources
- Interpreting resources
- Improving access to historically and environmentally valuable places
- Engendering public-private partnerships with vendors well-suited to offer recreational experiences
- Managing volunteer partnerships
- Keeping visitors and resources safe
- Executing routine maintenance and more intensive restoration initiatives

This narrative identifies the existing management framework already in place at the Brandy Station and Cedar battlefield lands and projects the management programs to be considered by DCR as a part of this proposal.

### **A1. Existing Management Framework at Brandy Station**

Since purchase, the Civil War Trust has executed a sound strategy to manage the cultural and natural resources at its purchased lands at Brandy Station. Of its more than 1,100 acres, 467 acres are managed under three separate agricultural leases. Of these lands, 137 acres are managed in crop production, while 339 acres are managed in hay only. Commodities grown include soybean and wheat.

The battlefield’s extensive system of interpretive trails consists of mown paths accessing important observation points interpreted by site interpretive signage. Two separate hunting leases are held in exchange for mowing of battlefield trails (every two weeks during the growing season), and monitoring all on-site structures, parking areas and trails for trash, vandalism, and weather damage.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Chapter V - Management**

Through strong partnerships with local farmers these lands are maintained at virtually no cost annually, beyond monitoring and identified maintenance improvements. Expenses are limited to roughly \$1,000 annually for mowing trails and controlling weeds around the Fleetwood Hill parking lot. The contractor is permitted to cut hay on this 10-acre field.

Of additional note is the Trust's long-standing relationship with the Brandy Station Foundation. The Foundation owns properties significant to the battle which it upkeeps privately, and serves as a local advocate for preservation and interpretation.

### **A2. Existing Management Framework at Cedar Mountain**

Likewise the Civil War Trust has executed a sound strategy to manage the cultural and natural resources at its purchased lands at Cedar Mountain. Of its more than 164 acres, 38 acres are managed under a single agricultural lease. Commodities grown include soybean, wheat, and corn.

The Friends of Cedar Mountain Battlefield Inc. bears the cost (\$1,100 annually) of mowing battlefield's system of interpretive trails consisting of mown paths accessing important observation points interpreted by site interpretive signage. The Friends of Cedar Mountain Battlefield cover and organize stewardship efforts including mowing and trail maintenance in exchange for the use of the non-historic house on the property as their headquarters and visitor contact station for a fee of \$1 annually. In concert with the Civil War Trust, they organize an annual Park Day to focus maintenance of fences, trails, and invasive species removal.

These partnerships with local farmers and the Friends of Cedar Mountain Battlefield yield a strong stewardship record at Cedar Mountain that keeps the property well maintained, and its spatial character and integrity intact.

### **B. Stewardship Partners**

Two important local stewardship partners made accessible to Virginia State Parks as a product of this proposal are the continued support and expertise offered by the Brandy Station Foundation and the Friends of Cedar Mountain Battlefield Inc. Both groups provide extensive partnership assistance with stewardship, education, and preservation advocacy to both the battlefields. Supported in their letters of commitment provided in the appendices, both groups are eager to support the establishment of the battlefield park; while today they are friends of the battlefields, they seek to become friends of the parks.

The local support provided by these two organizations is further supported by the Civil War Trusts offer to continue managing these properties for the initial five years should an agreement be reached. This will free Virginia State Parks to conduct long-range planning and identify how current stewardship, and interpretative efforts carry forward.

Lastly, it is important to recognize the contributions and support of other regional partners in stewardship, education and preservation, including regional non-profits like the Piedmont Environmental Council, and local government within Culpeper County, and the Town of Culpeper.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter V - Management**

**C. Projected Staffing – Staff + Volunteer**

The future management of the Brandy Station and Cedar Mountain Battlefield State Park will reflect a tailored framework well-tested at other DCR parks and properties, and will reflect the needs of two non-contiguous but related sites.

The project team interviewed staff at the Sailor's Creek Battlefield State Park to identify parallels between existing management in place by the Civil War Trust, and those of Virginia State Parks. It is anticipated that the long-term staffing objectives corresponding with Brandy Station and Cedar Mountain would resemble the following staffing model:

- 1 Park Manager
- 1 Chief Ranger
- 1 Administrative Specialist
- 1-2 Additional Education Specialists/ Rangers
- Interpretation + Education Stewardship Volunteers

Based on this model, which reflects staffing levels at other units of Virginia State Parks, the annual staffing costs incurred by the creation of this battlefield park would require roughly four (4) full-time equivalent staff annually. In the interim the strong partnership and expertise of local stewardship partners may be counted on to assist with routine maintenance, stewardship and educational offerings.

CHAPTER VI  
THE ECONOMIC  
FRAMEWORK



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

## **The Economic Framework**

A stated goal of this feasibility study is to “realize the economic advantages and opportunities of a turn-key addition to Virginia State Park and its benefit to the local and regional economy.” The significant investment already made in respect to these lands and those who fought for it is well founded. The extent to which those investments offer a tangible economic model for operating a new unit of Virginia State Parks must be fully vetted. The following narratives identifies the economic advantage and opportunities made available to the State, and the local economy as a product of this park proposal. This chapter of the *Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study* is authored under the guidance of the Community Land Use and Economic Group (CLUE Group), a national economic consulting firm specializing in the creation of forward-thinking transformation strategies for authentic, locally owned businesses, main-streets, and cultural centers.

### **A. Overview**

As part of this state park proposal, the Civil War Trust commissioned a an economic feasibility study to examine programmatic and economic characteristics of the potential park. This chapter focuses on the economic characteristics.

Key findings of our research include:

- A Brandy Station and Cedar Mountain Battlefields State Park would likely attract 75,000 visitors in its first year and 100,000 within 3 years of operation; even approaching 200,000 annual visitors at 5 years and beyond ranking it in the top third of Virginia’s state parks in terms of daytime attendance and the top 40 percent in terms of total attendance.
- The proposed state park would be essentially turn-key, with interpretive signage, a network of trails, and an experienced pool of volunteers and partner organizations already in place.
- The proposed park has solid opportunities to generate income through recreational concessions, parking fees, leases, and other means.
- Brandy Station’s history as the site of the largest cavalry battle in the Civil War gives it an unparalleled opportunity to provide high caliber equestrian activities, relatively rare within the state parks network.
- The proposed park’s land has been assembled over the past several decades in part with state and federal funding, substantially reducing acquisition costs.
- The proposed park would generate new economic activity, creating jobs and businesses and, in turn, tax revenues and fee income for the community, region, and Commonwealth.



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

**B. Seven Economic Considerations for this Park Proposal**

In considering the economic potentials and liabilities with respect to this proposal, the study team offers the following salient questions and responses for consideration by the Civil War Trust, its preservation partners, the Virginia Department of Conservation and Recreation, and Culpeper County stakeholders.

**1. What might it cost the state to acquire the Brandy Station and Cedar Mountain battlefields as part of the state park network?**

Over the past several decades, the Civil War Trust and its preservation partners have purchased nearly 1,031 acres of Brandy Station battlefield land and just over 164 acres of Cedar Mountain battlefield land – a total of 1,195 acres, fee simple<sup>1</sup>. Together, they paid \$12.7 million for these parcels, or an average of \$10,660 per acre. They used \$4.2 million in federal funds and \$3.4 million in state funds, plus \$5.2 million of their own funds, to make these purchases.

	Brandy Station*	Cedar Mountain	Total
Acreage	1,038.8 ac	164.42 ac	1,195.2 ac
<b>FUNDING SOURCES</b>			
Federal	4,069,486	128,545	4,198,031
State	3,069,126	281,995	3,351,121
Civil War Trust + Brandy Station Fndn	4,798,278	393,685	5,191,963
<b>Total</b>	<b>11,936,890</b>	<b>804,225</b>	<b>\$ 12,741,115</b>
Cost per acre			\$ 10,660.24

**TABLE 1:** Land acquisition by the Civil War Trust and Brandy Station Foundation, and funding sources for acquisitions (*Source:* Civil War Trust).

\* Includes anticipated Federal and State grant funds for the Mitchell Tract

Since all the land assembled by the Civil War Trust is protected by conservation easements and Brandy Station Foundation lands are not planned for development, their development potential and therefore their value are diminished. There are several ways one might estimate a value for the purposes of transferring ownership of the assembled land from the Civil War Trust and Brandy Station Foundation to the state:

- **Acquisition cost:** The acquisition cost of the 1,195 acres for the Civil War Trust and Brandy Station Foundation was \$12.7 million, an average of \$10,660 per acre.

<sup>1</sup> In addition to the land owned by the Civil War Trust and Brandy Station Foundation, there are an additional 3,638 acres of land protected and preserved by conservation easements (3,217 at Brandy Station and 421 at Cedar Mountain)<sup>1</sup>, vastly enhancing the experience of visiting and understanding the battlefields.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

- ▶ **Inflation-adjusted acquisition cost:** Using the Consumer Price Index inflation calculator provided online by the US Bureau of Labor Statistics, we adjusted the acquisition costs of the 1,195 acres, parcel by parcel, to current-year dollars. We found that, in 2015 dollars, the acquisition cost of these 1,195 acres would be \$15.3 million, or an average of \$12,844 per acre.
  
- ▶ **Asking prices of comparable undeveloped land:** Using current real estate listings, we collected information on the asking prices of undeveloped land near the battlefields and found that the average recent asking price per acre is \$14,527 per acre.
  
- ▶ **Non-grant acquisition cost:** Of the \$12.7 million paid by the Civil War Trust and Brandy Station Foundation to acquire the 1,195 acres, \$7.55 million was funded by state and federal grants, with \$5.2 million (an average of \$4,739 per acre) paid by the Civil War Trust and Brandy Station Foundation.

One could perhaps make an argument for using any of these “values” as the starting point for estimating a post-easement value for the land. However, we suggest that using the non-grant acquisition cost of \$4,739 per acre as this starting point. Applying a *pro rata* estimate based on the impact of conservation easements on the value of other property in the Brandy Station/Cedar Mountain area, it is likely that the post-easement value of the land would be in the \$3,000 - \$3,500/acre range<sup>2</sup>. At an estimated \$3,000 per acre of value, these 1,195 acres would therefore be valued at \$3.585 million.

<b>Location</b>	<b>Description</b>	<b>Acreage</b>	<b>Asking</b>	<b>Per acre</b>
Will Lane / Boston	Undeveloped land	10.34	\$ 149,000	\$ 14,410
Griffinsburg / Boston	Undeveloped land	20.48	389,000	18,994
Griffinsburg Rd / Boston	Undeveloped land	5.27	119,000	22,580
Jackson Pine Ln / Brandy Station	Undeveloped land	11.04	90,000	8,152
Jackson Pine Ln / Brandy Station	Undeveloped land	10	85,000	8,500
<b>Average asking price per acre:</b>				<b>\$ 14,527</b>

**TABLE 2:** Recent land purchases and listings (*Source:* CoStar).

**2. What might it cost the Commonwealth to manage these battlefields, and what costs would it anticipate in creating the Brandy Station and Cedar Mountain battlefields?**

**Current Management Costs:** With the diligent work of partner organizations (particularly the Brandy Station Foundation and Friends of Cedar Mountain Battlefield), the battlefields are already open to the public. Thanks to these partners and to many volunteers, expenses are kept under \$3,000 per year.

<sup>2</sup> The Civil War Trust and Brandy Station Foundation, and/or the Commonwealth, might wish to engage a land appraiser to determine a more precise valuation.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

Paid expenses include:

- a. \$1,000 annually for mowing trails and controlling weeds around the Fleetwood Hill parking lot. The contractor is permitted to cut hay for his use on this 10-acre field.
- b. \$1,100 annually for mowing trails at Cedar Mountain, currently paid by Friends of Cedar Mountain Battlefield in exchange for leasing Broomfield for \$1 annually for use as an office and visitor contact station. The Friends also pay for utilities for a house on the Broomfield tract (one of the tracts comprising the Cedar Mountain Battlefield).

Volunteer services include:

- a. Park Day activities every spring at Cedar Mountain, with volunteers clearing trails, removing downed trees, replacing split rails, cleaning interpretive markers, and removing trash
- b. Volunteer visitor center representatives at Graffiti House and the Cedar Mountain Battlefield visitors center

**Projected Management Costs:** As a product of this proposal, the Civil War Trust offers to continue maintaining the battlefields for up to five years, providing time for the Department of Conservation and Recreation to integrate the new park into its network. So, in theory, the state could assume ownership of the proposed park and operate it for several years before completing its in-house planning and management studies.

If integrated into the state park system, the Department of Conservation and Recreation might wish to add new amenities and provide part- and full-time staff for site maintenance and visitor services. The Department of Conservation and Recreation's planning and programming for the proposed battlefield park would, of course, ultimately determine what its initial capital and marketing expenses and ongoing operating expenses might be. For the sake of having a very rough idea of what the range of expenses might be, we examined the National Association of State Park Directors' *Statistical Report of State Park Operations, 2011-2012, Annual Information Exchange* for data on the numbers of daytime visitors in Virginia's state parks and on the average numbers of full-time, part-time, and seasonal staff per visitor. We found that, in 2012 (the most recent year for which the *Statistical Report of State Park Operations* is available), Virginia's state parks had 3.75 full-time staff per 100,000 visitors, 4.37 part-time staff, and 9.37 seasonal staff. These findings correspond to conversations with other battlefield parks, specifically at Sailor's Creek battlefield.

Characteristic	Staff
Full-time positions per 100,000 visitors	3.75
Part-time positions per 100,000 visitors	4.37
Seasonal positions per 100,000 visitors	9.37

**TABLE 3:** Average numbers of staff per visitor at state parks nationwide in 2012 (*Source: Statistical Report of State Park Operations, 2011-2012, Annual Information Exchange*).

**Projected Start-Up Costs:**

The Civil War Trust, Brandy Station Foundation, Friends of Cedar Mountain Battlefield, and other partners have already installed walking trails, interpretive markers, and parking areas, and they have preserved and

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

currently maintain several buildings for use as offices and visitor contact stations. Given that the baseline interpretive offerings for both Civil War sites are in place, the Department of Conservation and Recreation's initial start-up costs, beyond acquisition would be minimal. Depending on the findings of the department's in-house master planning, the initial start-up costs might be limited to the following expenditures and may be accomplished for a budget below a half-million dollars for initial launch including but not limited to:

- Master Planning (In-House)
- Branding and Wayfinding Signage (Along Routes 29, and 15)
- Up-fit of existing visitor service centers at Brandy Station, Cedar Mountain, and potential kiosk or orientation center at the Culpeper Depot
- Event and vendor programming, relevant to the recommended recreational offerings described earlier in this report.

**3. How many visitors might the state park attract?**

There are no definitive counts of the numbers of visitors who visit the Brandy Station and Cedar Mountain battlefields. Without full-time staff or controlled entry points, it is difficult to estimate how many visitors the battlefields currently attract. However, based on the numbers of people who sign the guest registry at Graffiti House<sup>3</sup>, which functions as a key point of interest for the Brandy Station battlefield, and based on rules of thumb from historic sites throughout the US about the percentage of historic site visitors who sign guest registries, we estimate that, conservatively, approximately 40,000 people currently visit Brandy Station annually, with somewhat fewer visiting Cedar Mountain.

Virginia's state park network currently includes three Civil War battlefields. Two of these parks, Sailor's Creek and Staunton River Battlefields, operate primarily as historic sites, while the third, High Bridge Trail, offers a broader recreational program in addition to battlefield interpretation. Sailor's Creek Battlefield Historical State Park, straddling the border of Amelia and Nottoway Counties, attracted 38,691 visitors in 2014. Staunton River Battlefield State Park, in Halifax County, attracted 35,198 visitors in 2014. High Bridge Trail State Park attracted 203,058 visitors. High Bridge Trail State Park is the site of Lee's 1865 retreat across the Appomattox River. In addition to interpreting the battlefield surrounding the bridge, it provides a 31-mile recreational trail along a former rail bed.

<b>SITE</b>	<b>2014 visitors</b>
<b>STATE PARKS</b>	
Sailor's Creek Battlefield Historical State Park	38,691
Staunton River Battlefield State Park	35,198
High Bridge Trail State Park	203,058
<b>NATIONAL PARKS</b>	
Manassas National Battlefield Park	514,139
Fredericksburg and Spotsylvania National Military Park	873,328

<sup>3</sup> Approximately 3,000 people sign the guest register at Graffiti House during the roughly 145 days it is open to the public. By extrapolation, we therefore estimate that approximately 6,000 people *would* sign the guest register if Graffiti House were open to the public year-round. Typically, one entry in a guest register at a house museum translates into 6-8 visitors.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

**TABLE 4:** Visitors at Virginia’s three Civil War battlefield state parks and at the two nearby national Civil War battlefield parks (*Sources:* Virginia Department of Conservation and Recreation; National Park Service).

The proposed new state park would benefit enormously from its proximity to two major Civil War battlefields managed by the National Park Service – the Manassas National Battlefield Park and the Fredericksburg and Spotsylvania National Military Park – which attracted 514,139 and 873,328 visitors in 2014 respectively. Both national parks are about 30 miles away from the proposed state park and both attract hundreds of thousands of visitors every year. There are currently *no* state parks between Fauquier County and the Rapidan and Rappahannock Rivers, although this is one of the fastest-growing and most-traveled areas of the Commonwealth. Creating a new state park here would not only capitalize on the strong magnets of the Manassas and Fredericksburg/Spotsylvania national battlefield parks but would also fill a critical gap in Virginia’s state park network, capturing statewide, national, and international visitor interest in the American Civil War for the region and the state.

But the most likely analogs for the proposed Brandy Station/Cedar Mountain Battlefields State Park are the Manassas National Battlefield Park and the Fredericksburg and Spotsylvania National Military Park. The Manassas National Battlefield Park is 31.0 miles northeast of Brandy Station, and the Fredericksburg and Spotsylvania National Military Park is 31.5 southeast. So, the Brandy Station and Cedar Mountain battlefields, together, are an ideal itinerary addition for Civil War heritage travelers visiting these two major national battlefield parks.

We believe it is reasonable to expect that, conservatively, the proposed state park would attract a minimum of 75,000 visits during its first year. As part of the state park network and that visitation would likely climb, conservatively, to 100,000 visits annually within 3 years; even approaching 200,000 annual visitors beyond year 5. The number of people visiting Virginia’s state parks has increased every year for the past six years, and it is very reasonable to assume that, given the importance of both the Brandy Station and Cedar Mountain battlefields, the number of visitors to the proposed state battlefield park would increase annually, as well.

**4. How much money might park visitors spend while visiting?**

There are several data sources that suggest how much money park visitors might spend while visiting.

The Commonwealth measures attendance at its state parks each year and estimates the economic impact of visitorship. For the past two years, it has estimated that visitors at each of the three battlefield sites that are part of the state parks network spend an average of \$16.00 per visit. However, these estimated expenditures are limited primarily to park-related purchases and therefore do not provide a complete analog for likely visitor spending at the proposed new park.

Park	2013		2014	
	Attendance	Impact	Attendance	Impact
High Bridge Trail	194,251	\$ 3,108,016	203,058	\$ 3,248,928
Sailor’s Creek	44,392	710,272	38,691	619,056
Staunton River Battlefield	29,976	479,616	35,198	563,168
Impact per visitor		\$16.00		\$16.00

**TABLE 5:** 2013 and 2014 attendance at Virginia’s three Civil War battlefield state parks and estimated economic impact (*Source:* “Virginia State Parks Attendance and Economic Impact”, 2013 and 2014).

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

The National Park Service periodically conducts Visitor Services Project surveys, which include questions about what visitors buy and how much they spend while visiting national parks. NPS collects information on spending in eight categories:

- Hotels, motels, and bed and breakfasts
- Camping fees
- Restaurants and bars
- Groceries and take-out food
- Gasoline and oil
- Local transportation
- Admissions fees
- Souvenirs and other expenses

Based on its 2014 surveys, the National Park Service estimates that local visitors to both the Fredericksburg and Spotsylvania National Military Park and the Manassas National Battlefield Park spent an average of \$56.08 per visitor unit (meaning a visitor traveling alone or a group of visitors traveling together) and that non-local visitors – visitors from outside the area – spent an average of \$63.80 (\$63.79 at Fredericksburg/Spotsylvania and \$63.81 at Manassas)<sup>4</sup>. We believe it is very likely that visitors to the proposed park will be demographically quite similar – almost identical – to visitors to the two national parks and would therefore expect visitors to the proposed park to spend similarly.

If the proposed state park attracts 75,000 visitors in its first year, and each visiting unit consists of an average of 2.54 people (the current average size of a Virginia household), and if half of the visitors are local and half are non-local, then visitors to the proposed state park will spend approximately \$1.77 million in the product and service categories listed above, based on the averages from the Manassas and Fredericksburg/Spotsylvania national parks. Assuming the proposed state park attracts 100,000 – 200,000 visitors in successive years and sustains that level of visitation, visitors will spend approximately \$4.72 million (in current-year dollars) on these products and services, generating an estimated \$250,160 in sales tax revenue, of which \$202,960 will accrue to the state and \$47,200 to Culpeper County.

<b>Characteristic</b>	<b>1<sup>st</sup> year</b>	<b>3+ years</b>
Number of visitors	75,000	200,000*
Visitors/visitor unit	2.54	2.54
Visitor units	29,528	78,740
% local	50%	50%
% non-local	50%	50%
Local expenditures/visitor unit	\$ 56.08	\$ 56.08
Non-local expenditures/visitor unit	\$ 63.80	\$ 63.80
Total estimated visitor expenditures	\$ 1,770,000	\$ 4,720,000

<sup>4</sup> National Park Service, *2014 National Park Visitor Spending Effects: Economic Contributions to Local Communities, States, and the Nation*, Natural Resources Report NPS/NRSS/EQD/NRR – 2015/947.

\* 100,000 visitors likely by year 3, with as many as 200,000 visitors approaching and beyond year 5.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

Virginia sales tax rate	5.3%	5.3%
State	4.3%	4.3%
Local	1.0%	1.0%
Total sales tax revenue	\$ 93,810	\$ 250,160
State sales tax revenue	\$ 76,110	\$ 202,960
Local sales tax revenue	\$ 17,700	\$ 47,200

**TABLE 6:** Estimates of the number of visitors to the proposed state park in its first and third-plus years, likely expenditures per visitor unit (based on comparable data from the Manassas and Fredericksburg/Spotsylvania national parks, and likely sales tax revenues.

**5. What about multipliers?**

Many economic impact studies use input-output analyses to estimate the economic impact of a business, industry, or activity on a region's economy. These analyses take into consideration all of the inputs into an industry or event (labor, utilities, raw materials, etc.) and all of its outputs (finished materials, consumer purchases, purchases by employees of the industry, etc.). In the case of tourism, input-output analyses might measure not just the direct impacts of an economic event (in this case, purchases made directly by people who visit historic battlefields, such as entrance fees, restaurant meals, gasoline, canoe rentals, and lodging) but also the indirect impacts of that economic event (purchases made by the businesses and nonprofit organizations that sell these goods and services to visitors) and induced impacts (purchases made by the employees of the businesses that provide goods and services to visitors).

There are several national data services that provide estimates of economic multipliers – particularly RIMS II (offered by the US Bureau of Economic Analysis) and IMPLAN (offered by MIG, Inc.). We have found that these economic modeling services work relatively well for industries and events whose characteristics are relatively constant throughout a region or nation – but not as well for industries and events that are unique (such as one-of-a-kind historic sites). With regard to historic places and heritage tourism, in particular, we have found input-output analyses to be inadequate and misleading. Our research therefore underscores the direct-impact findings of the National Park Service with regard to the expenditures of visitors to the Manassas and Fredericksburg/Spotsylvania national parks.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

**6. How else might the proposed state park generate economic activity for the region and Commonwealth?**

Tourists already have a profound impact on the economy of the region. For example, according to research conducted by the US Travel Association's Research Department and published by the Virginia Tourism Corporation, tourists visiting Culpeper County spent \$37.3 million in 2014, supporting 377 jobs with a total payroll of \$7.1 million and generating \$822,235 in local tax receipts and \$1,508,465 in state tax receipts.

Characteristic	2011	2012	2013	2014	% ch, '13-14
Employment	349	352	359	377	4.9%
Expenditures	33,224,590	34,422,596	35,047,431	37,238,528	6.3%
Local tax receipts	745,270	762,930	788,094	822,235	4.3%
Payroll	6,216,749	6,385,269	6,658,989	7,059,887	6.0%
State tax receipts	1,377,488	1,418,562	1,437,395	1,508,465	4.9%
Lodging rate	2%	2%	2%	2%	-
Admissions	40,948	40,901	33,488	47,138	40.8
Food services	1,790,476	1,846,124	2,622,243	3,362,648	28.2%
Lodging	272,110	314,288	265,555	342,774	29.1%

**TABLE 7:** Economic impacts of tourism in Culpeper County, 2011-2014 (*Source:* Virginia Tourism Corporation)

This means that, in terms of employment, tourism is the sixth largest employer in Culpeper County.

Business	# workers
Culpeper County Public School System	1,100
Culpeper Regional Hospital	698
Walmart	500
County of Culpeper	478
Virginia Dept. of Transportation District Office	415
<b>Tourism</b>	<b>377</b>
Masco Builder Cabinet Group	340
Coffeewood Correctional Center	300
Cintas	265
Communications Corporation of America	250
Continental Automobile	240
Rochester Wire & Cable	235
Culpeper Heath & Rehabilitation Center	186
Swift	180
Builder's First Source	160

**TABLE 8:** Largest employers in Culpeper County (*Source:* Culpeper County)



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

There are several specific ways in which the proposed state park will likely have a strong ripple effect on Culpeper and the region:

- a. **Increased demand for visitor staples**, such as overnight accommodations, restaurants, groceries and take-out food, gasoline, and souvenirs.
- b. **Ongoing, expanded sales for current and new businesses.** Culpeper has a vibrant downtown, offering an eclectic mix of products and services that serve both residents and visitors. Increased visitorship will almost certainly translate directly into additional sales for a broader range of goods and services than those usually sought by visitors (food, lodging, gasoline) and into market demand for new businesses. Not only might increased visitorship translate into increased sales through a larger volume of visitors, it might also mean that one-time or occasional visitors to downtown Culpeper (which has been a participant in Virginia's Main Street program for many years) might continue their commercial relationships with downtown businesses through online storefronts and other ongoing contact with downtown businesses.
- c. **Development of specialized businesses.** The proposed battlefield park represents many new opportunities for the development of specialized businesses catering to battlefield visitors. Brandy Station's unique history as the nation's largest cavalry battle and as one of the Civil War's largest winter encampments offers promising opportunities for specialized shops and outfitters.
- d. **Attractiveness to businesses outside the visitor arena looking for a new location.** The presence of a state park with significant visitorship would make Culpeper and the region an even more attractive site for businesses looking for new or expansion sites with strong tourism and a high quality of life.

**7. How might the proposed state park generate income?**

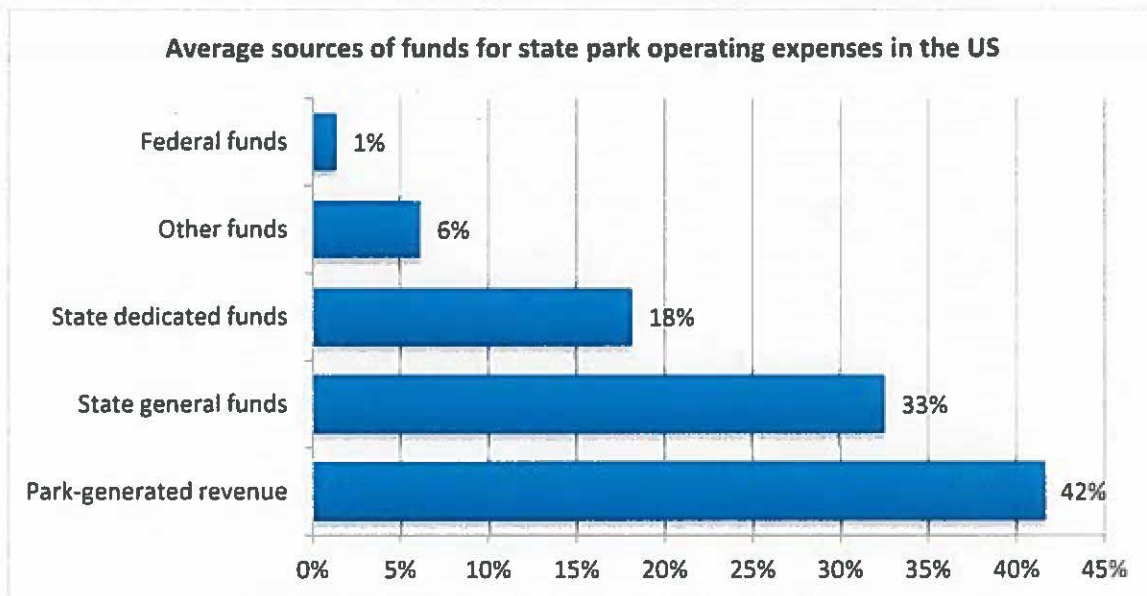
Nationally, park-generated revenue is the largest source of funding for state parks' operating expenses (followed closely by funding from state general funds) – but the trend appears to be for parks, to generate a slowly growing percentage of the money needed to cover operating expenses from park-related revenue centers (such as entrance fees, activities fees, and concessions) and from dedicated endowments<sup>5</sup>.

Based on this initial assessment, it is believed that the greatest percentage of park income will be generated through special uses and activities concessions. The following observations and recommendations provide a multitude of income-generating programs specific to the character and history of each site:

---

<sup>5</sup> National Association of State Park Directors, "Statistical Report of State Park Operations: 2011-2012, Annual Information Exchange".

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**



a. **Activities concessions.** There are many potential opportunities to lease or license concession opportunities to private-sector businesses that could provide interpretive experiences, products, and services to battlefield visitors. We recommend that the Commonwealth develop agreements with concessionaires when possible, rather than operating concessions internally, not only to minimize costs and liability but also to stimulate development of new businesses and expand opportunities for existing businesses in the region. Activities concessions might include:

- i. **Food.** There are two small grocery markets near Graffiti House, both of which offer limited prepared foods. Increased visitorship will bring increased demand for prepared carry-out foods and for sit-down dining, both of which could potentially be accommodated by expanded offerings by existing businesses or by one or more new restaurants in the small commercial area near Graffiti House.
- ii. **Equestrian activities.** Perhaps first and foremost, Brandy Station's strong cavalry heritage makes equestrian activities a particularly appealing and potentially lucrative option for the proposed state park. There is no other state or federal park devoted to cavalry, offering the proposed park an additional, and generally affluent, consumer constituency.

There are 14 equestrian facilities in Culpeper County and within ten miles of either the Brandy Station or Cedar Mountain battlefields. Of these, only one offers for-hire guided trail riding services; the others restrict trail riding to their own clientele using clients' horses, with riding restricted primarily to the facilities' property. Any of these could be potential partners, providing vendor opportunities. And, there are many enthusiastic riders within the region who support development of a trail network within the county, including two 4-H horse clubs and four hunt clubs.

- iii. **Canoe, kayak, and tube rentals.** While the proposed park will not have riverfront access at the Brandy Station site, the Civil War Trust and Brandy Station Foundation own land adjacent to the DGIF lands at Kelly's Ford including a canoe launch. Other boat launch locations are possible on CWT land just a few miles away, at the Rector Tract (Rappahannock Station). There are a number

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

of other privately held locations conducive to boat launches —on the Hazel River, and the Rappahannock River. These could provide new opportunities for regional outfitters and feasible through collaboration and interest from willing property owners.

- iv. **Private and bespoke (guided) tours.** In addition to self-guided tours and ranger tours that might be offered by the state and self-guided tours, there are several other types of tours and experiences that could potentially be offered at the proposed park:

- ▶ **Limited bespoke camping:** With only one commercial campground within the county, camping opportunities are currently quite limited, and considerable demand appears to exist for a range of camping options. And, the Brandy Station Battlefield's legacy as the site of one of the Civil War's largest winter encampments makes a compelling case for offering authentic camping experiences here.

At least one example of Civil War-relevant camping already exists in Virginia: The Civil War Adventure Camp at the Pamplin Historical Park, a privately owned and operated park near Petersburg. The Pamplin Historical Park's 424 acres include a significant section of Confederate earthworks where, in April 1865, Grant's troops broke through Lee's defensive line and effectively ended the Petersburg campaign, leading in turn to Lee's surrender at Appomattox the following week.

The Pamplin Historical Park offers a five-hour daytime interpretive event ("Troop Camp") for \$700 (covering up to 20 participants) plus an additional \$30/person for 21-55 participants and an 18-hour overnight event ("Platoon Camp") for \$1,400 (again, covering up to 20 participants) plus an additional \$60/person for 21-55 participants. Both interpretive events experience strong sales, particularly from school and scout groups.

Camping at Brandy Station would of course need to be carefully planned and managed in order to avoid disturbing archaeological resources. But it is likely that there would be strong market demand for some sort of limited bespoke camping experience at Brandy Station.

- ▶ **Paddling tours:** The Brandy Station Battlefield is somewhat unique among Civil War battlefields in that the battle incorporated a number of river ford crossings and skirmishes. At least five of these fords still exist. This offers an excellent opportunity to interpret the battle from the water, as well as on land.
- ▶ **Hot air balloon and small airplane tours:** There are several hot air balloon tour operators in central Virginia, including one in Bealeton and two in Charlottesville. The proposed Brandy Station state park's adjacency to the Culpeper Regional airport could provide opportunities for special events, co-branded by the park and the airport exclusive to balloon traffic and interpreting 19<sup>th</sup> century flight. The airport's adjacency may also lend opportunity for public/private ventures for small airplane and or open cockpit tours of the battlefields.

- b. **Private sponsorship.** A growing number of communities have created conservancies, foundations, and other forms of public-private partnerships to support the development and ongoing operation of publicly owned parks. Public-private partnerships like that between the City of New York and the nonprofit Central Park Conservancy have successfully raised hundreds of millions of dollars to support park maintenance, capital improvements, and programming. There can be drawbacks, such as the unpredictability of private-

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

sector contributions (a particular problem if private-sector funding provides a substantial share of a park's operating budget).<sup>6</sup> Annual support, special appeals, and sponsorship of specific park amenities could all be invaluable to the proposed park's long-term success. Private sponsorship might include:

- Continued support from the affinity groups currently supporting the Brandy Station and Cedar Mountain battlefields
  - Private/corporate sponsorship of park features and amenities
  - Development of an operating endowment
- c. **Product licensing.** Although relatively few state parks generate revenue from product licensing (e.g., licensing the ability to create and sell facsimiles of historic items or to use names or images associated with a site for new products), licensing is an increasingly common source of income for many historic sites operated as nonprofit organizations. George Washington's Mount Vernon, for example, earns income from reproductions of home furnishings, porcelain, textiles, and jewelry from Mount Vernon through a dozen licensees. Licensees typically agree to adhere to certain quality and design criteria, to pay a percentage of sales revenue to the licensor (almost always with a minimum guaranteed amount), to obtain product liability insurance, and to meet other conditions. While publications and other collateral material are the most likely candidates for this category, appropriately themed and tasteful offerings of recreational gear central to park experiences may resonate with park visitors.
- d. **Development and rental of nearby buildings on non-battlefield land.** Within the context of the historic Village of Brandy Station, there exists an opportunity to expand the heritage-based services for the visiting public, that may offer mission-aligned income-generating purposes, such as rental to park concessionaires or to businesses providing amenities to park visitors.
- e. **Admissions fees probably aren't practical.** Because of their multiple access points, it would be impractical to charge admissions fees at either site.
- f. **On-site donations.** However, the park could request donations. If the proposed park attracted a 200,000 visitors annually, and if only 10 percent of them left an average donation of \$2, the park would collect \$40,000 in contributions.
- g. **Parking fees.** Parking fees are a significant revenue generator for Virginia's state parks. There is currently no charge for parking for either the Brandy Station or Cedar Mountain battlefields. While charging admissions may not be practical, charging for parking in one or more locations might be a viable option.

Daily parking fees for passenger vehicles (with up to 8 passengers) in most of Virginia's state parks (including all three of its Civil War battlefield parks) are currently \$3 on weekdays and \$4 on weekends for

---

<sup>6</sup> See, for example, "Private Funding of Public Parks: Assessing the Role of Philanthropy", an issue brief written by Margaret Walls for Resources for the Future (January 2014).

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

both in-state and out-of-state vehicles<sup>7</sup>. So, for illustrative purposes, if a conservative average of 15 cars parked at Brandy Station and five cars at Cedar Mountain on weekdays, with 50 and 15 cars on weekends, respectively, the state might collect \$35,550 in parking fees annually.

	Weekdays			Weekends		
	Cars	Fee	Total	Cars	Fee	Total
Brandy Station	15	\$3.00	\$45.00	50	\$3.00	\$150.00
Cedar Mountain	5	\$3.00	\$15.00	15	\$3.00	\$45.00
Weekdays (x261)			\$15,660			
Weekends (x102)						\$19,890
<b>Total</b>						<b>\$35,550</b>

**TABLE 9:** Illustration of potential revenues from parking fees.

**h. Agricultural leases.** There are currently several agricultural leases in place:

- At Brandy Station, there are three leases<sup>8</sup>, encompassing 476 acres. Of these, 137 acres are used for soybean and wheat production; the remaining 339 acres are used for hay. The ground rent for the three leases currently total \$130 annually but will accelerate to \$5,805 annually by 2017.
- There is one agricultural lease at Cedar Mountain, covering 38 acres and producing wheat, soybeans, and corn. The farmer keeps two large fields cleared and removes occasional trees, as need, in exchange for waiver of ground rent.

Although these leases produce very modest amounts of rental income, they help minimize land maintenance costs. And, by providing a means for local farmers to generate agricultural income, they help retain local economic vitality.

- i. Hunting leases.** Hunting is prohibited at the battlefields except for one tract – Elkwood Downs – where there are two hunting leases. In exchange for these hunting privileges, the lessees mow and maintain trails during the growing season, removed downed trees from trails and lanes, keep parking lots free from trash, and check the historic Wiltshire House every two weeks for damage. If permitted in the proposed park, hunting leases would need to follow protocols that minimize ground disturbance, and eliminate any potential conflicts with park use, by area or time of year.
- j. Low-Impact Timbering.** Many of the battlefields’ current tree lines were not present during the battles. Restoring the original tree lines would both generate short-term income for the proposed park and also aid battlefield interpretation. Timbering would only be permissible if conducted under the strict guidance of archaeologist and preservation specialists, including the State Historic Preservation Office. Low-Impact timbering should be limited to horse–timbering operations to limit disturbance to historic resources and compaction of fertile soils.

<sup>7</sup> “2015 Virginia State Parks Standard Parking, Admission and Boat Launching Fees”, Virginia Department of Conservation and Recreation.

<sup>8</sup> Elkwood Downs, Whitney Pound, and Troilo tracts.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Chapter VI - Economics**

In all instances, we recommend that concessions and programming be chosen based not only on their potential profitability but also on their ability to provide and enhance authentic experiences of the battlefields, the natural environment, and the unique characteristics of the Culpeper area.

**C. Summary – Heritage Tourism Opportunity**

Successful tourism development depends on a variety of factors. With few exceptions, the sites that are most successful in generating and sustaining tourism-related economic development are those that offer authenticity, amenities, and a range of interpretive and recreational experiences. There are a number of factors that suggest that the proposed Brandy Station and Cedar Mountain Battlefields State Park could be very successful not only as a programmatically important addition to Virginia's state parks network but also as a significant generator of economic activity for the region. Chief among them:

- Its proximity to two major Civil War battlefields operated by the National Park Service provides ready access to more than half a million visitors seeking Civil War experiences.
- It offers a well preserved, pristine environment enhanced by several thousand acres of land under conservation easement buffering the core battlefield land.
- It benefits from multiple potential constituencies – particularly those interested in Civil War history and in equestrian activities.
- The regional population is growing, providing a growing market of recreational visitors.
- Its proximity to Culpeper's vibrant historic downtown, offering a wide range of goods and services, provides visitors with a fun, unique shopping experience.
- It not only offers the potential to generate significant new market demand for hotels, food services, and recreational services but, by enhancing the region's cultural environment, also offers the potential to attract new entrepreneurs seeking a culturally vibrant community in which to live and conduct business.

end

# APPENDICES



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Appendix A – Battle Summaries**

## The History

Much has been written about the cost borne by Culpeper County during the American Civil War. While this study does not seek to recount these histories in great detail the following references provide the contextual information helpful to appreciate the human, environmental, and economic costs of the war in Culpeper County. A timeline of the Civil War in Culpeper, referenced to the Encyclopedia of Virginia provides capture for the battle summaries of Cedar Mountain battlefield and Brandy Station battlefield provided by the Civil War Trust.

### A. Civil War Timeline – Culpeper County <sup>i</sup>

- **May 1861** - Camp Henry, a Confederate military training camp and recruit depot, is established at Culpeper Court House.
- **February 1862** - Confederate general Joseph E. Johnston establishes a supply depot and concentrates his army at Culpeper Court House.
- **May 5, 1862** - Union troops make the first of many raids into Culpeper County during the Civil War.
- **July 12, 1862** - Union general John Pope's Army of Virginia occupies Culpeper County.
- **August 9, 1862** - Union and Confederate troops clash at the Battle of Cedar Mountain. Although outnumbered, Union troops have an advantage in the early part of the fight. Confederate reinforcements eventually counterattack and drive Union troops from the field.
- **August 18, 1862** - Union general John Pope orders his Army of Virginia to evacuate Culpeper County on the arrival of Confederate general Robert E. Lee's Army of Northern Virginia.
- **October 1862** - Confederate general Robert E. Lee occupies Culpeper County following his failed invasion of the North and the bloody stalemate at the Battle of Antietam on September 17.
- **January 1863** - A portion of Confederate general Robert E. Lee's Army of Northern Virginia occupies Culpeper County following the lopsided Confederate victory at the Battle of Fredericksburg in December 1862.
- **March 17, 1863** - The Battle of Kelly's Ford is fought in Culpeper County between Union cavalry forces under William W. Averell and Confederate troopers under Fitzhugh Lee. Surprised and outnumbered, Lee's men force the Union troopers to withdraw by late afternoon.
- **May 1863** - A portion of Confederate general Robert E. Lee's Army of Northern Virginia occupies Culpeper County following the Confederate victory at the Battle of Chancellorsville.
- **June 9, 1863** - Union cavalry under Alfred Pleasonton cross the Rappahannock River and surprise, even humiliate, J. E. B. Stuart and his famed Confederate horsemen. The Battle of Brandy Station is the largest cavalry engagement of the Civil War, and while Pleasonton's men are beaten back, the battle raises their morale.
- **July 24, 1863** - Confederate general Robert E. Lee occupies Culpeper County following the failed Gettysburg Campaign.



**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS**  
**STATE PARK FEASIBILITY STUDY**  
**Appendix A – Battle Summaries**

- **September 13, 1863** - In the Battle of Culpeper Court House, Union cavalry under Alfred Pleasonton defeat Confederate troopers under J. E. B. Stuart, opening the county to Union control before the Bristoe Station Campaign.
- **November 1863–May 1864** - Culpeper County is occupied by the Union Army of the Potomac.
- **November 7, 1863, 12–3 p.m.** - Union generals William H. French and John Sedgwick force their way past Confederate defenders at Kelly's Ford and Rappahannock Station, inflicting heavy losses on Jubal A. Early's division at Rappahannock Station in Culpeper County.
- **February 6, 1864** - Union cavalry attempt to cross the Rapidan River at Morton's Ford in an effort to distract Confederate forces away from a larger raid on the Peninsula. Fighting is sporadic and the crossing is stalled by Confederate forces under Richard S. Ewell.
- **May 4, 1864** - The Union Army of the Potomac departs Culpeper County at start of the Overland Campaign.
- **December 22–25, 1864** - The largest of occasional Union raiding parties sweeps through Culpeper County.

Source: [http://www.encyclopediavirginia.org/culpeper\\_county\\_during\\_the\\_civil\\_war#start\\_entry](http://www.encyclopediavirginia.org/culpeper_county_during_the_civil_war#start_entry)

## **B. THE BATTLE OF CEDAR MOUNTAIN<sup>ii</sup>**



With the Peninsula Campaign coming to a close, Gen. Robert E. Lee sent 27,000 troops under Maj. Gens. Stonewall Jackson and A.P. Hill to attack Maj. Gen. John Pope's new Federal Army of Virginia.

Hoping to draw attention away from Maj. Gen. George McClellan's withdrawal from the Peninsula, John Pope moved to take the strategic rail junction at Gordonsville, Va. With Stonewall Jackson's command moving towards Maj. Gen. Nathaniel Banks's isolated division, Pope

ordered Brig. Gen. Franz Sigel's division to unite with Banks's forces on high ground near Cedar Run, seven miles south of the town of Culpeper.

On August 9, Stonewall Jackson's three divisions crossed the Rapidan River and approached Banks's position. With the August temperatures soaring, the Confederates advanced their artillery to engage the Federal line. During the prolonged artillery duel, both Stonewall Jackson and Brig. Gen. Charles Winder participated in firing Confederate artillery pieces. Although it was called "the prettiest artillery duel ever witnessed during the war," it had significant consequences when Charles Winder was struck by shell fragments around 5pm and died a few hours later. With few subordinates aware of Jackson's battle plan, Winder's loss produced a dangerous leadership vacuum just as a powerful Federal attack was beginning to unfold.

At roughly 5:00 p.m., Nathaniel Banks launched two attacks against the Confederate positions. One column of Federal troops moved against Confederate forces near the Cedars while a second force advanced against the Rebel

## BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS STATE PARK FEASIBILITY STUDY Appendix A – Battle Summaries

guns placed near the Crittenden Gate - one of the most prominent landmarks on the battlefield. Pressed by the



Union advance, the Confederate guns and much of their infantry support pulled back from their positions at the Gate. With defeat in the air, Stonewall Jackson rode into the center of the fighting and attempted to draw his sword that was rusted within its scabbard. Undaunted, Jackson waved a battle flag and his scabbard-encased sword over his head as he worked to rally his forces. Reinvanized by Jackson's bravery, the Confederates launched a counterattack that drove back the Union wave. Banks's troops, exhausted and nearly out of ammunition, steadily gave way under the relentless Rebel pressure. Meanwhile, on the Confederate left, Jackson had urged Brig. Gen. Lawrence O'Bryan Branch's regiments to advance on the Union line. Branch's soldiers collapsed the Federal right, as Confederate Maj. Gen. Richard Ewell's division drove back the left. By 7:00 p.m., the Union line was in full retreat. After a mile and a half pursuit of the Federals, Stonewall Jackson ordered a halt as night set in.

For two days after the battle, Jackson maintained his position south of Cedar Run, but the expected Federal counterattacks never came. Fearful of further setbacks, Union General-in-Chief Henry Halleck called off Pope's advance on Gordonsville and surrendered the initiative to Lee and Jackson. With Pope now on the defensive, Robert E. Lee could unleash Jackson more broadly, and the 1862 Northern Virginia Campaign began in earnest.

### C. THE BATTLE OF BRANDY STATION<sup>iii</sup>



Following the Confederate victory at the Battle of Chancellorsville in May of 1863, the two great eastern armies found themselves once more confronting each other along the line of Virginia's Rappahannock River. Never one to forfeit the initiative, Confederate Gen. Robert E. Lee resolved to take the war once again onto Northern soil.

Beginning June 3, the Army of Northern Virginia marched west from Fredericksburg towards Culpeper Court House, on its way to the protection of the Shenandoah Valley. Lee ordered Gen. J.E.B. Stuart's cavalry to screen this movement, keeping the southern bank of the Rappahannock free of Union scouts. By June 8, roughly 9,500 of Stuart's cavalymen were concentrated at Brandy Station, a small crossroads roughly halfway between Culpeper and the Rappahannock. In preparation for his pivot northward, Lee directed Stuart to launch a diversionary raid across the river the next day, June 9.

Gen. Joseph Hooker, commanding the Union Army of the Potomac, correctly interpreted Stuart's intentions. Redeploying his own cavalry opposite Brandy Station, he too ordered an attack for June 9. After the perceived failure of the mounted wing during the Chancellorsville Campaign, Hooker's orders were plain: "disperse or destroy" Stuart's entire command. Cavalry commander Gen. Alfred Pleasanton accordingly augmented his striking force with an ad hoc infantry brigade, bringing his strength to nearly 12,000 men. Stuart remained unaware of this rapid build-up of strength to his front. Pleasanton's plan had called for a coordinated double attack by Gen. John Buford's troopers at Beverly's Ford and a force under Gen. David Gregg further south at Kelly's Ford.

## BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS STATE PARK FEASIBILITY STUDY Appendix A – Battle Summaries

At 4:30 A.M., Buford's men splashed across Beverly's Ford, four and a half miles northeast of Brandy Station, and quickly scattered surprised Confederate pickets. Firing their revolvers wildly, the pickets scrambled back towards the main camp near St. James Church, along the direct road to Brandy Station from Beverly's Ford. Bleary-eyed Confederates at St. James Church hurled themselves into the fray and managed to stall Buford's advance, claiming the life of Buford's lead subordinate, Col. Benjamin "Grimes" Davis.



Stuart's horsemen suffered heavily, but bought enough time for their artillery to deploy and open a murderous fire on the congested Union column from the high ground around the church. His position in peril, Buford ordered a desperate charge on the Confederate battery. The 6th Pennsylvania led the assault with the 6th U.S. close behind. Undeterred by the canister and shrapnel scything through their ranks, the Union horsemen overran the guns before Brig. Gen. "Grumble" Jones's Confederates repulsed them.

With the guns back in action, Buford now sought to reach them by moving around the Confederate left flank on Yew Ridge. Dismounted Confederate troopers repulsed repeated attacks from behind a stone wall before being dislodged at around noon.

Meanwhile, delays were plaguing Gen. David Gregg's Federal horsemen at Kelly's Ford. Gregg's scouts alerted him of the presence of Confederates in his front, prompting the Pennsylvanian to make a wide march around the enemy. It was 11:30 A.M. before Gregg reached Brandy Station, but he was now firmly in the Confederate rear.



Gregg's path to St. James Church was blocked by Fleetwood Hill, a broad elevation where J.E.B. Stuart had established his headquarters. Union artillery opened on Fleetwood Hill, giving a considerable shock to Stuart, whose main force was entirely committed to the battle in his front. Gregg's preparatory barrage, however, gave Stuart time to pull troops back to Fleetwood Hill to meet the first Union charge. Meanwhile, Confederates withdrawing from Yew Ridge were still holding Buford's tired troopers at bay, allowing Stuart to shuffle more troops to face Gregg. The opposing lines crashed into one another again and again for almost five hours. Finally, hearing reports of incoming Confederate reinforcements, Pleasanton decided to withdraw at 5 P.M. Stuart did not pursue.

Although Pleasanton failed to destroy Stuart's command, the hard fighting at Brandy Station definitively proved the fighting prowess of the much-maligned Northern horsemen—in the words of Stuart's own aide, "Brandy Station *made* the Federal cavalry." Stuart, for his part, was denounced in the Southern press for allowing himself to be surprised and very nearly destroyed on his own soil. Nevertheless, the Confederate infantry remained undetected, and continued the march that would eventually reach Gettysburg, Pennsylvania.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Appendix A – Battle Summaries**

---

1 "Culpeper County during the Civil War." Encyclopedia Virginia. May 28,2009. Accessed October 10, 2015.

[http://www.encyclopediavirginia.org/culpeper\\_county\\_during\\_the\\_civil\\_war#contrib](http://www.encyclopediavirginia.org/culpeper_county_during_the_civil_war#contrib).

2 "Cedar Mountain." Civil War Trust. <http://www.civilwar.org/battlefields/brandy-station.html?tab=facts>. Accessed September 1, 2015.

3 "Brandy Station." Civil War Trust. <http://www.civilwar.org/battlefields/brandy-station.html?tab=facts>. Accessed September 1, 2015.

# CAMPING AND CAMPGROUND OPPORTUNITIES IN CULPEPER COUNTY

Assessment provided by Zann Nelson, History Quest September 2015

## A. OVERVIEW of EXISTING CAMPGROUNDS

Currently there is a shortage of camping facilities in Culpeper County regardless of proximity to either the Brandy Station Battlefield area or the Cedar Mountain Battlefield area and no public venues.

## B. FINDINGS of EXISTING FACILITIES within a 10 mile radius of each of the battlefields

In the Brandy Station Battlefield area

**Public:** None

**Private:**

- The Inn at Kelly's Ford....offers primitive camping sites to the public for a fee on the Rappahannock River and the Mountain. Run tributary...these campsites each are equipped with a campfire pit, a small bundle of firewood and a porta potty.....in addition the camper can sign up for a guided trail ride or bring their own horse.
- Rappahannock River Campgrounds: also on the Rappahannock near Richardsville offers on a limited basis primitive camping for a fee....amenities include bathroom and shower facilities.
- Lenn Park (near Stevensburg on Mountain Run) a Culpeper County park operated by the Dept. of Parks and Recreation offers primitive camping restricted to organized non-profit groups primarily scouts. They do not allow other individuals to camp there or at any of their other parks.

In the Cedar Mountain Battlefield area

**Public:** None

**Private:**

- Cedar Mountain RV Park: primarily an RV Campground. A phone call confirmed that they do offer tent sites for more primitive camping.

**Culpeper County Zoning Ordinances:**

- Campground facilities are a conditional use in A-1 and R-A zoning
- Requirements vary according to type i.e RV versus primitive

## OPPORTUNITIES

- ✓ A regionally coordinated marketing plan that would include Culpeper's battlefields, its vibrant historic downtown, James Madison's Montpelier, numerous wineries, and access to the Rappahannock and Rapidan rivers for fishing, floating and natural and historic amenities has the potential to bring potential "campers" to the area: RV, tent, and cabins.
- ✓ Camping in any form could be considered a niche market, but a viable one growing in possibilities as individuals and families seek to find more meaningful and educational experiences (an effort being promoted by the NPS and NPCA) and more affordable to boot.
- ✓ Partnerships with existing private camping facilities (mentioned above) could kick start the "natural and historic" themed camping experience

### **Potential Advocates**

- Local 4 H Clubs
- Scouts (Boys and Girls)
- Culpeper County Parks and Recreation
- Departments of Tourism
- Environmental organizations:
  1. National Parks Conservation Association,
  2. Piedmont Environmental Council
- History related organizations:
  1. Montpelier,
  2. Brandy Station Foundation,
  3. Civil War Trust and
  4. Friends of Cedar Mountain

## **River Access Opportunities in Culpeper County**

Assessment provided by Zann Nelson, History Quest September 2015

### **A. OVERVIEW of ACCESS and CONDITIONS**

Currently there is no public access to the **Rapidan River**- the river closest to the Cedar Mountain Battlefield area.

There is one existing \*public access site and the potential for two to three additional public sites bordering or in close proximity to the Brandy Station Battlefield area along the **Rappahannock and Hazel Rivers**.

\*Despite the limited or non-existent public access, there may be outfitters who have arranged an agreement with a private property owner for access to the rivers (Rapidan, Rappahannock or Hazel).

### **B. FINDINGS of EXISTING PUBLIC ACCESS and RIVER CONDITIONS**

In the **Brandy Station Battlefield** area along the Rappahannock and Hazel Rivers

#### **ACCESS**

##### **Public:**

- Kelly's Ford: offers the site of the only fully public access operated by Virginia Games and Inland Fisheries.

##### **Private:**

- Private landowners may offer access by special permission
- Two private landowners offer access by appointment and possible fee

#### **CONDITIONS**

The float from Kelly's Ford to the next available take out at Rappahannock River Campground near Richardsville requires an estimated 6 hours and is mostly flat water with some Class 1 rapids and an occasional Class 2.

In the **Cedar Mountain Battlefield** area along the Rapidan River

##### **Public:**

- Currently no public access

##### **Private:**

- Private landowners may offer access by special permission

#### **CONDITIONS**

Predominately flat water with occasional Class 2 rapids

## **C. OPPORTUNITIES**

### **ACCESS**

#### **In the Brandy Station Battlefield area and the Rappahannock and Hazel Rivers**

- ✓ There currently exists one public access point at Kelly's Ford operated by the Game and Inland Fisheries.
- ✓ There are several opportunities for additional access points and partnerships along the Rappahannock and Hazel Rivers:
  1. Downstream from the existing access are:
    - The original ford owned by the Brandy Station Foundation
    - the Inn at Kelly's Ford (privately owned and currently offers access by appointment)
    - Rappahannock River Campground (privately owned and currently offers access by appointment)
  2. Upstream from the existing access is
    - The Civil War Trust's property at Kelly's Ford and at the Town of Remington
    - River front property at the Town of Remington owned by Fauquier County and designated as Rappahannock Station Park.
    - Private property held in a conservation easement by the Virginia Department of Historic Resources with frontage and access to the Hazel River

#### **In the Cedar Mountain Battlefield area along the Rapidan**

- ✓ Potential partnerships with the Chesapeake Bay Foundation or the Piedmont Environmental Council who may be conducting floating experiences on the Rapidan from Orange County.
- ✓ The Rapidan holds a plethora of history not the least of which pertains to Civil War fords, battles and encampments, as well as being a nature lovers dream, however, it suffers from a dearth of access points and none open or maintained for the public.

### **POTENTIAL ADVOCATES**

- ✓ Local Parks and Recreation
- ✓ Outfitters
- ✓ Naturalists
- ✓ Environmental and Recreational Organizations i.e Chesapeake Bay Foundation, American Canoe Association, National Parks Conservation Association, Piedmont Environmental Council



# EQUESTRIAN FACILITIES AND OPPORTUNITIES IN CULPEPER COUNTY

Assessment provided by Zann Nelson, History Quest September 2015

## **A. OVERVIEW of TRAILS and ASSOCIATED SERVICES**

Though Culpeper currently has a few walking trails and encourages cyclists, there are yet to be any publicly designated trails for the equestrian experience.

There are an estimated 14 equestrian facilities-excluding private barns- that are in Culpeper County (one in Fauquier) within 10 miles of either the Brandy Station Battlefield area or the Cedar Mountain Battlefield area. *See break down below.*

### **TRAILS**

**Public:** Currently there are no public trails accessible for equestrian trail riding services. The county of Culpeper has no specified or maintained horse trails. At Lenn Park, which comprises land within the historic boundaries of Brandy Station Battlefield and adjacent to Mountain Run, there are an estimated three miles of trails though these trails are for the primary use of hikers.

**Private:** Individual landowners by specific arrangement on a case by case basis allow a limited amount of trail riding options.

### **TRAIL RIDING SERVICES**

**For-Hire:** Of these facilities only one currently offers 'for hire' guided trail riding services: Kelly's Ford Equestrian Center. For hire is defined as renting a horse other than your own for a fee usually by the hour and under some level of supervision.

**Private:** The remaining facilities either do not engage in trail riding services or offer trail riding services restricted to their enrolled clientele either on their own horses or on horses used by the facility for teaching purposes. The trail rides are conducted on property owned by the facility or on neighboring property with permission.

## **B. FINDINGS of EXISTING FACILITIES within a 10 mile radius of each of the battlefields**

### **In the Brandy Station Battlefield area**

- Kelly's Ford Equestrian Center (on the Rappahannock at Kelly's Ford):  
<http://www.kellysfordequestrian.com/...>  
*Currently offering day or overnight stabling for the bring your own horse scenario and "for hire" guided trail riding services.*
- Magnolia Equestrian Center...Stevensburg on Germanna Highway/Rt. 3
- Majestic Meadows (between Stevensburg and Lignum on Maddens Tavern Rd.) Grovespring Farm (Rixeyville)... <http://www.grovespringfarm.com/>
- Highpoint Farm (Rixeyville).. <http://myhighpointfarm.com/>

- Alanthus Gate Equestrian Center (Brandy Rock Rd. Brandy Station, VA)  
<http://www.alanthusgateequestriancenter.com/>
- Rainbow Lane Farm (Bealeton)
- Crosswinds Farm (Jeffersonton)

**In the Cedar Mountain Battlefield area**

- Summerduck Run Farm (Cedar Grove Rd. near Mt. Pony)
- Stuartfield Farm (Mitchells)...
- Commonwealth Park (HITS) privately owned show grounds with barns: *potential opportunity for stabling of horses trailered in for a trail ride in the Cedar Mountain Battlefield area.*
- Blue Ridge Lane Farm (Reva)
- Touch Point Farm (Reva) .... [www.touchpointfarm.com/](http://www.touchpointfarm.com/)
- Funny Farm Inn and Equestrian Center (Reva)... [www.thefunnyfarminn.com/](http://www.thefunnyfarminn.com/)

**C. OPPORTUNITIES**

- ✓ One potential partner exists within the Brandy Station Battlefield area that is currently providing extensive horse related services: guided trail rides and the opportunity to bring your own horse for the day and ride the trails.
- ✓ There exist numerous potential partners that could offer “guide services” for those who would choose to bring their own horses and participate in a trail ride and/or offer overnight boarding accommodations.
- ✓ Equestrian facilities are a by right use in A-1 and R-A zoning.
- ✓ In addition, there exists a strong community of advocates that would support the development of horse friendly trails.

**Potential Advocates:** There exists an unofficial but enthusiastic group of horse owners interested in trail riding and the development of publicly sanctioned and maintained trails within the county as well as two 4-H Horse Clubs and several Fox Hunting Associations.

- **Trail Riding Enthusiasts:** Local (Culpeper and surrounding counties) Horse owners interested in securing public horse friendly trails.
- **4 H Horse Clubs:**
  1. Hunter Horse Club: Oliver Brown- Tracy Gill-
  2. Rixeyville Riders: Kim Parker -
- **Fox Hunting Clubs ( either headquartered in the area or utilize the area for fox hunting)**
  1. Bull Run
  2. Warrenton
  3. Rappahannock
  4. Keswick

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Appendix C – Resolution**

**Resolution of Support: Brandy Station and Cedar Mountain State Park**

WHEREAS, the Virginia state park system will celebrate its 80<sup>th</sup> anniversary in 2016;

WHEREAS, Virginia officials are actively considering the commemoration of this important milestone through the creation of a new state park or parks;

WHEREAS, the Virginia Department of Conservation and Recreation has identified Culpeper County as an area currently underserved by the state park system;

WHEREAS, the County's battlefields at Brandy Station and Cedar Mountain are among the most significant sites of the American Civil War;

WHEREAS, the Battle of Cedar Mountain, fought on August 9, 1862, marked the first major — and bloodiest — battle in Culpeper County during that conflict;

WHEREAS, the Battle of Brandy Station — the first engagement of the Gettysburg Campaign, waged on June 9, 1863 — was the largest cavalry battle ever fought in North America;

WHEREAS, the Federal Army of the Potomac made Culpeper County the site of its largest-ever winter encampment in 1864;

WHEREAS, the Brandy Station Foundation and the Civil War Trust have acquired and preserved a combined total of 1,195 acres of land at Brandy Station and Cedar Mountain to date;

WHEREAS, this hallowed ground consists primarily of the verdant fields, premier farmland, biologically diverse woodlots, rolling hills and scenic landscapes iconic to Culpeper and the Virginia Piedmont;

WHEREAS, open space and opportunities for outdoor recreation at Brandy Station and Cedar Mountain are abundant, augmented by the battlefields' location between the Rappahannock and Rapidan Rivers;

WHEREAS, bringing together the previously preserved acreage across the two battlefields under the Virginia state park system would provide a distinctive destination for heritage and recreational tourism alike, increasing existing visitation and enhancing Culpeper's economy;

WHEREAS, the fundamental building blocks for a new park are already in place, including a series of interpretive trails with accompanying signage, parking areas and an active support network exemplified by the Brandy Station Foundation and the Friends of Cedar Mountain Battlefield;

WHEREAS, the establishment of a new park would shine a spotlight not only on the two battlefields at its core, but on the full array of locales, businesses and other historical and natural attractions proximate to each, inclusive of those located throughout the Journey Through Hallowed Ground National Heritage Area;

WHEREAS, the Brandy Station Foundation and the Civil War Trust are both willing and able to transfer their respective landholdings at Brandy Station and Cedar Mountain to the Commonwealth of Virginia in such a manner as to accommodate the swift and sustainable launch of a new park encompassing these sites;

BE IT THEREFORE RESOLVED that we, the members of this body, do hereby endorse the creation of a Brandy Station and Cedar Mountain State Park — to be comprised of land now owned by the Brandy Station Foundation and the Civil War Trust, readied and intended for conveyance to Virginia — and encourage the Commonwealth to take the necessary steps in making this exciting and mutually beneficial vision a reality; and

BE IT FURTHER RESOLVED that Culpeper County collaborate directly with the Virginia Department of Conservation and Recreation during the Department's required master planning process for the Brandy Station and Cedar Mountain State Park, ensuring that a designee chosen by this body will serve to represent the County's interests at such time that this key foundational process is ultimately initiated.

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Appendix D – Airport Memorandum**

## **Long-Term Airport Expansion and Battlefield Stewardship**

Note: This narrative is provided to document the good will and continued protocols for stewarding the interests of the County and the battlefield with respect to guidance for addressing future long-range planning adjacent to battlefield lands owned and eased by the Civil War Trust. Regardless of future property ownership, the easements on these lands remain in perpetuity; this guidance provides the road map for future planning and stewardship discussions.

The Culpeper Regional Airport (CJR) is located in — as well as owned and operated by — Culpeper County, encompassed entirely by core battlefield land at Brandy Station. An Environmental Assessment (EA) of the County’s 5-Year Airport Development Program prepared by Campbell and Paris Engineers in May 2014 provides a brief history of CJR:

*Culpeper Regional Airport was established in November 1968 as a joint effort between the Town of Culpeper and the County of Culpeper. In 1983, the name was changed to Culpeper County Airport. The County took over operation of the Airport in 1989, having assumed the Town’s interest. In 1991 the name was again changed to Culpeper Regional Airport. The Airport’s role was designated as “Regional Airport Facility” in the Virginia Air Transportation System Plan (VATSP) in 1990. In the 1990s, the Airport grew rapidly, adding corporate hangar and t-hangar facilities and acquiring land.*

The EA notes that expansion at CJR has continued throughout the 2000s to today, with the roughly 220-acre airport property now featuring a runway measuring 5,000 feet in length and 100 feet in width. Additional growth recommended by the County’s Airport Layout Plan (ALP), the EA further explains, is to be “developed in phases as shown on the ALP as actual operational demands and activities reach forecasted levels.”

As initially envisioned, Phase I — i.e., 0- to 5-year — development at CJR was to include the safety-driven termination of Beverly Ford Road. This road generally follows one of the most historic Civil War roads from Beverly’s Ford across the Rapidan River and into Culpeper. The 1863 Gettysburg Campaign began along the bend in this road at the opening scene of the Battle of Brandy Station.

Following a meeting coordinated by the Federal Aviation Administration (FAA) on November 13, 2013, between Culpeper County and the preservation community, a collaborative resolution was reached to make efforts to keep Beverly Ford Road open to pedestrians and approved vehicular traffic. The meeting and ensuing compromise were later documented in the Finding of No Significant Impact (FONSI) issued by the FAA on May 27, 2014, following its analysis of the County’s adopted Airport Master Plan:

*This meeting resulted in an agreement by Culpeper County and the Civil War Trust to keep Beverly Ford Road open to passenger cars and light trucks.... In*

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Appendix D – Airport Memorandum**

*addition, Culpeper County agree[d] to install a marker adjacent to Beverly Ford Road indicating the significance of the road. It was understood by both parties that the limitation of traffic on Beverly Ford Road will require coordination with the Virginia Department of Transportation (VDOT) at the time of project design.*

The corresponding EA prepared by Campbell and Paris Engineers provides a record of such coordination to date. Titled “Summary of Coordination Between Culpeper County and VDOT Regarding Beverly Ford Road Relocation,” Appendix O of the EA notes that Culpeper officials were “tasked with contacting VDOT officials to determine whether the existing alignment of Beverly Ford [R]oad could be left open to traffic with a strict vehicle height limit.” The document then recounts a successful meeting between the two parties which took place on December 17, 2013:

*County officials pushed for some compromise which might allow Beverly Ford Road to remain open in some capacity in order to accommodate the concerns of [the Civil War Trust] while still alleviating the air space obstruction issue. VDOT officials conceded that after proper processes are followed, it would be possible to restrict the road to prohibit trucks and buses, which would by default, limit the height of vehicles allowed on the road.*

Culpeper County is continuing to work toward Phase I development at CJR, pursuant to the vision outlined in the EA and the requirements set forth in the FONSI. This near-term growth is the EA’s “primary focus,” however, the document also summarizes future phases of development as delineated within the County’s ALP and cited below:

*Phase II (6-10 years) development includes a 48-foot eastward shift of Runway 4-22 to meet C-II design standards, and a 500-foot northward runway extension; NAVAID relocation; east apron expansion and four t-hangar buildings on the east side of the airfield, as demand dictates.*

*Phase III (10-20 years) development includes the construction of a parallel taxiway on the east side of the airfield; AWOS relocation; east apron expansion and six hangar buildings on the east side of the airfield, as demand dictates.*

*Phase IV (20+ years) development includes a second 500-foot runway extension to an ultimate runway length of 6,000-feet; NAVAID relocation; and the construction of four corporate hangars and two t-hangars on the east side of the airfield, as demand dictates.*

The EA makes clear in its introduction that, “since the ultimate ‘build-out’ of the new east side facilities [at CJR] will likely take more than five years to complete, the eventual environmental finding resulting from this EA effort will have to be reviewed and updated as the mid-term and longer term development phases are implemented. Separate environmental determinations will be made for mid- and long-term development items.”

**BRANDY STATION AND CEDAR MOUNTAIN BATTLEFIELDS  
STATE PARK FEASIBILITY STUDY  
Appendix D – Airport Memorandum**

In the course of conversations with Culpeper officials centering on the proposal for a Brandy Station and Cedar Mountain State Park, it was noted that potential airport expansion in future decades may stand to impact Beverly Ford Road and/or previously preserved battlefield land now owned by the Civil War Trust abutting the road. Were the Brandy Station and Cedar Mountain State Park to have been created by this time, ownership of the land in question would have been transferred by the Civil War Trust to the Commonwealth of Virginia. The steps necessary to address any potential adverse effects to historic resources, however, would remain the same.

Because the preserved land nearest the runway is subject to a conservation easement held by the Virginia Outdoors Foundation (VOF), any future airport expansion effort that would affect this property would require consultation with VOF in addition to the landowner to ensure compliance with the terms of the easement — all of which apply to the property in perpetuity. Equally as important would be early consultation with the appropriate entities within the federal government, which assisted in the property's preservation via the Land and Water Conservation Fund (LWCF). Acquisitions funded in whole or in part by the LWCF are subject to Section 6(f)(3) of the LWCF Act of 1965, as amended.

Section 6(f)(3) of the LWCF Act states: "No property acquired or developed with assistance under this section shall, without the approval of the Secretary [of the United States Department of the Interior], be converted to other than public outdoor recreation uses."

Finally, potential impacts to Beverly Ford Road would necessitate further consultation with VDOT as well as the Civil War Trust, Brandy Station Foundation and greater preservation community including the Virginia Department of Historic Resources, which came together with the County to forge the existing agreement guiding the road's future as detailed above. As the current owner of the preserved land abutting the road, immediately across from CJR, the Civil War Trust has confirmed its commitment throughout the crafting of this study to continuing the positive and productive dialogue with Culpeper officials that has characterized the organization's partnership with the County at the airport, the Brandy Station Battlefield and beyond.



BRANDY STATION FOUNDATION

P.O. Box 165

Brandy Station, VA 22714

December 15, 2015

Mr. Mark Coombs  
State and Local Relations Manager  
The Civil War Trust  
1156 15th Street NW, Suite 900  
Washington, DC 20005

Dear Mr. Coombs:

Per our recent discussions, the purpose of this letter is to express the commitment of the Brandy Station Foundation to support the formation of a Brandy Station and Cedar Mountain Battlefields State Park in Culpeper County and to summarize the contributions that the Foundation can make to help ensure the park's long-term success.

First, and perhaps foremost, the Foundation looks favorably on transferring its real property holdings to the Commonwealth for incorporation into the park. The details of these holdings—35 acres on the western approach to Fleetwood Hill, roughly 9 acres at Kelly's Ford, and 2 acres in Brandy Station are shown in the enclosure. In addition, the Foundation has an interest in an 8 acres parcel near Stevensburg that was purchased by the Trust using funds provided by the Foundation by the Virginia Department of Transportation.

As you know, the Foundation's holdings include the "Graffiti House," an 1858 structure that was used by the Confederates as a field hospital and by the Union forces as a headquarters during the Civil War. The Graffiti House, which is entered on the Virginia Landmarks Register and on the National Register of Historic Places, has what many consider the best collection of Civil War graffiti open to the public.

The Brandy Station Foundation also has capabilities that will benefit the park once it is established and open to the public. Further, we believe that our efforts in partnership with park management will significantly enhance the park experience for visitors. While it would not be appropriate for me to commit the Foundation to provide specific resources—that will be for the future leadership of the organization to determine—I can assure you that the Foundation will support the Park to the best of its ability. Some specific areas where the Foundation can assist the Commonwealth are provided below.

- **Graffiti House Tour Guides:** We have an experienced cadre of volunteer guides who provide in-depth tours of the Graffiti House, explaining in detail the writings and drawings left behind by Confederate and Union Soldiers. We anticipate continuing to provide tours guides on a scheduled basis—to be determined based on the needs of the park management and our ability to fulfill those needs—or to meet special requirements such as bus tours.
- **Graffiti House Greeters:** We also have an experienced cadre of volunteer greeters who welcome visitors to the Graffiti House, explain its history, and staff our gift shop. (The greeters work downstairs while tour guides work mostly upstairs). As with our tour guides, we anticipate providing this resource, if desired, after the park is established.
- **Battlefield Tours:** During the past 10 years we have scheduled a series four 2-hour battlefield tours each summer. The full series covers each of the four engagements—St. James Church, Stevensburg, Fleetwood Hill, and Yew Hills—that comprise the Battle of Brandy Station. We plan to continue these tours after the park is established. It is possible that the Foundation can also offer guided tours of other battlefields, such as Kelly’s Ford and Rappahannock Station II.
- **Lecture Series:** During the past 10 years we have hosted a series of lectures each summer and fall. This is consistent with our strategic goal of advancing the knowledge of history and we hope to continue hosting lectures at the Graffiti House after the park is organized.
- **St. James Memorial Service:** Each year on the Sunday falling closest to June 9, the Foundation, in conjunction with Christ Episcopal Church in Brandy Station, hosts a memorial service on the site of St. James Church with a reception following at the Graffiti House. The church was destroyed by Union soldiers during the War, but the site is still owned by Christ Episcopal Church. We plan to continue this event, which is very popular locally, and anticipate that attendance will increase after the Park is organized.
- **Living History Events:** Each year, the Foundation hosts one or more living history events on the Graffiti House grounds. These events provide an educational experience for our visitors and serve as fund raisers for the organization. We hope to continue this tradition after the Park is organized.
- **Annual Events:** Each year the Foundation holds a Holiday Open House in December and a Spirits of the Graffiti House event on an evening near Halloween. These are community outreach events and we recommend that they be continued once the park is established.
- **Annual Park Day:** The demographics of our membership constrain our ability to provide maintenance and upkeep of battlefield land. However, for many years we have participated in the Civil War Trust’s Park Day using high school student-volunteers to maintain trails. We have also on occasion used Boy Scout troops for various projects. We believe that this is one area with great growth potential following the establishment of a State Park, and we welcome the opportunity to participate in a coordination/supervision role.



There are a few other areas in which we believe we can assist in getting the park up-and-running.

- **Museum:** We have established a modest museum in the Graffiti House with exhibits mostly focused on local historical events. It is quite possible that we could transfer most of our museum displays and holdings to the park if desired. Naturally, we would have to coordinate with the owners of assets that are provided to the Foundation on loan.
- **Promotional Materials:** We have developed or obtained from the National Park Service promotional materials—rack cards and brochures—for the Graffiti House and the battles that took place in Culpeper. These are printer-ready and with minor modification can be used once the state park is organized.
- **Guide Books:** The Foundation has developed and sells for-profit a driving tour guide and a map for the Brandy Station Battlefield. The Foundation is also in the final stages of developing a Graffiti House Guide Book that we will offer for sale. We are open to negotiation with state authorities for these materials continued sale after the park is organized.

On a separate topic, the BSF has held its monthly board meetings at the Graffiti House for the past twelve years. We wish to continue that practice after the property is transferred to state ownership.

We strongly support the establishment of a Brandy Station and Cedar Mountain Battlefields State Park in Culpeper and believe it is an important step forward for our organization, Culpeper County, and visitors to our historic sites. We look forward to working with you, other Alliance members, and state authorities to make the park a reality.

Sincerely,



Joseph W. McKinney  
President, Brandy Station Foundation

Enclosure

ENCLOSURE

<b>BRANDY STATION FOUNDATION REAL PROPERTY HOLDINGS</b>						
<b>PROPERTY</b>	<b>TAX MAP #</b>	<b>ACRES</b>	<b>TOTAL</b>	<b>LAND VALUE</b>	<b>IMPROVED VALUE</b>	<b>YEAR OBTAINED</b>
Graffiti House	33-59A	0.855	2.00	\$64,100	\$55,100	2002
BS Vacant Lot #1	33-52A	0.680		\$51,000		2003
BS Vacant Lot #2	33-59	0.464		\$38,400		2003
Fleetwood Heights	33-81E	14.000	35.01	\$105,000		1998
Golden Oaks 1*	33-81F	18.310		\$10,100		2005
Golden Oaks 2	33-81F1	1.660		\$900		2005
Golden Oaks 3	33-81F2	2.040		\$1,100		2005
Kelly's Ford	46-6	8.770	8.77	\$4,800		2006
McDaniel Tract**	54-6A	7.87	7.87	\$40,600		2015
Elkwood Tract	34-8B	144 ft <sup>2</sup>		\$5,000		2013
<b>TOTAL</b>			<b>53.74</b>	<b>\$321,000</b>	<b>\$51,100</b>	
*Includes 3.1 acres conveyed to the BSF in December 2012.						
**Purchased by Civil War Trust in March 2013 with funds from TEA-21 grant provided to BSF.						

***The Friends of Cedar Mountain Battlefield  
Post Office Box 1853  
Culpeper, Virginia 22701***

November 16, 2015

Dear Sir:

The Board of Directors of the Friends of Cedar Mountain Battlefield fully and enthusiastically endorse the proposed Brandy Station-Cedar Mountain Battlefield State Park mission to conserve natural, scenic, historical and cultural resources of our state.

In support of this mission, the Friends of Cedar Mountain Battlefield pledge to:

- Continue to serve as stewards of Cedar Mountain battlefield on behalf of the Virginia State Park system,
- Continue to maintain facilities, hiking trails and interpretive signage with periodical work days as well as participating in the Park Day activities,
- Provide recreational and educational opportunities consistent with good stewardship,
- Coordinate and host the Annual Commemoration of the Battle of Cedar Mountain with period costumed interpretation, educational programs and special tours,
- Lead special and group tours with prior notice,
- Provide advocacy to the local community and maintain a data base of local volunteers,
- Continue fund raising efforts to support park needs such as additional interpretive signage,
- And to support the Park Ranger and his staff at all Park events expanding our outreach and support to encompass the entire Brandy Station-Cedar Mountain State Park

The Friends of Cedar Mountain Battlefield Board of Directors feel that incorporating the battlefield into the state park system ensures the preservation of not only this historic site but ensures that the story of the men who fought here are remembered and honored as well as telling the story of the civilians who endured and witnessed these horrific events that occurred in their county.

Respectfully submitted,

Diane W. Logan, President  
Friends of Cedar Mountain Battlefield Board of Directors

X

---

Diane W Logan

**b. Key Updates to Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study, January 2021 American Battlefield Trust**

**Key Updates**  
***Brandy Station and Cedar Mountain Battlefields State Park Feasibility Study***  
(as of January 2021)

Since the initial publication of the feasibility study in late 2015 and early 2016, the American Battlefield Trust and its partners in the Culpeper region have further developed and mobilized support to establish a new state park.

- In 2016, the Culpeper County Board of Supervisors and Culpeper Town Council each unanimously passed resolutions supporting the park's creation.
- On April 28, 2020, the Brandy Station and Cedar Mountain State Park Alliance transitioned to become the [Friends of Culpeper Battlefields](#). The group's governing board includes representatives from the Trust, the Brandy Station Foundation, the Culpeper Department of Tourism, the Friends of Cedar Mountain Battlefield, the Museum of Culpeper History and the Piedmont Environmental Council. The launch of the Friends of Culpeper Battlefields comes as a result of the Alliance's progress in garnering support for a state park and will serve as a permanent, locally led and locally rooted successor organization to the Alliance.

Since January 2016, the Trust and its partners have also continued to expand, interpret, and steward the protected land in Culpeper County that would serve as a turn-key foundation for the proposed Brandy Station and Cedar Mountain State Park.

Preserved Lands – Through Conservation Easement (pgs. III-9:10)

- The Trust and its partners increased the number of acres at Brandy Station and Cedar Mountain protected by conservation easements from 3,638 to over 4,041. (see **Table I**)

Lands Under Consideration (pgs. III-1:7)

- The Trust and the Brandy Station Foundation (BSF) now own over 1,457 acres of core battlefield at Brandy Station and Cedar Mountain, which increases potential park acquisition opportunities by an additional 262 acres. (See **Table II** and **Maps** for tract details)
- The Trust has modified its riverfront property offer to the proposed park. The Trust previously offered the 1.76-acre Rector Tract, which it has since transferred to Fauquier County. Alternatively, the Trust offers the 12.39-acre Culpeper Crossing Tract along the Rappahannock River. This historic and pristine landscape, which includes approx. 5,000 feet of river frontage, could provide recreational water access.
- The Trust removed the modern house from the Mitchell Tract on the Brandy Station battlefield in 2017. While this structure will no longer be an option for a visitor center (IV-4:5), its removal restores the Fleetwood Hill landscape to its wartime appearance and creates more interpretive opportunities.

Experience

- At Brandy Station, the Trust is working to combine the Buford's Knoll and St. James Church Trails. This new trail will include new interpretive signs that will replace the existing signs.

Management Framework and Economics (pg. VI-14)

- At Brandy Station, there continues to be three agricultural leases encompassing 476 acres, which now produce a total of \$1,860 in annual income. The Trust decided not to crop farm additional acres except in cases where needed to control Johnson grass.

**Table I**

**Brandy Station – Preserved Lands through Conservation Easement**

Tract	Owner/Conservation Easement Holder	Acreage
Beauregard (I)	Beauregard Farm, LP / VDHR *	349.80
Beauregard (II)	Beauregard, Inc. / American Battlefield Trust	116.42
Willow Run	Gyory Family / VDHR *	433.84
Culpeper Butterfly Partners	Culpeper Butterfly Partners, LLC / VDHR *	187.79
Johnson	Carl Johnson et ux. / VDHR	518.99
Triple S	Triple S Land Management, LLC / VDHR	962.70
Pearson	Norman Pearson, Jr. / VDHR	69.36
Stilwell	Wayne Stilwell / VDHR	208.00
Blue Ridge Farms	Blue Ridge Farms, Inc. / VOF	181.00
Germannanna	Germannanna Foundation / VDHR	19.56
Fauquier County BOS	Fauquier County Board Of Supervisors / PEC	26.52
Cabbage & Shipe	Patricia Cabbage & Ada Shipe / Fauquier Co.	82.17
Setti	Pierre Setti, Jr. & Beulah Setti Troiano / VDHR	60.72
Stock (Recently Added)	Jeremy Stock/ American Battlefield Trust	70.01
<b>Brandy Station - Easement Totals</b>		<b>3286.88</b>

**Cedar Mountain – Preserved Lands through Conservation Easement**

Tract	Owner	Acreage
Koebig	Manfred Koebig, Jr., et ux. / VOF	143.83
Cadoff	Robert Cadoff et ux. / VOF	131.56
Cedar Mountain Stone Corp. (I)	Cedar Mountain Stone Corporation / VOF	86.07
Cedar Mountain Stone Corp. (II)	Cedar Mountain Stone Corporation / VOF	60.00
Gilbert (Recently Added)	Thomas G. Gilbert, Jr./Land Trust of Virginia	333.43
<b>Cedar Mountain - Easement Totals</b>		<b>754.89</b>

<b>Total Brandy Station + Cedar Mountain Conservation Easements</b>		<b>4041.77</b>
---	--	----------------

**Table II**

The following charts detail the individual tracts offered up for inclusion as a part of this State Battlefield Park. While these lands lay amongst a much broader network of properties held in conservation easements by private landowners, only those properties listed below, each owned by the American Battlefield Trust and Brandy Station Foundation, are subject to this proposal.

**Brandy Station – Preserved Lands Fee Simple**

Tract	Owner	Acreage
Elkwood Downs	American Battlefield Trust	570.85
Button	American Battlefield Trust	258.43
Whitney Pound	American Battlefield Trust	26.18

Estate of Louis Pound	American Battlefield Trust	23.33
Kincheloe	American Battlefield Trust	5.89
Troilo	American Battlefield Trust	56.48
McDaniel	American Battlefield Trust	7.87
Komrowski	American Battlefield Trust	3.72
Bly	American Battlefield Trust	29.56
Mitchell	American Battlefield Trust	10.49
Jenkins-Kincheloe	American Battlefield Trust	174.05
St James Church	American Battlefield Trust	2.00
Graffiti House	Brandy Station Foundation	0.86
BS Vacant Lot (1)	Brandy Station Foundation	0.68
BS Vacant Lot (2)	Brandy Station Foundation	0.46
Fleetwood Heights	Brandy Station Foundation	14.00
Golden Oaks (1)	Brandy Station Foundation	18.31
Golden Oaks (1)	Brandy Station Foundation	1.66
Golden Oaks (1)	Brandy Station Foundation	2.04
Elkwood	Brandy Station Foundation	0.003
<b>Brandy Station - Fee Simple Totals</b>		<b>1206.86</b>

**Cedar Mountain – Preserved Lands Fee Simple**

Tract	Owner	Acreage
Wiseman Farm	American Battlefield Trust	151.95
Hulvey Tract	American Battlefield Trust	2.00
Broomfield	American Battlefield Trust	4.47
Proctor	American Battlefield Trust	6.00
Trimble	American Battlefield Trust	86.47
<b>Cedar Mountain - Fee Simple Totals</b>		<b>250.89</b>

**TOTAL BRANDY STATION & CEDAR MOUNTAIN LANDS**

**1457.75**

**River Access Lands – Preserved Lands Fee Simple**

Tract	Owner	Acreage
Culpeper Crossing Tract (Rappahannock Station)	American Battlefield Trust	12.3556
Kelly's Ford Tract (Kelly's Ford)	Brandy Station Foundation	8.77
<b>River Access - Fee Simple Totals</b>		<b>21.13</b>

**TOTAL ALL LANDS**

**1478.88**



c. **ABT Easement Summary 3-12-21 (provided by ABT, 3/15/21)**

**American Battlefield Trust**  
**Brandy Station & Cedar Mountain Battlefield Park**  
**Conservation Easement Summary**

The American Battlefield Trust, formerly known as Civil War Preservation Trust and Association for the Preservation of Civil War Sites, holds properties encumbered by both Virginia Outdoors Foundation (VOF) and the Commonwealth of Virginia Board of Historic Resources (VA BHR).

In **general**, all the conservation easements prohibit the following:

1. The properties shall not be divided, subdivided, or conveyed in fee other than as a single tract (based on the respective legal descriptions.)
  
2. No new building, structure, amenity, or feature shall be built or maintained on the properties, other than the following:
  - a. Reconstructions of historic buildings or structures which are documented through professional historical or archaeological investigation to have been located on the Property, which reconstructions shall be consistent with and evaluated according to the Secretary's Standards.
  - b. Private roads that are pervious in nature consistent.
  - c. Amenities, such as trails, footpaths and parking facilities; and signs and markers, appropriate for the preservation, maintenance, exhibition, and interpretation of the properties as a battlefield, Civil War encampment, battlefield park, or archaeological site.
  - d. New outbuildings and structures such as a shed, kiosk, or other buildings or structures ancillary to the each property's use as a battlefield park or historic site, provided that the aggregate footprint for such outbuildings and structures shall not exceed eight hundred (800) square feet in ground area and shall be consistent with the limitation on impervious surface coverage set forth in each conservation easement.
  - e. Temporary buildings and structures not requiring trenching, footers, a pad or other Ground Disturbing Activities erected for no more than sixteen (16) consecutive calendar days, not to exceed a maximum of one-hundred sixty days (160) days per calendar year. Any extension of the sixteen (16) day duration must be reviewed and approved in advance in writing by conservation easement holder.
  
3. Any and all grading, blasting, earth removal, and any other ground disturbing activities are subject to easement holder's prior written approval, including, without

limitation: rehabilitation of the historic battlefield landscape; grading for permitted new buildings, structures, and amenities; forest or timber management activities within the previously-timbered acreage and the installation or construction of roads, trails, and utilities.

4. The collective footprint of all permitted new buildings, structures, amenities and features shall not exceed one percent (1%) of the total area of each respective property. For the purpose of this paragraph, collective footprint is defined as the ground area measured in square feet covered by the buildings, structures, amenities and features, including all roofed decks, porches, stoops and other attached structures or other impervious surfaces.
5. Any ground disturbing activity may require archaeological survey and/or investigation if, in the opinion of conservation easement holder, if it may impact the historic battlefield, battlefield landscape, or known archaeological sites (if any).
6. Archaeological survey and/or investigation may be undertaken on the properties only if a scope of work for such survey or investigation is reviewed and approved in writing in advance by VA DHR and only if said survey or investigation is performed in accordance with the Secretary of Interior's Standards above and under the supervision of a professionally qualified archaeologist meeting or exceeding the Secretary of the Interior's Professional Qualifications Standards. Any such survey or investigation shall be designed to protect, preserve, and/or recover archaeologically significant deposits, sites, or features in the area of the proposed ground disturbing activity.
7. The following activities on and uses of the properties are inconsistent or incompatible with the conservation easement values and are therefore prohibited:
  - a. Industrial and traditional commercial manufacturing activities, including those producing noxious fumes, smoke, dust, excessive noise, or industrial waste, byproducts or co-products as defined by federal, state or local law;
  - b. Industrial farm animal production;
  - c. Non de minimis commercial recreational activities, including use of the properties as a golf course or as a course for motorized vehicles, including, but not limited, to all-terrain vehicles, motorcross or mudbogging;
  - d. Commercial airstrip, airport, helipad or heliport.
8. The accumulation or dumping of trash, refuse, junk, or other unsightly material is prohibited on the Property. This shall not prevent generally accepted agriculture or forest management practices, such as creating brush piles or composting, so long as

these practices are conducted in accordance with applicable federal, state and local laws and regulations.

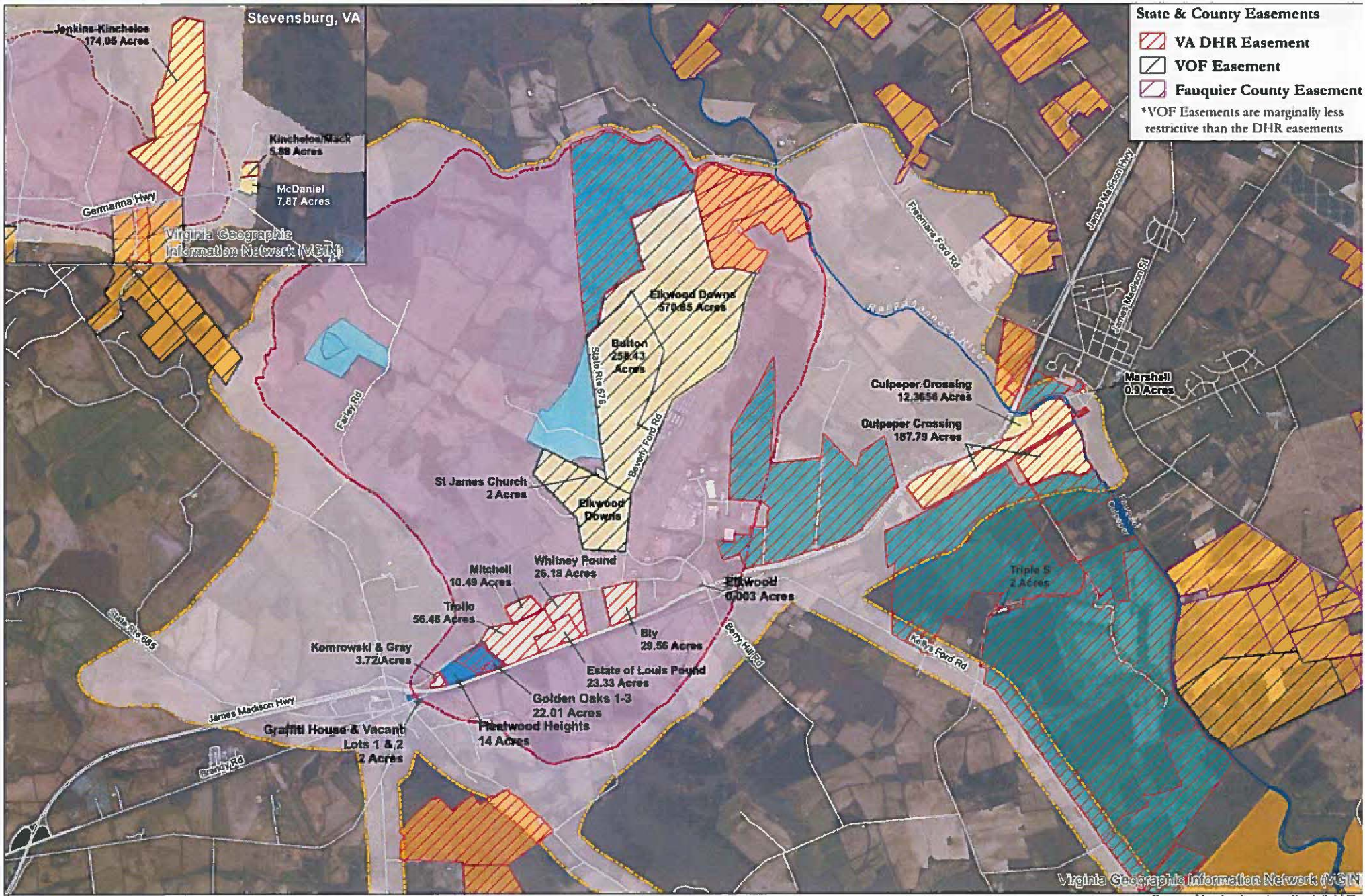
9. All forest management activities, including the planting, site preparation for planting and harvesting of timber, undertaken on the properties shall be in accordance with a forest management plan and subject to all other relevant requirements under each conservation easement, unless:
  - a. Non-commercial, de minimis harvest of trees for trail clearing, firewood, or Grantor's personal use;
  - b. Removal of individual dead, diseased, or dying trees or invasive species; and
  - c. Removal of trees that pose an imminent hazard to existing or permitted buildings, structures, amenities and/or features, to livestock or other domesticated animals maintained on the properties or to human health or safety.
  
10. Each conservation easement is perpetual and that no part of each property may be converted or diverted from its open-space use except in compliance with the provisions of Section 10.1-1704 of the Open-Space Land Act, which does not permit extinguishment of open-space easements or loss of open-space unless the following conditions are satisfied:
  - a. The conversion or diversion is determined by conservation easement holder to be (i) essential to the orderly development and growth of the locality and (ii) in accordance with the official comprehensive plan for the locality in effect at the time of conversion or diversion, and
  - b. There is substituted other real property which is (i) of at least equal fair market value, (ii) of greater value as permanent open-space land than the land converted or diverted and (iii) of as nearly as feasible equivalent usefulness and location for use as permanent open-space land as is the land converted or diverted.
  - c. In addition, no part of each property may be converted or diverted from its open-space use unless approved by the Secretary of the Interior, acting through the American Battlefield Protection Program, in accordance with Section 6(f)(3) and 36 C.F.R. 59.3.
  - d. In the event of a breach of Section 6(f)(3), there shall be no remedy other than immediate compliance with Section 6(f)(3), nor may grant funds be repaid to nullify the conditions of Section 6(f)(3).

**Specifically**, there are provisions regarding the Wilshire House, included in the Elkwood Downs conservation easement, held by VOF:

The Wiltshire House shall not be demolished or removed from the Property, nor shall it be altered, restored, renovated, or extended except in a way that would be in keeping with the

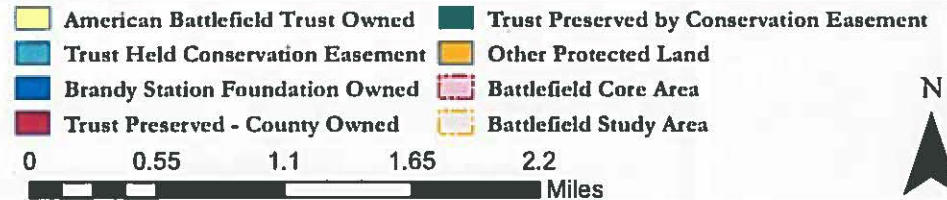
historic and scenic character of the Property, and provided that the prior written approval of the Grantee shall have been obtained. The conservation easement holder shall not issue such approval without the concurrence of the VA BHR or its successor organization. Protection shall also be given to the stone wall which was the dividing line between the former Cunningham and Green Farms, the foundation of the Cunningham House, the purported gun pit on Buford's Knoll; and to the St. James Church Road, Beverly Ford Road and Green's Mill Road, none of which shall be demolished or moved without prior written approval of the Grantee. The conservation easement holder shall not issue such approval without the concurrence of the VA BHR, or its successor organization.

**d. Map – ABT Owned Lands and Easements at Brandy Station Battlefield March 12, 2021**



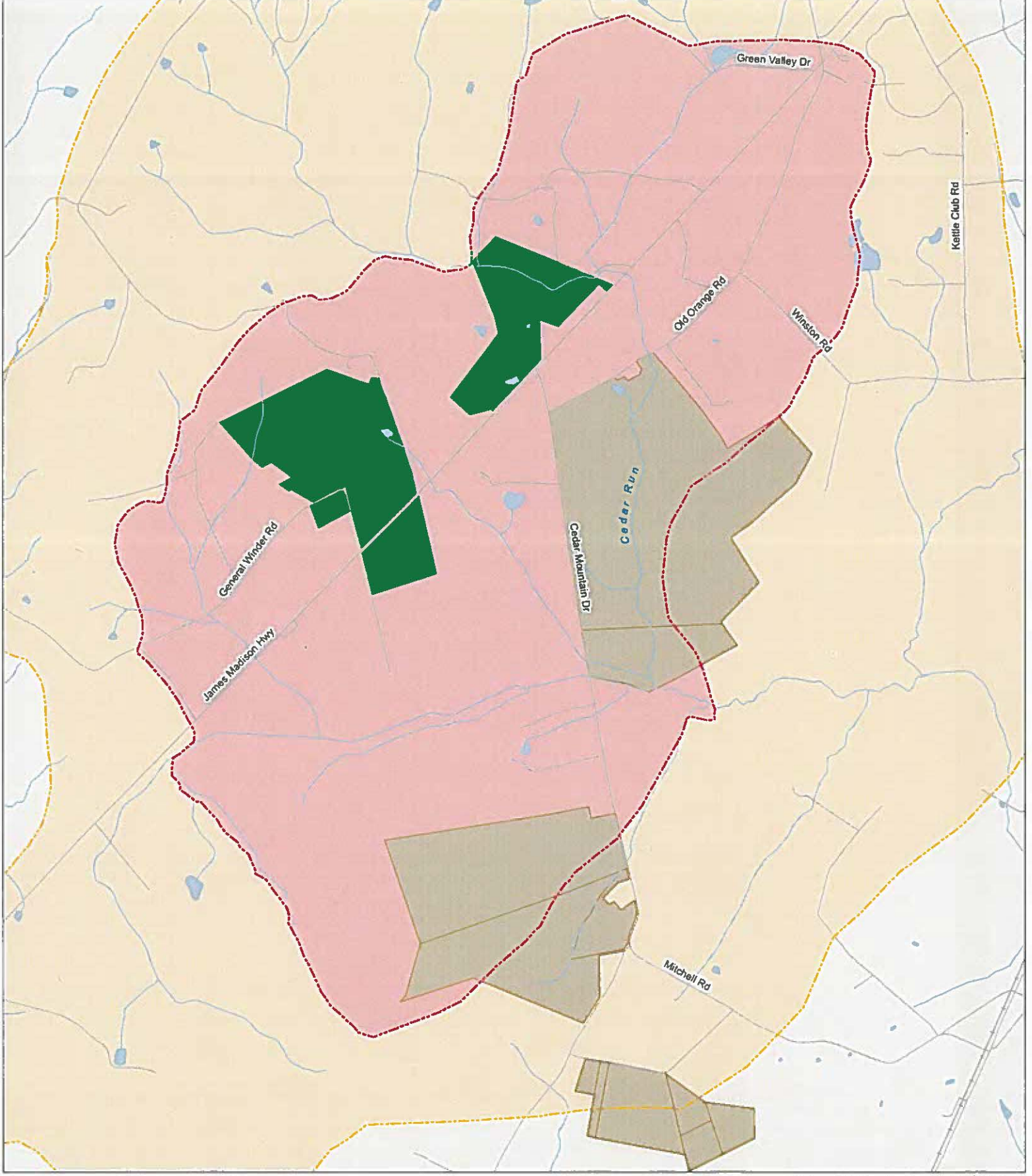
## Owned Lands and Easements at Brandy Station Battlefield (Culpeper County, VA)

Created on 3/12/2021 by JM - Note: Only lands shown in dark blue and yellow are eligible for this state park proposal.



- e. **Map – ABT Owned Lands and Easements at Cedar Mountain Battlefield October 30, 2020**





Prepared by the American Battlefield Trust

### Owned Lands and Easements at Cedar Mountain Battlefield

Created on 10/30/20 by JM  
 Note: Only lands shown in dark green are eligible for this state park proposal.

- American Battlefield Trust Owned (250.95 Acres)
- Other Conservation Easements
- Battlefield Core Area
- Battlefield Study Area

