



HISTORIC RESOURCES PLAN OF KING WILLIAM COUNTY

Adopted by the: King William County Historical Preservation and Architectural Review Board

Historical Preservation and Architectural Review Board (2024)

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The King William County Historic Resource Plan was first adopted in 2021

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King William County History and Historic Resources

King William County is in the Chesapeake Bay and York River watershed, approximately 33 miles northeast of Richmond, on the Middle Peninsula, bounded by the Pamunkey and Mattaponi rivers which converge to form the York River. Roughly triangular, it is 32 miles long and has a median width of 8 miles, an area totaling 275 square miles.

When the English arrived at Jamestown in 1607 most of eastern Virginia, approximately 6,000 square miles, was controlled by 33 Algonquin tribes united in the Powhatan Confederacy, ruled by King Powhatan. The Pamunkey Indians were centered in the King William County area called Pamunkey Neck by the English. Their main village, Cinquoteck, was located where the Town of West Point is today. Twelve miles upriver was the Confederacy's most important sacred site, Uttamussack, "place of ancient knowledge". When he died in 1615, Powhatan's body was brought here. It was controlled by seven priests who began their training as boys. There were two buildings, 50 to 60 feet long, flanking the entrance to an altar house where the bodies of chiefs were kept. A 3 by 4-foot block of clear rock crystal served as the altar. Fearing its loss to the English, the priests hid the altar. It has never been found.

By 1644, after a failed Indian revolt against the English, the Pamunkey and Mattaponi Indians were restricted to the northern part of the Pamunkey Neck, above Romancoke. Today King William County is home to the Pamunkey and Mattaponi reservations, the only two reservations in Virginia and among the oldest in the United States. Another tribe, the Upper Mattaponi, do not have a reservation, but have lived many years in the Central Garage area.

King William County, named for the ruling English monarch, William III, was created from King and Queen County in 1702. There were only 89 freeholders in the county, but they demanded their own courthouse to eliminate the inconvenience of river crossings when they had courthouse business.

Few villages were formed in the Chesapeake watershed; King William County was typical. Plantations in the lower part of the County, where the rivers were deep, had their own docks. Sailing ships picked up their products and brought in supplies. Many ordinary items, such as

saws and hand planes, were ordered through business connections developed in England. The upper part of the County depended on sailing schooners and other small craft that came to the head of the tidewater on each river; Oyster Landing on the Pamunkey and Aylett's, on the Mattaponi.

Aylett's, arising during the late 18th century, was a port on the Mattaponi and was on the stage route between Richmond and Tappahannock. It began as a site of tobacco warehouses, owned by the Aylett family, and later became a center for grain shipments to Baltimore and Philadelphia. It was known as a "wide open" port town, with a racetrack, gambling, and more. A landowner whose property was within sight of Aylett's, in 1782, named his farm Mt. Zoar, after the Biblical village of Zoar, spared from destruction by God. Not spared by war, Aylett's was burned by Federal troops in 1863. That, with a declining economy and changes in transportation, was the end of it as a center of commerce.

West Point became the new center of commerce and shipping in King William County. On the former site of Cinquoteck, it is named for the West family plantation that occupied the area. In 1701 the Colonial government designated 50 acres on the point as Port Delaware. There was so little activity that it was reabsorbed by the plantation until 1855 when a railroad line between West Point and Richmond was planned. The Richmond and York River Railroad reached West Point in 1861. The railroad was damaged during the War and rebuilt in 1869. When West Point was incorporated as a Town in 1870, its population was 75. Railroad freight handling boomed, and the population grew from 650 in 1880 to 3,500 in 1887 when 400,000 bales of cotton were shipped from West Point. It was then the fifth largest cotton port following Galveston, New Orleans, Savannah and Norfolk. In 1895 the railroad moved its terminal to Portsmouth. A mass exodus of employees of the railroad and shipping companies took place, real estate values fell, many West Point homes and business buildings were abandoned.

It took almost 30 years to recover. West Point became a destination for day-trippers and vacationers who could arrive by rail from Richmond or on steamships from Baltimore.

In 1914 a cardboard manufacturing plant opened and has been the mainstay of the town's economic life ever since. West Point occupies 4.7 square miles and has its own public-school system, separate from that of King William County. In 1950 the population was 2,000. In 2010 there were 3,306 residents. In 2020 there were 3292 residents.

One reason for the lack of villages with significant commercial activity was the small number of potential customers. In 1790 King William County's population was 8,128; 2,977(37%) White and 5,151(63%) enslaved Blacks. This ratio held in most eastern Virginia counties until the Civil War. In 1860, King William's population was 8,530; 3,005 White (35%), 5,525 enslaved Blacks, (60%) and 416 free Blacks (5%). From 1790 until 1990 the population of King William County fluctuated very little, from a high in 1830 of 9,812 to a low in 1970 of 7,497. Since 1970 the County population has grown by 2% to 3% a year, with an official census population of 17,810 in 2020 (76.6% White, 14.6% Black, 5.1% two or more ethnicities, 2.7% Hispanic, 1.6% Native Americans. 1.3% Other, 0.7% Asian, 0.1% Pacific).

King William County's population increase over the last 20 years has been driven by the growth of suburbs and exurbs in the metro Richmond area. However, in many ways, life in King William County is little changed from its rural and agricultural roots. Its farms produce vegetables and small grains, mostly corn and soybeans. Large tracts of loblolly pines and mixed hardwoods are still being grown and harvested for lumber and wood products, supplying the paper mill in West Point and sawmills. There are sand and gravel businesses, a kitty litter plant and many small service businesses. The largest employers in King William County are the County public school system and County government.

The incremental growth of the County has meant that preservation is not yet an important issue to most residents. Some preservation is almost passive but very consequential; taking the form of conservation easements held by the Virginia Outdoor Foundation. It currently has 30 easements totaling 10,500 acres in the county.

The Virginia Department of Historic Resources provides an institutional preservation presence with its Historic Landmarks Registry and Historic Preservation Easements. In King William County it holds seven historic preservation easements, totaling 2,565 acres.

The King William County Historical Society is active in preserving the County's history through its first-rate Museum located in the Historic King William Courthouse Complex. The Society owns and maintains two carefully restored historic churches; Acquinton Church built in 1735 and Lanesville Christadelphian Church built in 1875.

The West Point Historical Society is active in preserving the County's and Town's history through its Museum and preservation activities.

Sources used:

- King William County in the Civil War: Along Mangohick Byways by Dorothy Atkinson 2007
- Religious Life of Virginia in the Seventeenth Century: Faith of our Fathers by G. M. Brydon 1957
- King William County Courthouse: A memorial to Virginia self-government by A. T. Dill 1984
- King William County, Virginia: Proudly Celebrating 300 Years 2002
- King William County: on deep water by The King William County Council 1925
- 250th Anniversary of the founding of King William County Virginia. Anniversary Festival Program April 1952
- Virginia Department of Historic Resources Virginia Landmark Registry and Nomination Forms
- Virginia Department of Historic Resources Historic Preservation Easements Database
- Virginia Outdoor Foundation Existing Easements Map
- U. S. Census

HPARB Recent Accomplishments

Unfortunately, during the 1980's and 1990's the HPARB was very inactive. When the current group started, we found little records, procedures and no maps of the historic districts. Thus, our initial goals were to reactivate the HPARB.

2012-2013 Bylaws were written for the HPARB, which were approved by the Board of Supervisors. Historic District maps were produced based upon the tax map definitions in the King William ordinance.

2014 In cooperation with the King William County Historical Society and the Virginia Department of Historic Resources a survey was conducted of 125 properties. Nine dwellings were recommended as potentially eligible for listing on the NRHP under Criteria A and/or B. Five domestic resources were rerecommended for inclusion under Criteria A.

2015-2018 This time period was attempting to accurately define historic district boundaries. This was a difficult task since the county did not adjust district boundaries when properties were subdivided.

2018-2019 Once district boundaries were identified, a review was undertaken to identify properties to be added or removed. A draft HPARB ordinance, based upon the DHR Model HDZ Ordinance, was drafted and completed and submitted to the County for review. All properties in the districts were placed on property cards and were recorded for the Planning Office.

2019 In August HPARB Chair attended the Certified Local Government /Historic Resources Commission Workshop in Smithfield, Virginia. King William County had been charging a \$1,000 fee for a review. A survey of surrounding communities was conducted, and it was found most were charging no fee. Based upon this information the HPARB convinced the Board of Supervisors to drop the fee.

2020 Development of handbook for the HPARB was started. A system was setup for the Tax Department to notify the HPARB when there was a new property owner. In August a public hearing was held resulting in the finalization of Historic District boundary including deleted and added properties. An agreement was reached with the King William County Historical Society regarding their initial funding of HPARB work to start historic GIS layers on the County's system.

2022 The HPARB applied for Certified Local Government status through the

Department of Historic Resources. The Board worked directly with an assigned staff member from the Department of Historic Resources to meet all of the requirements from a pre-defined checklist to be deemed eligible.

2023 The HPARB received the distinguished honor of being recognized as a Certified Local Government. Educational brochures on registering historic properties were created and sent to property owners deemed eligible or potentially eligible based on a survey that had been performed.

ARTICLE I: NAME

The name of this Board shall be:

The King William County Historic Preservation and Architectural Review Board

ARTICLE II: PURPOSE

- Nominate properties to be designated as local or historic districts, archaeological areas and landmarks;
- Shall hear and decide all applications for exterior alteration, demolition, and new construction in locally designated historic districts through a Certificate of Appropriateness (CoA) process;
- Comment on proposals and issues affecting local and national historic resources located in King William County;
- Advise the County Board on historic preservation matters;
- Maintain a comprehensive inventory of Historic Resources and Districts, which identifies those historic properties linked to the significant people, places and events that helped shape King William County;
- Develop markers for the County's important historic sites;
- Coordinate with community groups, neighborhood associations, and other County departments and Boards on projects in which historic preservation issues are present;
- Shall review and make advisory recommendations on all applications for Rezoning, Land Division, Conditional Use Permits, Special Exceptions, and Variances proposed within a Historic District;
- May propose the establishment of additional historic preservation districts, and revisions to existing HP Districts; and
- Shall make annual reports to the Board of Supervisors reviewing the activities of the previous year.

ARTICLE III: MEMBERS

1. There shall be up to seven (7) but no less than five (5) members of the Board, of which at least four (4) shall be residents of the County who have demonstrated knowledge of and interest in the preservation of historical architectural landmarks. One of these members shall be a member of the Board of Supervisors.

2. Members of the Board shall be appointed for terms of four years as established by the Board of Supervisors.
3. Members shall be eligible for reappointment.
4. Vacancies shall be filled by appointment made by the Board of Supervisors and shall be for an unexpired term only.
5. A member may be dismissed without limitation in the event that the member is absent from any three consecutive meetings of the Board or is absent from any four meetings of the Board within any twelve-month period.

ARTICLE IV: QUALIFICATION OF MEMBERS

There shall be at least four (4) members who are residents of the County. At least one member shall have professional training or equivalent experience in architecture, history, architectural history, archaeology, or planning.

ARTICLE V: TERM OF OFFICE

Members shall be appointed by the Board of Supervisors for terms deemed appropriate by the Board of Supervisors. Each HPARB member shall serve until a successor is appointed. An appointment to fill a vacancy shall be only for the unexpired term.

ARTICLE VI: VOTING

Each member shall be entitled to one (1) vote.

ARTICLE VII: QUORUM

The presence of at least three members of the HPARB shall be required to conduct business, and all decisions shall be made by the majority vote of those present.

ARTICLE VIII: OFFICERS

The office of the Board shall be the President, Vice-President, and Secretary.

ARTICLE IX: DUTIES OF OFFICERS

A. President

The president shall preside at all meetings of the Board.

B. Vice-President

The Vice President shall act for the President in his/her absence or incapacitated.

C. Secretary

The Secretary shall keep of a record of all proceedings of the Board and issue notice for all meetings.

ARTICLE X: ORDER OF BUSINESS FOR MEETINGS

The order of business for a regular meeting shall be:

Call to order by President.

Roll call.

Review and Adopt Meeting Agenda

Consideration of minutes.

Public Comment Period

Public Hearings.

Other Unfinished Business.

New Business.

Adjournment.

Parliamentary procedure in Board meetings shall be governed by a modified version of Robert's Rules of Order (Revised). Any Board member may, at any time, table a matter that has not been tabled previously without a second to the motion. A motion to table a matter upon a single members' motion may be overruled by a motion of another member, which is properly seconded and passed by a majority vote of the Board.

The Historic Board shall keep a set of minutes of all meetings, and these minutes shall become a public record.

The secretary shall sign all minutes, and at the end of the year shall certify that the minutes of the preceding year are true and correct.

ARTICLE XI-REGULAR MEETINGS

All regular meetings, work sessions, hearings, records, and accounts shall be open to the public except those meetings subject to the rules of executive session as set forth in the Code of

Virginia. There shall be a Public Comment Period at each of the regular meetings. The Public Comment Period will allow a member of the Public three (3) minutes to speak or five (5) minutes if representing a group, about any historic matter, except agenda items scheduled for a Public Hearing.

Annual Meeting. The first meeting of each year shall be known as the annual meeting. At the annual meeting, the Board shall establish the day, time, and place for regular meetings of the HPARB for that year. At a minimum, the Board shall hold 4 regular meetings during the calendar year.

Electronic Meetings and Remote Participation. The Historic Preservation and Architectural Review Board follows the policy adopted by the King William Board of Supervisors and as established by applicable laws in the Code of Virginia.

ARTICLE XII– PUBLIC HEARINGS

The Historic Board, at its discretion, may hold public hearings when it deems that a hearing is in the public interest.

Notice of a hearing shall be published in a newspaper having general circulation in the area once a week for two (2) successive weeks specifying the time and place of hearing at which persons affected may appear and present their views, not less than five (5) days nor more than twenty-one (21) days after final publication, or as otherwise set forth in the Code of Virginia.

The case before the Board shall be summarized by the President or by the Secretary or other members delegated by the President. Interested parties shall have the privilege of the floor. The President, prior to the public hearing, may set time limits as to the length of time that the applicant, individuals, and persons representing groups may speak. Records or statements shall be recorded or sworn to, as evidence or any court of law, only after notice is given to the interested parties.

A record shall be kept of those speaking before the hearing. (CLG “REVIEW BOARD PUBLIC PARTICIPATION” ITEMS # 2, 4, 7 RECOMMENDATION)

ARTICLE XIII– BYLAW AMENDMENTS

These bylaws may be changed by a recorded two-thirds (2/3) vote of the entire Historic Board after thirty (30) days prior notice to Historic Board.

Approved by the King William County Board of Supervisors – January 2024

King William Historic Preservation Architectural Review Board
Criteria

The HPARB shall consider, among other things, the following in determining the appropriateness of any erection, exterior alteration or restoration:

1. The compatibility with the design, development standards and criteria as included in ordinance and the adopted Historic District Guidelines.
2. The appropriateness of the type, form, style, general overall design geometry, size, scale, massing, height, width, spacing, rhythm and proportions, structural arrangement, decorative and design details, materials, texture, finish, quality, appearance and color of the proposed building, structure or appurtenant element in relation to such factors as the architectural compatibility with similar features of buildings or structures within the area of any Historic District.
3. The historical and architectural value and significance of the building, structure or appurtenant element and its relationship to the historic or architectural value of the area in which it is proposed to be located.
4. The extent to which the building, structure or appurtenant element will be harmonious with or architecturally incompatible with the historic buildings within any Historic District.
5. The compatibility of planned improvements and alterations with the architectural and historic quality, character, size, scale, massing, spacing, proportions, rhythm, decorative and design details, materials, texture, finish and appearance of the historic buildings, structures and objects in any Historic District and to the components on the subject building or structure.
6. The effect of the building, structure or appurtenant element on the Comprehensive Plan's goals for tourism, economic development and residential land uses in and around the historic areas.
7. The compatibility of the proposed building, structure or appurtenant element the Comprehensive Plan's goals for historic preservation and architectural design review.
8. The impact of the proposed alteration, new construction or restoration upon the historic setting, streetscape or area.
9. The probable effect of proposed construction on historic sites and other cultural landscapes.

10. Any other factors, including aesthetic design factors, which the ARB deems to be pertinent.
11. Signage- The type, form design, overall dimensions, scale in relation to the building or site, materials, texture, finish, design of the message, lettering, dimensions and style, colors, method of physical support or erection, any exterior illumination, orientation and setting shall be considered.
12. Awnings and Canopies- The type, form, design, overall dimensions, height, scale in relation to the building or site, materials, texture finish, colors, and the dimensions, style and colors of any lettering, the shape and design of the opening to be covered, the method of physical support and attachment to the building, any exterior illumination, orientation and setting shall be considered.
13. Fencing- The location, setting, orientation, type, form, design, overall dimensions, scale, materials, texture, finish, color, impact on adjacent property owners and any additional screening shall be considered.
14. Mechanical Equipment (HVAC Systems, Exhaust Fans, Satellites, Skylights)- The location, setting, visibility, screening, method of installation into the building, orientation, type, form overall dimensions, scale, design, materials, texture, finish and appearance shall be considered.
15. The ARB shall also be guided by the purposes for which historic landmarks and historic districts with contributing and non-contributing properties are designated and by the particular standards and considerations contained in the *The Secretary of the Interior's Standards* for Rehabilitation and guidelines for applying the Standards.

Criteria for Establishing Historic Districts:

Criteria for evaluating the merits of a given building, structure, site or object shall be based on architectural features as well as historic associative factors. Certain buildings, structures, objects or areas, although not associative factors. Certain buildings, structures, objects or areas, although not associated with a historic personage or event, may be valuable examples of the community's physical and cultural heritage. Buildings, structures, objects and sites of local significance shall be evaluated as well as those of State and National significance, and any structures individually listed upon the National Register of Historic Places or the Virginia Landmarks Register shall be designated upon the community's register as contributing VLR and NRHP properties. In addition, such evaluation shall be based on the following specific matters:

1. The evaluation shall respect the qualities of each architectural and landscape style or type and its geographical context and shall judge a resource's merit on how well it exemplifies the distinguishing characteristics of said style or type. Consideration will be given to:

A. Significance of architectural design, period, form, method of construction, character defining details or representation of a significant distinguishable entity whose components may lack individual distinction.

B. Scale, size and/or interrelationships of resources and/or environmental features.

C. Significant patterns of development.

D. Quality of workmanship.

E. Amount of surviving original fabric.

F. Original location and/or use.

G. Remaining outbuildings or dependencies.

H. Surrounding environment, including gardens, landscaping, and walks.

I. Aesthetic or artistic quality.

J. Original integrity of the resource and its details.

2. It is related to a park, street configuration, open space, hill, body of water, or landscaped grounds of significance in the areas of urban planning or landscape architecture.

3. It is contiguous with a neighborhood, district, building, structure, object or site that meets one or more of the forgoing criteria, and changes to it could impact the neighborhood, district, building, structure, object or site that meet the foregoing criteria.

4. It fosters civic pride in the community's past and enhances the community's attractiveness to visitors.

5. Historical and/or Cultural Significance.

Buildings, structures, objects, districts or sites relating to one or more of the following National Register Criteria will be considered historically or culturally valuable:

A. Association with historic personage.

B. Association with historic event.

C. Work of leading architect or master craftsman. (Associative value of Criterion C – architectural significance.)

D. Site of cultural significance that has or may be likely to yield information important in prehistory or history.

In addition, sole of infrequent surviving building types and structures not historic in themselves but adding to the character of a historic district need to be looked at as potentially deserving preservation.

Definitions Related to Historic Zoning

Aggrieved Person – A person with an immediate, pecuniary and substantial interest in an action taken by the Zoning Administrator or ARB under this Ordinance, as opposed to a remote or indirect interest.

Alteration - Any change, modification or addition to the form, materials, workmanship, design, appearance, texture or details of all or a part of the exterior of any building, structure, site or object other than normal repair, maintenance, and landscaping.

Architectural Significance – Importance of a property based on physical aspects of its design, materials, form, style or workmanship and recognized by National Register Criterion No. 3.

Area of Significance – The aspect of historic development in which a property made contributions for which it meets the National Register Criteria, such as architecture, agriculture, commerce, community planning and development, politics/government, religion, etc.

Association – Link of a historic property with a historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a past time and place.

Building – A resource created principally to shelter any form of human activity, including, but not limited to a house, barn, meat house, bank, store, church, town hall, courthouse, jail, library, garage, hotel.

Building Official – The person designated by the locality to administer and enforce the Virginia Statewide Building Code.

Certificate of Appropriateness (COA) - The approval statement signed by the Chairman of the Architectural Review Board or designated staff member which certifies the appropriateness of a particular request for the construction, alteration, reconstruction, repair, rehabilitation, restoration, demolition, or relocation of all or part of any building, structure, site or object within a historic district, subject to the issuance of all other regional permits needed for the matter sought to be accomplished.

Contributing Building – A building, which has historic significance by reason of type, period, design, style, workmanship, form, materials, architectural details, or historic association to a significant event or person or has or may yield information important to prehistory or history.

Contributing Properties - Parcels of land containing a contributing building, structure, site or object adding to its historic significance and so designated on the inventory map and inventory of contributing properties and non-contributing properties which are adopted as a part of this Ordinance. The designated contributing properties, which may or may not be individually listed in the Virginia Landmarks Register or National Register of Historic Places, are those properties which by reason of type, period, design, style, workmanship, form, materials, architectural details, or have historic association to a significant event or person, or have or may yield information important to prehistory or history and relation to surrounding properties contribute favorably to the general character of the part of the Historic District in which they are located.

Contributing Resource – A building, site, structure, district or object adding to the historic associations, historic architectural qualities or archaeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property and possesses historic integrity or is capable of yielding important information about the period; or it independently meets the National Register Criteria.

Corridor District – A geographical area contiguous to arterial streets or highways on a significant route of tourist access to the locality or to designated historic landmarks buildings, structures or districts therein or in a contiguous locality determined by the Governing Body to be a historic district.

Cultural Landscape - A geographic area, including both cultural and natural features, associated with an event, person, activity, or design style that is significant in the history of the locality, state or the nation. Historic sites, landscapes designed by a landscape architect, master gardener, architect or horticulturalist and vernacular landscapes developed by human use and activities are types of cultural landscapes.

Design – A quality of integrity applying to the elements that create the physical form, plan, space, structure and style of a property.

District – One of the five resource types, being a concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

Eligibility – The ability of a property to meet the National Register Criteria.

Feeling – A quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Historic Area – An area containing one or more buildings or places in which historic events occurred or having special public value because of notable architectural, archaeological or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.

Historic Context – An organizing construct for interpreting history that groups information about historic properties which share a common theme, common geographical location and common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration and treatment of historic properties, based upon comparative significance.

Historic District – Any geographical area delineated by the governing body and consisting of public or private property, containing a significant concentration, linkage or continuity of contributing properties containing contributing building(s), structure(s), site(s) or object(s), united historically or aesthetically by plan or physical development and having a common historical, architectural, archaeological or cultural heritage being of such interest and significance as to warrant conservation and preservation.

Historic Landmark – A building, structure, district, site or object determined to have historical, architectural or archaeological statewide or national significance listed on the Virginia Landmarks Register.

Historic Property – Any prehistoric or historic building, district, site, structure or object.

Historic Significance – Importance for which a property has been evaluated and found to meet the National Register Criteria.

Integrity – The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

Level of Significance – The geographical level – local, state or national – at which a historic property has been evaluated and found to be significant.

Local Significance – The importance of a property to the history of its community, this locality, general vicinity or area.

Location – A quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials – A quality of integrity applying to the physical elements that were combined or deposited in a pattern or configuration to form a historic property.

National Historic Landmark (NHL) – A historic property evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior.

National Register Criteria – The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places (which is the same criteria used for inclusion in the Virginia Landmarks Register). Specifically, the quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; *or*
2. That are associated with the lives of persons significant in our past; *or*
3. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; *or*
4. That have yielded, or may be likely to yield, information important in prehistory or history.

National Register of Historic Places – The official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering or culture.

National Significance – The importance of a property to the history of the United States as a nation.

Non-Contributing Building – A building that does not add to the historic architectural qualities, historic associations or archaeological values for which a property is significant because it was not present during the period of significance or does not relate to the documented significance of the district; or due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register Criteria.

Non-Contributing Property – A property that does not add to the historic architectural qualities, historic associations or archaeological values for which a resource is significant because it was not present during the period of significance or does not relate to the documented significance of the district; or due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register Criteria.

Non-Contributing Resource – A building, site, structure, district or object that does not add to the historic architectural qualities, historic associations or archaeological values for which a resource is significant because it was not present during the period of significance or does not relate to the documented significance of the district; or due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register Criteria.

Normal Repair and Routine Maintenance – For the purpose of maintaining the existing condition of the building, structure, site or object, normal repair and routine maintenance involves the repair of existing materials and features with equivalent material through stabilization, consolidation and conservation of historic materials, features and workmanship when the physical condition of these character-defining features has deteriorated. Routine maintenance includes repainting the same or different color but does not include the initial painting of masonry surfaces on any contributing resource.

Object – The resource term used to distinguish from buildings and structures those constructions, which are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, i.e., sculpture, statuary, monuments, boundary markers, fountains.

Period of Significance – The span of time in which a property attained the significance for which it meets the National Register Criteria.

Preservation – The process of determining what to keep from the present for the future and applying measures to sustain the existing form, integrity, type, style, design, details, workmanship and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Rehabilitation - The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Resource – Any building, structure, site, district or object that is part of or constitutes a historic property.

Restoration - The act or process of accurately recovering the form, features, character, materials and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Setting – A quality of integrity applying to the physical environment of a historic property.

Site – One of the five resource types, being the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing or non-existing structure.

Site Improvements - Structural changes to the grounds of a property including the installation or alteration of walls, fences, or structures, paving, regrading, and the installation or removal of major plantings.

State Significance – The importance of a property to the history of the state where it is located.

Structure – One of the five resource types distinguished from a building, being a functional construction made usually for purposes other than creating shelter, including but not limited to, a gazebo, windmill, communication tower, bridge, canal, roadway, power plant, fence, silo.

Virginia Landmarks Register (VLR) – The official state of Virginia list of districts, sites, buildings and structures of historical, architectural *or* archaeological statewide or national significance.

Workmanship – A quality of integrity applying to the physical evidence of the crafts of a culture, people or artisan.

State and Federal Historic Preservation Programs

As populations grew in the seventeenth and eighteenth centuries, counties were frequently divided and reorganized. King William County was formed in 1702 when King and Queen County split. The success of King William is deeply rooted in its topography. The deep-water port at West Point connected with the Pamunkey and Mattaponi Rivers, and in turn, facilitated water transportation throughout King William County. By 1859, the Richmond and York River Railroad linked Richmond to West Point, which enabled farmers to transport goods along the rivers and then directly to Richmond.

The Virginia Department of Historic Resources (DHR) works with local governments, private citizens, and organizations to carry out preservation programs. A large part of these programs is the documentation of historic properties. King William County has had several historic surveys conducted, the last completed in 2014. These surveys have resulted in the documentation of hundreds of historic properties throughout the county. The survey funding was shared by King William County and grants awarded by DHR.

After general documentation of the county's resources through surveying, DHR recognizes important historic resources by providing formal certification of its historic value and to encourage their continued preservation. The National Register of Historic Places is the official list of structures, sites, objects, and districts that embody the historical and cultural foundations of the nation. Virginia's historic landmarks are irreplaceable resources of the Commonwealth. These landmarks are the tangible reminders of the state's rich history and traditions. Our historic buildings, neighborhoods, landscapes, and sites are essential to Virginia's special identity and enhance the lives of both our citizens and our countless visitors.

King William is home to **twenty locations** on the National Register of Historic Places and are described here to provide a better understanding of the significance of our place in history and the importance of preserving it.

State & National Register – Court House, Churches and Schools

King William Court House (050-0038)



King William Court House, erected circa 1725, is one of the oldest surviving and best-preserved courthouses in Virginia, and is the oldest courthouse still in use in the United States. The form of the building was the prototype for several other eighteenth century Virginia courthouses. It should be noted that the building still retains its almost completely rural setting which was common for courthouses and churches in colonial Virginia. Few other public buildings either in Virginia or the rest of the nation can claim such a long record of public use and service.

St. John's Church (050-0061)



St. John's Parish came into being in 1680 with the division of Stratton Major Parish. There were initially two churches in the parish. The lower part of the parish was served by Pamunkey Neck Chapel (circa 1650-80), within the boundaries of what is now the Town of West Point. The second church serving the parish was the Upper Church (1685) of St. John's Parish was situated on Washington's Burgess Route to Williamsburg.

In 1729 the vestry of St. John's Parish expressed concern over the decay of the two churches and agreed to set about replacing them. The church to serve the lower part of the parish was to be built first and was completed in 1734. The site chosen for it was on the colonial road between King William Court House and the future Town of West Point. While the church is owned by St. John's Episcopal Church of West Point, the restoration and maintenance of **St. John's Church** has been an interdenominational endeavor. Today the restored church is located approximately ten miles north of West Point on State Route 30.

Mangohick Church (050-0041)



Mangohick Church was built around 1730 for St. Margaret's Parish in King William County. The church takes its name from its location at the head of Mangohick Creek, a tributary of the Pamunkey River. It was referred to as the New Brick Church by William Byrd in 1732. Mangohick became the Upper Church of St. David's when that parish was formed in 1744 and served in that capacity until the Revolution. It then became a free church for use by any denomination following disestablishment of the Church of England in Virginia. Later the Union Baptist Church was organized here with both white and black members. The black congregation alone, however, has occupied the church since the latter part of the nineteenth century.

Lanesville Christadelphian Church (050-0041)



With its rectangular footprint, simple architectural embellishments and large windows, Lanesville Christadelphian Church in King William County is a fine example of a vernacular rural Virginia church

building from the late 1800s. The interior is an open room featuring original wood flooring, wainscoting, window and door trim, lighting fixtures, wood pews, and a gently arched ceiling. The Christadelphian sect arose in the 1840s through the teachings of Englishman Dr. John Thomas who emphasized personal interpretation of biblical scripture. The Christadelphians built the Lanesville church building around 1875. By 1964, church membership had dissolved.

Sharon Indian School (050-5005)



The original Sharon Indian School was built by members of what was then known as the Adamstown Band. Like many rural schoolhouses, the 1919 structure saw community use in addition to its role as a classroom. Sharon Indian School served as a center of education for the Upper Mattaponi Tribe. In 1919, the King William County School Board built a one-room frame building and the students' families provided the furniture. The county replaced the original school with this brick structure in 1952. Before the integration of Virginia schools in the 1960s, Sharon provided a primary and limited secondary education. The students at Sharon Indian School had to attend other Indian, private, or public institutions, usually outside the Commonwealth, to obtain high school diplomas. Upper Mattaponi students—and children from the Rappahannock Tribe in the 1960s—attended school here until June 1965. It was one of the last Indian schools to operate in Virginia.

King William Training School (050-5010)



The origins of the **King William Training School** reach back to 1902. It was in that year that Rev. Samuel B. Holmes appealed to the Pamunkey Baptist Association to support the education of African American children of King William County. The two-room school was called the King William Academy. Rev. Holmes continued as the principal of the school, and funding was provided by the Pamunkey Baptist Association Literary Union, the Women's Missionary Society, and private citizens. From 1913 to the present, the Pamunkey Baptist Association has maintained a continuous educational presence on this site. The King William Training School is also a significant example of a Rosenwald Foundation School in Virginia.

State & National Register– Plantations and Farms

In the 1800's, much of the county area was taken up by large grants of land with their outlets to commerce by way of the two rivers.

Historic Landmarks described here are in Upper King William

Burlington (050-0010)



Lewis Burwell sold a large tract of land along the Mattaponi River to Owen Gwathmey of King and Queen County in 1752. Captain Gwathmey was in the Commission of Justices and had been an officer in the militia in King and Queen County. The Gwathmey family changed the name to **Burlington**. The two-part residence is on the top of a mound-like hilltop, which affords a fine view of the lowlands along the Mattaponi River and overlooks the Meadow plantation. The Burwell family built the original frame house in the mid eighteenth century. Dr. William Gwathmey erected an additional brick house adjacent to the frame structure in 1842. He doctored Union troops when they occupied Burlington in May 1864.

Zoar (050-0119)



Zoar is a 327.75-acre farmstead consisting of a Queen Anne single- family dwelling constructed in 1901; as well as five agricultural outbuildings, a cemetery, and agricultural field that all pre-date the house; and two recent outbuildings. The farmstead is a portion of the Robert Pollard farm, purchased in 1782. The original house was burned during the Civil War. The current house replaced the original house in 1901. The outbuildings date to the early 19th century. Pollard was the Clerk of King William County for over forty years. Sometimes referred to as Mount Zoar, the house and outbuildings rest on a hill overlooking the surrounding farmland and town of Aylett.

Mount Columbia (050-0049)



The Mount Columbia plantation dwelling is a two-part house illustrating the increasingly sophisticated architectural taste that evolved in rural Virginia during the early decades of the 19th century. The older part, a single-cell, two-story house erected in the 1790s for Gideon Bosher, is typical of the simple residences of moderate inland planters of the period. The sophisticated Federal-style front section, built in the 1830's for Bosher's son William, reflects the gentry's increasing tendency to display prosperity in a more stylish manner. The house is remarkably intact and retains its open setting with views towards the Pamunkey River. Also located on the property are a brick kitchen dependency, a family cemetery, and the vestiges of a formal garden. Mount Columbia occupies what was originally a portion of the vast landholdings of the College of William and Mary that were rented to farmers and provided income for the school during the 18th and early 19th centuries.

Seven Springs (050-0064)



Seven Springs is situated on the Mehixen Swamp near the Pamunkey River. Built circa 1725-1740 by the Dabney family, it is a striking and unusual specimen of eighteenth-century Tidewater domestic architecture. It's odd, square, central-chimney plan, one not found in any other known Virginia house, lends additional interest to a house distinguished by its excellent brickwork, clipped gables, T- chimney, and fine surviving interior details. The exterior of the house remains substantially as it was when it was erected. Captain George Dabney was a prominent figure in the early history of the County, serving as a member of the County Court from the county's organization in 1702 until at least 1716, as its first sheriff, and as an original trustee of Delaware town (now West Point) in 1706. In 1722, the legislature authorized the establishment of a ferry at Dabney's plantation.

Wyoming (050-0075)



Wyoming is dramatically situated on the edge of a narrow plateau overlooking the bottomlands of the Pamunkey River. The setting is completely rural, consisting mostly of open fields but with trees along the river and adjoining creeks. Its large wooden dwelling house is representative of the extensive rebuilding of rural Virginia that took place after the Revolution. By the end of the 18th century many Colonial houses were replaced with larger, better-built structures or were heavily remodeled to serve the newly established farms carved out of the large old plantations. The house was built around 1800 for the Homes family. General Grant and his troops crossed the Pamunkey near here in 1864.

Horn Quarter (050-0032)



Horn Quarter is one of the most impressive and highly ornamental Federal-style residences in the Commonwealth. The house was erected in 1829-30 for George Taylor, son of the noted agrarian reformer, politician, and pamphleteer John Taylor of Caroline County. In addition to its architectural embellishments, Horn Quarter is noted for the remnants of its original elaborate gardens and for being one of the earliest Virginia houses with documented indoor plumbing. The earliest known reference to the name “Horn Quarter” was found in 1722 when Frederick Jones of North Carolina directed his brother to dispose of all his lands in King William County commonly known as “Horn’s Quarter.” By the 1770s the property had passed to the Nelson family of Yorktown in the person of Councilor William Nelson. A letter from Major John Nelson to his brother Governor Thomas Nelson, a signer of the Declaration of Independence, is postmarked “Horn Quarter,” indicating that a dwelling existed on the property at that time.

Roseville (050-0060)



Roseville, located in the Mangohick vicinity, consists of a two and a half story, four bay frame dwelling with basement. Surviving outbuildings include: a one and a half story frame kitchen, plantation office and schoolhouse, a large frame granary, a smokehouse, a privy, and a 1930’s era barn. The south end features a remarkable double chimney laid in Flemish bond, with glazed headers and a pent closet the width of the chimney. Also located on the grounds are the Ryland family cemetery, a slave cemetery, a reconstructed well and the ruins of an icehouse. Few other properties in the county contain the number and type of buildings and sites found at Roseville. The buildings were constructed beginning about 1807 by John Fox who was a member of the Continental Army during the Revolutionary War. He was a lawyer, sheriff, surveyor and one of the 12 Justices of the Court that governed King William County. John Fox’s great grandfather, Henry Fox, was

the first presiding justice of the King William Court (1702), a magistrate, a county sheriff and represented King William County in the Virginia House of Burgesses. He donated two acres of land to King William County which became the site of the first county courthouse.

The remaining historic homes and districts are all located south of Route 360

Chelsea (050-0012)



Chelsea is believed to have been built circa 1709 by Augustine Moore who had immigrated to Virginia circa 1705. His son Bernard added the house wing circa 1766. Colonel Bernard Moore was a successful planter, served as a justice of the peace for King William County, and was a member of the House of Burgesses. Governor Alexander Spotswood and his “Knights of the Golden Horseshoe” embarked from this plantation in 1716 on their expedition across the Blue Ridge Mountains. Just before the battle of Yorktown in 1781, General Lafayette used the manor house for headquarters. The parson at St John’s Church was the schoolmaster at Chelsea schoolhouse.

Chericoke (050-0013)



Chericoke is in the southern part of the county in the Court House vicinity. It is an open farm tract set on a bluff overlooking the flood plain of the meandering Pamunkey River. Chericoke was originally built by Carter Braxton (a signer of the Declaration of Independence) around 1770 but was destroyed by fire five years later. The present dwelling was built in 1828 by his grandson, Charles H. C. Carter and is notable for its handsome brickwork, sophisticated plan, and imaginative interior detailing.

Elsing Green (050-0022)



Elsing Green is a distinguished and unusual example of a Virginia mansion of the mid-eighteenth century; its U-shaped plan is unique for a home of its size, and the brickwork is of the highest colonial Virginia standards. The scale and formality of this complex is accentuated on its riverside by a series of terraces, which lead to the Pamunkey River. While on the landside, the mansion is approached on axis by a long avenue about a mile in length. William Burnett Brown built the original structure circa 1690, which now serves as the east dependency of the main house. Carter Braxton built the main house circa 1758. The interior walls were destroyed by fire in the early 1800's. The brick walls survived, and the house was rebuilt around them.

Sweet Hall (050-0067)



Sweet Hall, circa 1720 is situated on an open tract of land overlooking broad reaches of marshland at a bend of the Pamunkey River. Sweet Hall, a T-shaped, brick manor house is a highly significant example of Virginia's rare pre-Georgian architecture. Its fine brickwork, unusual plan, and surviving interior appointments would in themselves distinguish Sweet Hall, but its upper-cruck roof (curved timbers support both roof and walls), is one of only three found in America to date, and the only one discovered in Virginia. Sweet Hall was the home first of the Claiborne's and then of the Ruffin family.

Windsor Shades (050-0070)



Windsor Shades, also known as Waterville, is situated on the Pamunkey River about ten miles above West Point. The house site was the location of an Indian village on John Smith's 1607 map. By virtue of its location on the river at a point close to New Kent Court House, it was the site of a heavily traveled ferry from 1753 to 1927. The house, circa 1745, served as a tavern for the ferry (often referred to as Ruffin's Ferry) and was an important colonial site used for people coming from and going to Williamsburg. George Washington was a frequent visitor to the tavern. The Marquis de LaFayette visited the house in August 1781, and Generals Washington and Rochambeau crossed at the ferry on September 14, 1781 on their way to the Battle of Yorktown. It is a strikingly handsome, little altered Tidewater planter's house. The property was part of the 1600-acre grant to William Claiborne in 1657. Augustine Claiborne sold the house to Thomas Dansie who established a ferry at the site in 1753. The property was sold to Robert Ruffin in 1768, and to Edward Pye Chamberlayne in 1786. Chamberlayne served as a lieutenant in the American navy during the Revolution and was a county justice in 1793. One of his children, Lewis Webb Chamberlayne, was a founder of the Medical College of Virginia.

State & National Register– Historic Districts & Reservations

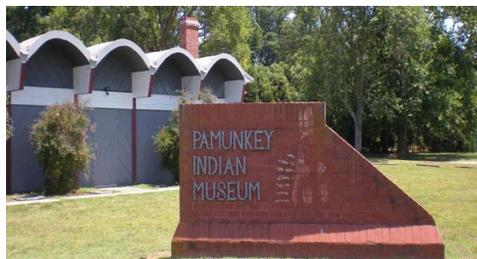
West Point Historic District (325-0002)



In 1559 Spanish explorers were the first recorded Europeans to set foot in the vicinity of West Point. Captain John Smith's 1612 map of Virginia shows the Indian village of Cinquoteck being situated at the present-day location of West Point. Most of the town's earliest structures were destroyed by two devastating fires. The first occurred during the Civil War was set by the Union troops occupying the town and the second occurred in

1903. The **West Point Historic District** is remarkable collection of 19th- and 20th-century buildings -- dwellings both elaborate and modest, commercial buildings, structures associated with recreation, and institutional buildings. The buildings include period representatives from the Victorian Italianate, Queen Anne, and Gothic Revival architectural styles, as well as Sears mail-order houses. The York Wholesale Building stands as the sole survivor of a once extensive warehouse, wharf and railroad district. Beach Park was the site of the 200 room Terminal Hotel, which offered recreation facilities to thousands including a boardwalk, amusement park, skating rink and dance pavilions.

Pamunkey Indian Reservation Archaeological District (050-0034)



The **Pamunkey Indian Reservation** is a [Native American reservation](#) lying along the Pamunkey River in King William County. Over 7,000 years of aboriginal occupation on this 1,700-acre, marsh rimmed, Pamunkey River peninsula give this tract unique archaeological interest. A survey undertaken in 1979 by archaeologists of the Virginia Department of Historic Resources and Virginia Commonwealth University identified fifteen sites ranging from the Middle Archaic period (5000 3000 B.C.) to the post-settlement era. The Pamunkey tribe was first identified by Europeans when Capt. John Smith explored the upper reaches of the York River in 1607. Approximately 80 of the 450 enrolled tribal members live on the reservation today, representing a continuity of many centuries. Further archaeological research could trace the cultural evolution and adaptation of the Pamunkey tribe from the time of contact with European civilization through subsequent phases of Virginia history. The Tribal Cultural Center, its design inspired by the round roofed Indian houses shown in early engravings, displays Pamunkey artifacts and crafts.

Historical National Landmark – Elsing Green (NRHP # 69000252)

When considering properties for the National Register, the National Park Service may determine a property has outstanding historic qualities and designate it a National Historic Landmark. In 1970 Elsing Green was listed as a National Historic Landmark and is currently the only property in the county with this distinction. It is one of the state's most impressive Tidewater plantations, marked by a prodigious U-shaped house, a grand expression of colonial Virginia's formal architecture. Stretched along the Pamunkey River, the plantation was owned in the 17th century by Col. William Dandridge. The property was purchased ca. 1753 by Carter Braxton, a signer of the Declaration of Independence, who built the main house around 1758.

Cherry Grove- 050-5115



Located in southwestern King William County, Cherry Grove sits on a 1.25-acre parcel in the rural community of Aylett, close to the border of Hanover County. The frame dwelling, which was constructed in two stages, stands on a cleared section of land surrounded by woods on all sides. The building is situated atop a Flemish-bond basement and flanked on both sides by Flemish-bond exterior-end chimneys. The original house was built in circa 1792 by William Cocke, who purchased the property from Ralph Wormeley, the heir of an aristocratic colonial family. In 1821, the house passed to Cocke's son Isaac, who constructed a two-story, two-bay, single-pile frame addition onto the western end of the building in ca. 1834-1835. Isaac also hired Boston-born painter Daniel T. Rea to execute interior decorative touches on the first-floor parlor mantel and baseboards, stairs, and doors. Rea, who came from a long line of Massachusetts decorative painters, designed the first-floor mantel and baseboards of the frame addition to resemble marble, and tinted the home's door panels to look like burlled walnut, maple, and mahogany. Cherry Grove is presently the only known example of Rea's decorative work in Virginia.

Historic Preservation District Overlays

Historic preservation overlay (HP) districts are officially designated by the King William County board of supervisors as having historic, architectural or cultural significance. They are created for the purpose of promoting the general welfare, education, and recreational pleasure of the public, through the perpetuation of the character of those general areas or individual structures and premises.

Regulations within such HP districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of the cultural, social,

economic, political, architectural, or archeological heritage of the county; to prevent creation of environmental influences and uses adverse to such purposes; and to ensure that new structures and uses within such HP districts will be in keeping with the historic and cultural character to be preserved and enhanced.



King William County
List of Historic Properties and District Maps

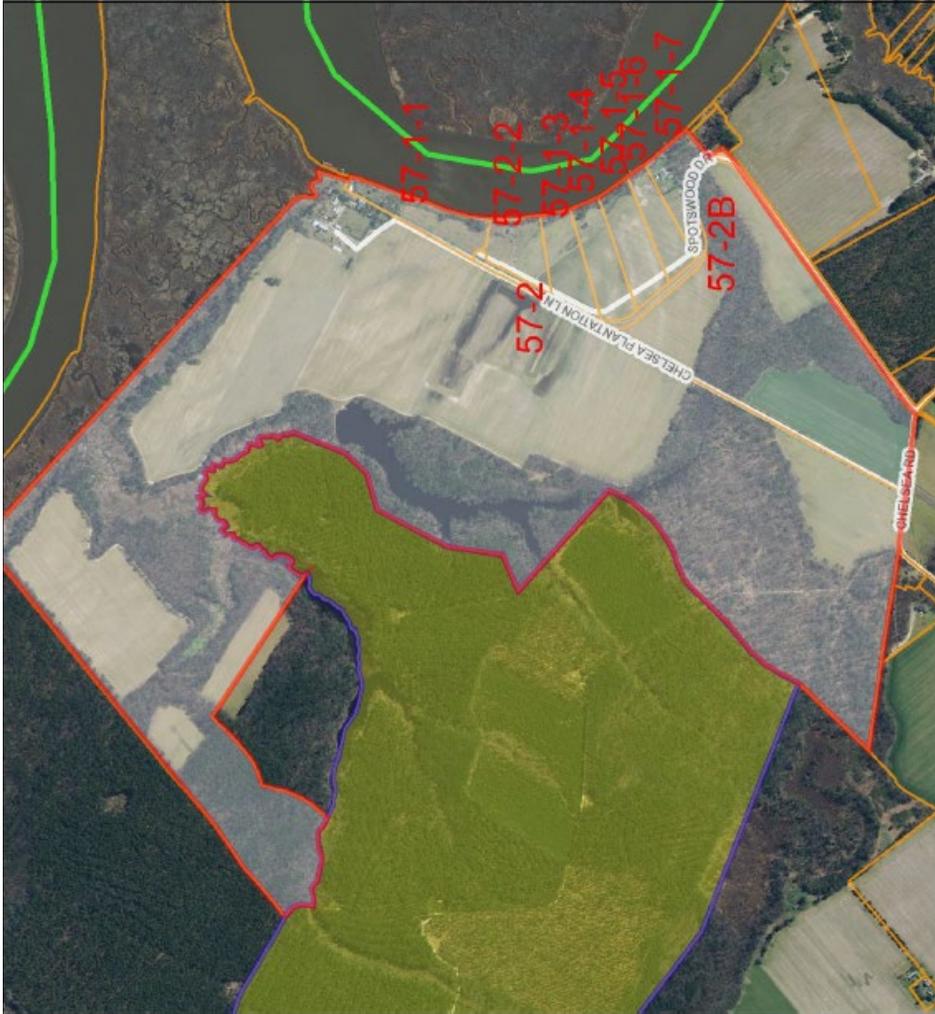


List of Historic Properties By Overlay District

LIST OF HISTORIC PROPERTIES BY OVERLY DISTRICT INCLUDING OWNERSHIP INFORMATION			
Current Property Owner	Mailing Address	City and State	Tax Parcel
Chelsea Plantation			
Michael & Barbara Williams	7623 Powhatan Trail	King William, VA 23086	57-1-1
Dennis & Betsy Mountcastle	2306 Custis Mill Pond Road	West Point, VA 23181	57-1-2
Edward & Yvonne Saunders	3328 White Chimneys Court	Glen Allen, VA 23060	57-1-3
Melvin & Barbara Pearson	109 Cheshire Court	Winchester, VA 22602	57-1-4
Glen D. Fowlkes	3820 Mount Pleasant Road	Providence Forge, VA 23140	57-1-5
Ellett & Stephanie Pollard	681 Spotswood Drive	West Point, VA 23181	57-1-6
Joann M. Allen	522 Spotswood Drive	West Point, VA 23181	57-1-7
Kenneth Richardson/Christie M. Richardson M	4221 Virginia Rail Drive	New Kent, VA 23140	57-2
Carter Richardson	PO BOX 448	North, VA 23128	57-2B
Elsing Green Plantation			
The Lafferty Foundation	1048 Elsing Green Lane	King William, VA 23086	51-15
King William Courthouse			
Carrie Lawson & Adrian Parkhill	19796 King William Road	King William, VA 23086	37-75
G & P Properties Inc.	PO BOX 1465	West Point, VA 23181	37-75B
Aspen Grove Holdings LP	200 Highpoint Drive, Suite 215	Chalfont, PA 18914	37-76
Acquinton LLC	PO BOX 48	Walkerton, VA 23177	37-76A
Acquinton LLC	PO BOX 48	Walkerton, VA 23177	37-76B
St. James Presbyterian Church	PO BOX 114	King William, VA 23086	37-77
King William County	75 Horse Landing Road	King William, VA 23086	37-78
TNT Land Resources LLC	44 Little Woodbury Road	Walkerton, VA 23177	37-78A
King William County	75 Horse Landing Road	King William, VA 23086	37-80
King William County	172 Courthouse Lane	King William, VA 23086	37-81
Cary Overton Puller III	PO BOX 66	King William, VA 23086	37-87
King William Board of Supervisors	180 Horse Landing Road	King William, VA 23086	37-102
King William Board of Supervisors	180 Horse Landing Road	King William, VA 23086	37-102A
Mangohick Church			
Lenzy & Deborah Alexander	PO BOX 296	Aylett, VA 23009	11-48
Rebecca Fields	47 Mangohick Circle	Hanover, VA 23069	11-48A
Frances Anderson Gwathmey	4993 King William Road	Aylett, VA 23009	11-63
Viola Anderson	2655 King William Road	Aylett, VA 23009	11-63A
Daniel & Betty Anderson	2645 King William Road	Aylett, VA 23009	11-63B
Belinda Summers Shew	9 Mangohick Circle	Hanover, VA 23069	11-66
Belinda Summers Shew	9 Mangohick Circle	Hanover, VA 23069	11-67
Michael Snyder	2372 King William Road	Aylett, VA 23009	11-68
Mangohick Baptist Church	PO BOX 468	Hanover, VA 23069	11-69 (11-70, 11-71)
William & Marilyn Phelps	2504 King William Road	Hanover, VA 23069	11-69A
Mangohick Baptist Church	PO BOX 468	Hanover, VA 23069	11-71
Michael & Georgia Snyder	2398 King William Road	Aylett, VA 23009	11-73A
Debra Davis	157 Sapling Lane	Aylett, VA 23009	11B-1
Chawntell Mills	236 Sapling Lane	Aylett, VA 23009	11B-5
Seven Springs			
Seven Springs Farm LLC	2907 Park Avenue	Richmond, VA 23221	26-3
St. John's Church			
E. Pickett & Joni Upshaw	4716 Custis Mill Pond Road	West Point, VA 23181	54-64
Clifton Rhodes	14 Little Woodbury Road	Walkerton, VA 23177	54-65
St. Johns Parish Trustees	No Address	No Address	54-66
St. Johns Church	PO BOX 976	West Point, VA 23181	54-67
Marvin Sneigon/John Sniegon	7202 McClellan Road	Mechanicsville, VA 23111	55-1
Sweet Hall Plantation			
James Bernoski	1689 Sweet Hall Road	West Point, VA 23181	61-10
Suresh Gharse MD PC Profit Sharing	1807 Huguenot Road Suite 103	Midlothian, VA 23113	61-11, 61-11B
			61-11C, 61-11D
Andreanna E. Anastasiou	1571 Sweet Hall Road	West Point, VA 23181	61-11A
Mary Lee Chriscoe	5988 Lamberth Lane	Gloucester, VA 23061	61-8
Updated 12/31/2019			

District Maps

Chelsea Plantation District Map



**King William County,
Virginia**

Legend

- County Boundary
- Parcel Boundaries
- Hidden WestPoint_Streets 18056

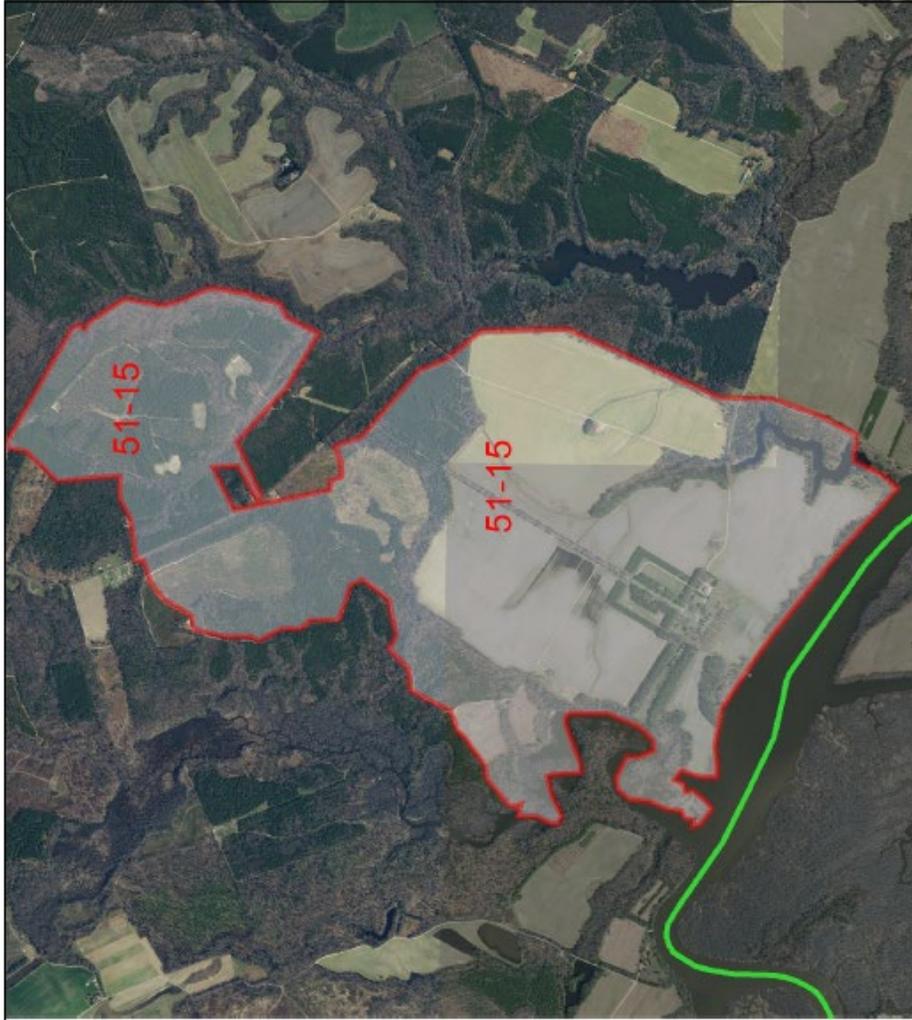


Date: 12/30/2019

Title: Chelsea Plantation Historical District

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of record information, and data obtained from various sources, and King William County, VA is not responsible for its accuracy or how current it may be.

Elsing Green District



**King William County,
Virginia**

Legend

- County Boundary
- Parcel Boundaries
- Hidden WestPoint_Streets 18056



Title: Elsing Green Plantation Historical District **Date: 12/30/2019**

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and King William County, VA is not responsible for its accuracy or how current it may be.

King William Courthouse Historical District



King William County,
Virginia

Legend

- County Boundary
- Parcel Boundaries
- Hidden WestPoint_Streets 4514

Date: 12/30/20

Title: King William Courthouse Historical District

Foot

Mangohick Church Historic District

Seven Springs Historic District

**King William County,
Virginia**

Legend

- County Boundary
- Parcel Boundaries
- Hidden WestPoint_Streets 18056



Title: Seven Springs Historical District
Date: 12/30/2019

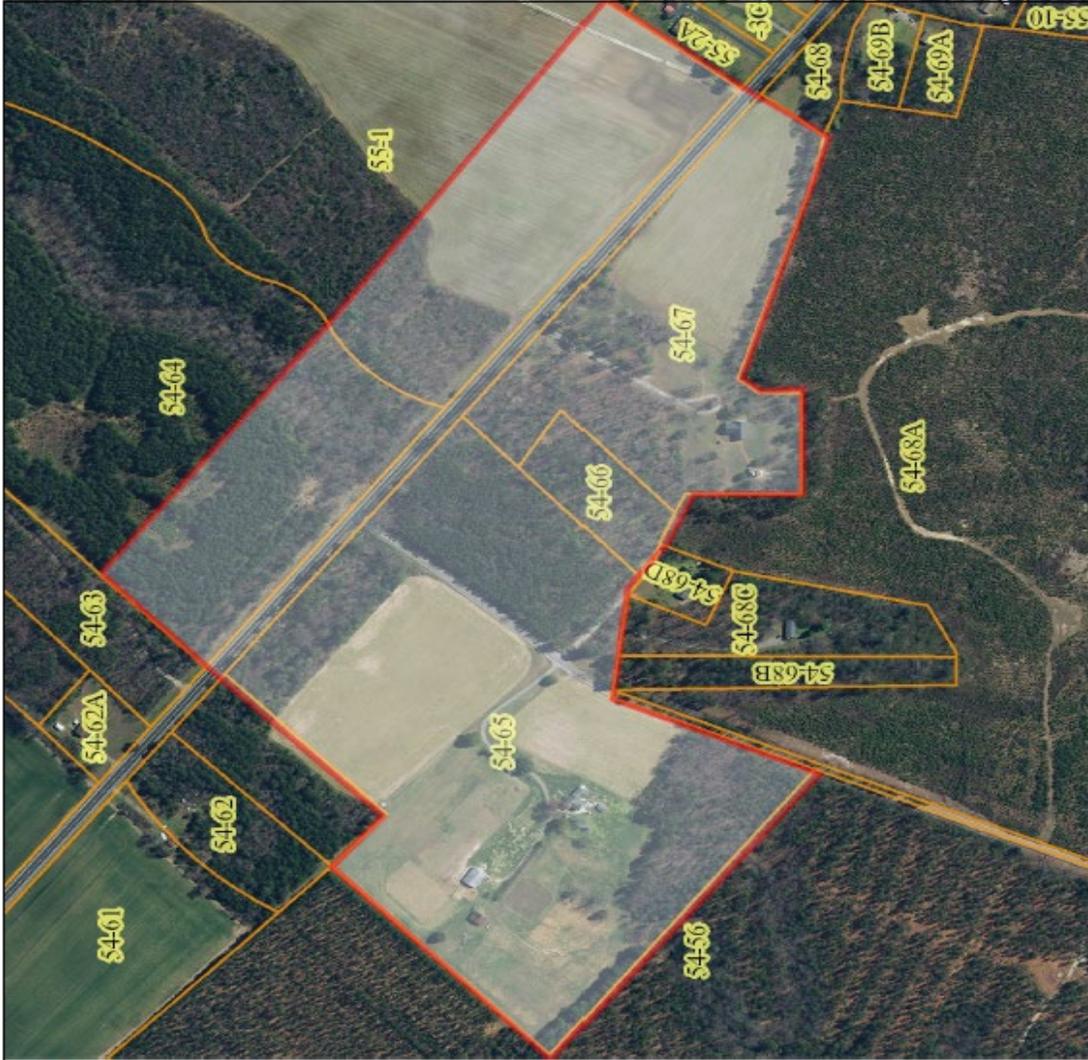
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St. Johns Church Historic District

**King William County,
Virginia**

Legend

- County Boundary
- Parcel Boundaries
- Hidden WestPoint_Streets 2257



Date: 12/30/2019

Title: St. John's Church Historical District

Feet

Sweet Hall Plantation Historic District



**King William County,
Virginia**

- Legend**
- County Boundary
 - Parcel Boundaries
 - Hidden WestPoint_Streets 4514

Title: Sweet Hall Plantation Historical District Date: 12/30/2019

Feet

Adopted Historic Preservation Architectural Review Board Ordinance

Division 3 – Historic Preservation Architectural Review Board

Sec. 86-28. Historic Preservation Architectural Review Board (HPARB) intent and establishment.

The intent of this section is to - implement the Comprehensive Plan goal of protecting our natural, scenic and historic resources and provide a means to recognize and protect the historic, architectural, cultural, and artistic heritage of the community, and to promote and protect the health, safety, recreational, educational, economical and general welfare of the community through the identification, preservation and enhancement of buildings, structures, districts, sites, objects, neighborhoods, landscapes, places and areas which have special historical, cultural, artistic, architectural or archaeological significance as provided by the Code of Virginia § 15.2-2306, hereinafter the “Virginia Code”.

It is hereby recognized that the deterioration, destruction, or alteration of said buildings, structures, districts, sites, objects, landscapes, places and areas may cause the permanent loss of unique resources which are of great value to current and future generations of our community, the Commonwealth of Virginia, and the nation, and that the special controls and incentives are warranted to ensure that such losses are avoided.

The purpose for establishing a historic district are:

- a. To protect the historic significance and integrity of the properties within the historic district(s) which are or may be recognized for having association with historic events that have made a significant contribution to the broad patterns of our history; or have association with significant persons; or possess distinctive characteristics of a type, period, or method of construction of that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or have the potential to yield information important to prehistory or history.
- b. To preserve and improve the quality of life and sense of place for residents by protecting familiar and treasured tangible, visual elements in the area.
- c. To promote tourism and other economic benefits by protecting historical, architectural resources, including historic landscapes attractive to visitors and thereby supporting local business and industry.

- d. To stabilize and improve property values by providing incentives for the upkeep and rehabilitation of significant older buildings and structures and encourage appropriate land use planning and development that will enhance both the economic viability and historic character of the district.
 - e. To educate residents, students and tourists about the local cultural and historic heritage as embodied in the historic district(s) through the preservation of our architectural and archaeological past that demonstrates the social and artistic development pattern of our predecessors.
 - f. To promote local historic preservation efforts and to encourage the identification and nomination by their owners of eligible individual historic properties to the National Register of Historic Places and the Virginia Landmarks Register.
 - g. The promotion of harmony of style, geographical context, form, color, proportion, scale, height, width, spacing, setback, orientation, rhythm, traditional quality, appearance, texture, finish and material between buildings of historic design and those of more modern design.
 - h. To develop the historic areas, not in a vacuum, but as a vital area in which each succeeding generation may build with the quality and sensitivity of past generations.
9. Encourage sound stewardship and foster a sense of pride in heritage resources.

For the purpose of administering the requirements of the Historic Preservation District (HP), the County Historic Preservation Architectural Review Board (HPARB) is hereby established and shall consist of at least five voting members, of which at least four shall be residents of the County and who shall have demonstrated a knowledge of and interest in the preservation of historical and architectural landmarks. Members shall be appointed by the Board of Supervisors for terms of four years, except that the Board of Supervisors may elect to make any of the initial appointments for terms of less than four years to provide for staggered terms of office. Each HPARB member shall serve until a successor is appointed. An appointment to fill a vacancy shall be only for the unexpired term. At least one member of the HPARB should have professional training or equivalent experience in architecture, history, architectural history, archaeology, or planning.

Sec. 86-29. Organization of the HPARB.

The presence of a majority of the members of the HPARB shall be required to conduct business, and all decisions shall be made by majority vote of those present. The HPARB shall, from time to time, elect its officers and shall adopt rules of procedures not inconsistent with this ordinance or with state law.

The HPARB:

1. May adopt rules and standards for the transaction of its business such as bylaws and design guidelines without amendment to this chapter as approved by the Board of Supervisors.
2. Shall hear and decide all applications for certificates of approval;
 - a. No historic landmark, structure, building, or sign, within an HP district shall be erected, reconstructed, substantially altered, moved, razed, destroyed nor restored in an HP district until the plans for such shall have been approved by the Historic Preservation and Architectural Review Board (HPARB), and a Certificate of Approval issued. This requirement shall not apply to regular maintenance functions but shall apply to reconstruction, restoration, or new construction and shall not apply to reconstruction, restoration, or improvements that are solely to the interior of structures. The term "signs" shall be deemed to include those located within a building or structure which are, plainly visible from a public street, way, or place.
 - b. The HPARB may, after reviewing the application in any case involving only reconstruction or restoration, waive part or all of the requirements of this section upon a written finding that the application involves reconstruction or restoration only, will not materially affect the exterior appearance of the structure, and will not have an adverse impact on the character of the historic site. This decision of waiver shall constitute a final decision of the HPARB and shall be appealable to the County Board of Supervisors.
3. Shall review and may make advisory recommendations on all applications for conditional use permits, special exceptions, and variances proposed within a HP district;
4. May propose the establishment of additional historic preservation districts, and revisions to existing HP districts;
5. Shall administer the provisions of this Ordinance in accordance with duties as set forth in each section;
6. Shall develop and recommend the Board of Supervisors, as well as periodically review, appropriate design guidelines that are consistent with guidelines established herein and the Secretary of the Interior's Standards and Guidelines for Rehabilitation, for each such

district and which have been approved by the Board of Supervisors;

7. May, from time to time, recommend areas for designation as Historic Districts, and additions or deletions to districts;
8. Shall review and approve or deny all applications for Certificates of Appropriateness in any Historic District. Decisions of the Board are binding upon applicants, unless and until said decisions are overturned on appeal;
9. Act in an advisory role to other officials and departments of the locality regarding protection of local historic resources;
10. Periodically conduct, or cause to be conducted, a survey of historic resources in the community according to guidelines established by the State Historic Preservation Office;
11. Disseminate information within the locality on historic preservation issues and concerns;
12. Coordinate local preservation efforts with those of local historic and preservation organizations, the Virginia Department of Historic Resources, and other parties, both public and private;
13. Receive and act on public comment;
14. Advise owners of historic properties on issues of preservation, as requested;
15. Make recommendation to the Board of Supervisors regarding authorization of plaques to commemorate historic resources;
16. Seek out funds to forward the purposes of this ordinance, and to make recommendations to the Board of Supervisors regarding the use of those funds;
17. Investigate and support incentives programs including heritage tourism events and activities; and
18. Investigate and support heritage education activities.
19. Shall make annual reports to the Board of Supervisors reviewing the activities of the previous year.

Sec. 86-31. Appeals.

1. Any applicant or any owner of property located within the particular HP district in question, when aggrieved by a decision of the HPARB, may appeal such decision to the Board of Supervisors, which shall review the determination of the HPARB.
2. Any applicant or owner of property located within the particular HP district in question, when aggrieved by a final decision of the Board of Supervisors, may appeal

its decision to the circuit court.

Sec. 86-32—86-34. Reserved.

Division 4 – Special Purpose Zoning Districts Requirements

Sec. 86-131. HP Historic Preservation District.

Sec. 86-131.1. Establishment.

1. The boundaries of an HP district shall in general be drawn to include:
 - a. Areas containing historic landmarks as established by the Virginia Board of Historic Resources, and any other concentration, linkage or continuity of buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community of such significance and integrity as to warrant conservation and preservation. The district may include either individual buildings or places of such character and a reasonable distance beyond to incorporate the contributing setting, or it may include areas or groupings of resources which have significance relative to their patterns of development or social and economic or architectural interrelationships even though some in the defined area might not possess significant merit when considered alone.
 - b. Historic District boundaries may also be drawn to include any area of unique architectural value located within designated conservation, rehabilitation or redevelopment districts and land contiguous to arterial streets or highways, as designated under Title 33.1 of the Code of Virginia, 1950, as amended, found by the governing body to be significant routes of tourist access to the locality or to designated historic districts, landmarks, buildings or structures.
 - c. Any other concentration, linkage or continuity of buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community of such significance and integrity as to warrant conservation and preservation.
 - d. Any land contiguous to arterial streets or highways and found by the Board of Supervisors to be significant routes of tourist access to the locality or to designated historic districts, landmarks, buildings or structures.

2. The boundaries of a historic district shall conform to the boundaries of individual lots of record to the extent possible. Where a street is proposed as a historic district boundary, the edge right-of-way adjoining the district shall be deemed the district boundary.
3. HP districts may be established by the Board of Supervisors when such designation of historic sites would serve the purposes of this division, as stated in section 86-100.
4. HP districts shall be established in the same manner and by the same procedures set forth for zoning districts provided for in this ordinance, unless such procedures are qualified by requirements of this division.
5. Applications for the creation of an HP district may be made by resolution of the County Board of Supervisors or the County Planning Commission, or by application of property owners within the proposed HP district. The application shall contain information prescribed by the Zoning Administrator. A property owner may petition the Board of Supervisors for initiation of an HP district application including properties not owned by the petitioner. The Historic Preservation Architectural Review Board (HPARB) may also petition for initiation of an application.
6. The historic preservation overlay districts (HP) are adopted as follows:
 - a. Chelsea Plantation: Parcels 57-2 and 57-2B, Spotswood Subdivision and any future divisions therefore found on the tax map, section 57.
 - b. Elsing Green Plantation: A portion of parcel 51-15 extending to a width of 1,200 feet to the north and the south from the center of the private entrance to the plantation perpendicular to Route 632 and for a depth that runs to the parcel 51-15 property line at the Pamunkey River and any future division thereof as found on the tax map, section 51
 - c. King William Courthouse: Parcels 37-75, 37-76A, 37-76B, 37-77, 37-78, 37-78A, 37-80, 37-87, portion of parcels 37-75B and 37-76 extending for a depth of 600 feet on the west side of State Highway 30, the portion of parcels 37-81, 37-102 and 37-102A extending to a depth of 600 feet on the east side between State Highway 30

and Route 1301, and any future divisions thereof as found on the tax map, section 37.

d. Mangohick Church: Parcels 11-48, 11-48A, 11-63A, 11-63B, 11-66, 11-67, 11-68, 11-69, 11-69A, 11-71, 11-73A, the portion of Parcel 11-63 to the east of Parcel 11-63B, and any future divisions thereof found on the tax map, section 11; Divisions 11-B-1, 11B-

e. Seven Springs: Parcel 26-3 and any future division thereof as found on tax map, section 26.

f. St. John's Church: Parcels 54-65, 54-66, 54-67, and a portion of parcel 54-64 on the east side of State Highway 30 and any future divisions thereof as found on the tax map, section 54; Portion of parcel 55-1 extending for 600 feet in depth on the east side of State Highway 30 and any future divisions thereof as found on tax map, section 55.

g. Sweet Hall Plantation: Parcels 61-10, 61-11, 61-11A, 61-11B, 61-11C, 61-11D and the portion of parcel 61-8 extending 600 feet from Route 634 and any future divisions thereof as found on the tax map, section 61.

7. Regulations generally:

a. No historic landmark, structure, building, or sign, within an HP district shall be erected, reconstructed, substantially altered, moved, razed, destroyed or restored in an HP district until the plans for such shall have been approved by the Historic Preservation and Architectural Review Board (HPARB), and a Certificate of Approval issued. This requirement shall not apply to regular maintenance functions but shall apply to reconstruction, restoration or new construction and shall not apply to reconstruction, restoration or improvements that are solely to the interior of structures. The term "signs" shall be deemed to include those located within a building or structure which are, plainly visible from a public street, way or place.

b. The HPARB may, after reviewing the application in any case involving only reconstruction or restoration, waive part or all of the requirements of this section

upon a written finding that the application involves reconstruction or restoration only, will not materially affect the exterior appearance of the structure, and will not have an adverse impact on the character of the historic site. This decision of waiver shall constitute a final decision of the HPARB and shall be appealable to the County Board of Supervisors.

- c. All uses permitted by the district of which the HP district is overlaid shall be permitted, with the exception of the following uses which are prohibited:
 - i. All industrial uses found in the I district with the exception of offices, restaurants, and light retail uses.
 - ii. Automobile dealership.
 - iii. Salvage and scrap service.
 - iv. Gasoline Station.
 - v. Automobile repair service.
 - vi. Laundromats.
 - vii. Lumber and building supply stores.
 - viii. Warehousing and distribution.
 - ix. Recreational vehicle sales and service.
 - x. Non-accessory general advertising signs.
 - xi. Multi-family dwellings.
 - xii. Single-wide and double-wide manufactured homes.

Sec. 86-131.2. Certificate of approval.

1. No activity regulated by this division shall be commenced within a designated HP district unless and until a certificate of approval shall have been issued by the HPARB, as provided in this division. No certificate of approval shall be required in cases of buildings primarily used or to be used for agricultural or horticultural purposes in which the requested change would not have a clear and substantial detrimental impact on the character of the HP district as determined by the HPARB.
2. Any party aggrieved by the determination of the HPARB may appeal to the Board of Supervisors.

Sec. 86-131.3. Applications and procedures for certificate of approval.

1. Applications for certificates of approval shall be made to the Zoning Administrator on forms supplied by the Zoning Administrator. The Zoning Administrator shall refer all applications to the HPARB.
2. Changes, additions, and deletions to Historic Preservation boundary districts shall be preceded by at least one public hearing held by the HPARB at which time any interested party, including the applicant or his representative, shall be heard. The applicant shall provide any additional information requested by the HPARB.
3. All approvals or disapprovals by the HPARB shall include a statement of the reasons for such action. The HPARB may approve the application, approve the application with conditions or deny the application. In the case of denial, the HPARB may make recommendations to the applicant.
4. No substantially similar application for a certificate of approval shall be accepted by the Zoning Administrator within 12 months of denial of an application by the HPARB.
5. A certificate of approval shall be null and void 12 months after the date on which it was issued unless within such period the work authorized by the HPARB is commenced or an extension is granted by the HPARB.

Sec. 86-131.4. Review of applications for rezoning, land division, conditional use permits; special exceptions and variances.

The HPARB shall review all applications for rezoning, land division, conditional use permits, special exceptions, or variances proposed within an HP district and may make recommendations thereon to the Board or Commission charged with the issuance of such rezoning, land division, conditional use permit, special exception, or variance.

Sec. 86-131.5. Criteria for approval of certificate application.

1. The HPARB shall review each completed application for a certificate of approval. In reviewing such applications for the erection, construction, reconstruction, remodeling, exterior alteration, razing, demolition, moving or restoration of a building or structure,

the HPARB shall not consider interior arrangement or features not subject to any public view and shall not make any requirements except for the purpose of preventing developments incompatible with the purposes of the HP district. The HPARB shall use the latest edition of The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures published by the U.S. Department of the Interior and shall consider the following in determining the appropriateness of the issuance of a certificate of approval:

2. The exterior architectural features, including all signs incorporated in such construction, which are subject to public view from a public street, way or place;
3. The general design, arrangement, texture, material, color, and fenestration of the building or structure and their relation to similar features of buildings or structures in the HP district;
4. The extent to which the construction or alteration of the building or structure would be harmonious with or architecturally incompatible with the character of the HP district;
5. The extent to which the construction or alteration of the building or structure promotes the purpose of the HP district; and
6. The extent to which denial of a certificate of approval would constitute a deprivation to the owner of a reasonable use of his property.
7. In reviewing an application for a certificate of approval for a permit for the razing or demolition of a historic landmark, building, structure or improvement, the HPARB shall, in addition to the applicable factors stated in subsection (a) of this section, review the circumstances and the condition of the structure or part proposed and shall report its finding based on consideration of any or all of the following criteria:
 - a. Whether the landmark, building, structure or improvement is of such architectural or historical interest that its removal would be to the detriment of the public interest.

- b. Whether the landmark, building, structure or improvement is of such old and unusual or uncommon design, texture, and material that it could be reproduced only with great difficulty.
 - c. Whether retention of the landmark, building, structure or improvement would help preserve and protect a historic site.
8. In reviewing a certificate of approval application for a permit to move or relocate an historic landmark, building, or structure, the HPARB shall consider the following criteria:
- a. Whether the proposed relocation would have a detrimental effect on the structural soundness of the landmark, building, structure, or improvement.
 - b. Whether the proposed relocation would have a detrimental effect on the character of the HP district.
 - c. Whether relocation would provide new surroundings which would be harmonious with or incongruous to the historical and architectural aspects of the landmark, building, structure, or improvement.

Sec. 86-131.6. Appeals.

1. Any applicant or any owner of property located within the particular HP district in question, when aggrieved by a decision of the HPARB, may, as allowed by the Code of Virginia, § 15.2-2306, appeal such decision to the Board of Supervisors, which shall review the determination of the HPARB.
2. Any applicant or owner of property located within the particular HP district in question, when aggrieved by a final decision of the Board of Supervisors, may appeal its decision to the circuit court in accordance with the Code of Virginia, § 15.2-2306.

Sec. 86-131.7. Razing or demolition.

No historic landmark or contributing building or structure, which accompanies this Ordinance shall be partly or fully demolished until a Certificate of Appropriateness is issued by the HPARB, with right of direct appeal from an adverse decision to the Board of Supervisors, as hereinafter provided. An appeal for final decision by the Board of Supervisors shall be automatic and mandatory in the case of approval of the demolition of a building or structure so designated as a landmark. The Zoning Administrator may approve the demolition of a building or structure within the Historic District(s), which has not been designated either as a landmark or contributing structure on said inventory map.

The HPARB shall consider the following criteria in determining whether or not to grant a certificate of appropriateness for razing or demolition:

1. Whether or not the historic landmark, contributing building or structure is of such architectural or historic significance that its removal would be to the detriment of the public interest, to education, cultural heritage, the architectural history of the locality and would cause a loss of a visual tangible demonstration of local history and the social and artistic pattern of community development and planning.
2. Whether or not the contributing building or structure is of such interest or historic significance that it would qualify as a National, State, or local historic landmark through individual listing on the Virginia Landmarks Register or National Register of Historic Places.
3. Whether or not the historic landmark, contributing building or structure embodies the distinctive characteristics of a type, period, style, method of construction, represents the work of a master, possesses high artistic values or represents a significant or distinguishable entity whose components may lack individual distinction or whether the resource is associated with events that have made a significant contribution to the broad pattern of history or is associated with significant persons.
4. Whether or not retention of the historic landmark, contributing building or structure would help to preserve and protect a historic or architecturally significant place, the quality of life and pride of place or area of historic interest in the locality and promotes the purposes and intent of historic district zoning including tourism.
5. Whether or not the historic landmark, contributing building or structure has retained integrity or authenticity of its historic identity of design, materials, workmanship, setting, location, association and feeling and whether its unusual design, quality and

workmanship of traditional materials and details of character defining features could be easily produced.

6. Whether the proposed razing or demolition will affect the archaeological potential to yield information important to prehistory or history at this site.

Sec. 86-131.8. Razing or demolition when certificate of approval denied.

1. In accordance with the Code of Virginia, §15.2-2306 A., addition to the right of appeal set forth in this division, the owner of a historic landmark, building, structure or improvement, the razing or demolition of which is subject to the restrictions of the HP district, shall, as a matter of right, be entitled to raze or demolish such landmark, building, or structure, provided that:
 - a. Applicant has applied to the Board of Supervisors for such right.
 - b. The owner has, for the period of time, set forth in the schedule set out in this section and at a price reasonably related to its fair market value, made a bona fide offer to sell such landmark, building, or structure, and the land pertaining thereto, to such County or municipality or to any person, firm, corporation, or government agency thereof, which gives reasonable assurance that it is willing to preserve and restore the landmark, building, or structure and the land pertaining thereto.
 - c. No bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building, or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule contained in this section.
 - d. The time schedule for offers of sale shall be six (6) months.
2. The fact that an appeal has been made to the County circuit court from a decision of the Board of Supervisors shall not affect the right of the owner to make the bona fide offer to sell referred to in subsection (b) of this section. No offer to sell shall be made more than one year after a final decision by the Board of Supervisors, but thereafter the owner may renew his request to approve the razing or demolition of the historic landmark,

building, or structure. The time schedule for offers to sell shall be in accordance with the Code of Virginia, §15.2-2306.

Sec. 86-131.9. Moving or Relocation.

No building or structure officially designated as a historic landmark or contributing building or structure within the district on the inventory map which accompanies this Ordinance shall be moved or relocated unless the same is approved by the HPARB and a Certificate of Appropriateness issued with right of direct appeal of an adverse decision to the Board of Supervisors shall be automatic and mandatory in the case of approval of the moving or relocation of a building or structure so designated as a historic landmark. The Zoning Administrator may approve the moving or relocation of the building or structure within the historic district, which has not been designated either as a historic landmark, contributing building or structure on said inventory map.

Secs. 86-132—86-135. Reserved.

Sec. 86-53. Violations and penalties.

(a) As authorized by Code of Virginia, § 15.2-2286(4), it shall be the duty of the zoning administrator, floodplain administrator or authorized representative of King William County to enforce the provisions of this chapter and to refuse to issue any permit for any building or for the use of any premises which would violate any of the provisions of this chapter. It shall also be the duty of all officers and employees of the county to assist the enforcing officer by reporting any seeming violation in new construction, reconstruction, or land uses. The zoning administrator

is authorized and directed to institute any appropriate action to put an end to such violation.

(b) Where there is reasonable cause to believe that a violation of this chapter has occurred, the zoning administrator or authorized representatives may, with written consent of the owner or of the

occupier of the premises in question on a form provided by the zoning administrator, enter the premises for the purposes of inspection. Where permission to enter is withheld, the zoning

administrator shall seek a court order from the county general district court or a search warrant from a magistrate of the jurisdiction as may be appropriate and authorized by Code of Virginia, §

15.2-2286(15).

(c) Upon becoming aware of any violation of the provisions of this chapter, the zoning administrator may proceed to issue a civil summons, as authorized by the Code of Virginia, § 62.1-44.15:74(E).

(1) Any person who: (i) violates any provision of this article or (ii) violates or fails, neglects, or refuses to obey any final notice, order, rule, regulation, or variance or permit condition authorized under this article shall, upon such finding by the circuit court, be assessed a civil penalty not to exceed \$5,000.00 for each day of violation. Such civil penalties may, at the discretion of the court, be directed to be paid into the treasury of the county for the purpose of abating environmental damage to or restoring Chesapeake Bay Preservation Areas within the county.

(2) With the consent of any person who (i) violates any provision of this article or (ii) violates or fails, neglects, or refuses to obey any notice, order, rule, regulation, or variance or permit condition authorized under this article, the director may provide for the issuance of an order against such person for the one-time payment of civil charges for each violation in specific sums,

not to exceed \$10,000.00 for each violation. Such civil charges shall be paid into the treasury of the county for the purpose of abating environmental damage to or restoring Chesapeake Bay Preservation Areas within the county. Civil charges shall be in lieu of any appropriate civil penalty that could be imposed under subsection (c)(1). Civil charges may be in addition to the cost

of any restoration required or ordered by the director.

(d) Any person summoned or issued a ticket for a violation may make an appearance in person or in

writing by mail to the county treasurer prior to the date set for trial in court. Any person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged after first agreeing in writing to abate or remedy the violation within a specified timeframe. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgement of court.

(e) If a person charged with a violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law.

(f) Specified violations arising from the same operative set of facts shall not be charged more frequently than once in any ten-day period.

(g) The violation may be prosecuted as a criminal misdemeanor instead of a civil penalty under Code of Virginia, § 15.2-2286(5).

(1) For the imposition of penalties upon conviction of any violation of the zoning chapter. Any Such violation shall be a misdemeanor punishable by a fine of not more than \$1,000.00. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with the zoning chapter, within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not more than \$1,000.00; any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of not more than \$1,500.00; and any such failure during any succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of not more than \$2,000.00.

(2) Any conviction resulting from a violation of provisions regulating the number of unrelated persons in single-family residential dwellings shall be punishable by a fine of up to \$2,000.00. Failure to abate the violation within the specified time period shall be punishable by a fine of up to \$5,000.00, and any such failure during any succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of up to \$7,500.00. However, no such fine shall accrue against an owner or managing agent of a single-family residential dwelling unit during the pendency

of any legal action commenced by such owner or managing agent of such dwelling unit against a tenant to eliminate an overcrowding condition in accordance with the Virginia Residential Landlord and Tenant Act (§ 55.1-1200 et seq.). A conviction resulting from a violation of provisions regulating the number of unrelated persons in single-family residential dwellings shall not be punishable by a jail term.

(h) If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this chapter, within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate offense punishable by an additional civil fine and any other penalties as ordered by the court.

(Ord. No. 09-21R2, Att. A, 9-27-2021)

Certificate of Appropriateness Form

King William County Historic Preservation and Architectural Review Board Certificate of Appropriateness (COA)

Important Notice: A Certificate of Appropriateness is required for New structures and exterior alterations to properties located in the historic district. Applications will be referred to the Historic Preservation & Architectural Review Board for review and action unless deemed that an administrative approval can be issued. It is recommended that applicants review their application with the Planning/Zoning office to discuss Historic ordinance requirements prior to submitting applications.

ADDRESS OF PROPERTY: _____
TAX MAP #: _____

Applicant: _____ E-Mail: _____
Address: _____ Phone: _____

Owner: _____ E-Mail: _____
Address: _____ Phone: _____

Firm/Contractor Preparing Plans: _____ E-Mail: _____
Address: _____ Phone: _____

Firm/Contractor to Perform Work: _____ E-Mail: _____
Address: _____ Phone: _____

Type of Project:

- Residential
- Commercial

Category:

- New Structure
- Addition
- Renovation, Restoration
- Repairs
- Change in material
- Paint Colors
- Fencing
- Signage
- Driveway, Sidewalk, parking lots
- Demolition
- Plaque
- Relocation of building
- Other

Applicant agrees that no changes shall be made to property before receiving a Certificate of Appropriateness or any other required permits. Applicant further understands that a Certificate of Appropriateness shall expire six (6) months from the issue date.

Applicant authorizes King William staff and/or members of the Historic Board to enter onto this property during normal business hours for the purpose of investigating my request.

Applicants Signature

Date

REQUIRED INFORMATION FROM APPLICANT

The applicant must INITIAL next to each item and ATTACH materials in the order that is listed below. If a material is not necessary for your application, as confirmed by staff, you may indicate "NA" for not applicable. Applications that do not clearly communicate the proposed changes may result in delays. County staff will periodically inspect properties for compliance.

- 1. Full description of proposed use and alterations (attach more sheets if needed):

- 2. Estimated construction time: _____
- 3. A list of existing materials, including specifications, color samples, dimensions, etc. _____
- 4. A list of proposed materials, including specifications, color samples, dimensions, etc. _____
- 5. If proposing to replace materials, a statement that 1) identifies the condition of existing materials, 2) ability to be repaired, 3) need for replacement, 4) proposed corrective measures, and 5) options for replacement. _____
- 6. Sketch, drawing, and/or color elevations showing the proposed changes or improvements. _____
- 7. Only if applying for site modifications, a site plan or plat of the property showing the location of the existing and proposed building and site improvements (ex: location of signage, shed, fencing, landscaping, etc _____
- 8. Color photographs in hard copy, including photos taken from all public right-of-ways, to show the area of the proposed alterations and close-up images of any materials to be repaired or replaced, i.e. rotten wood. (Google images are not accepted.) _____
- 9. If applicable, detailed designs for exterior signage, to include materials, colors, lighting, graphics, lettering size and style, dimensions, physical support and site location. _____
- 10. Other: _____

TO BE COMPLETED BY STAFF:			
APPLICATION NUMBER:		DATE SUBMITTED:	
TAXES VERIFIED:	<input type="checkbox"/> Current <input type="checkbox"/> Past Due	ADMINISTRATIVE REVIEW:	<input type="checkbox"/> Administrative <input type="checkbox"/> Board
DECISION:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions	DATE OF DECISION:	

Appendix

This appendix provides general information regarding:

1. The Four Approaches to the Treatment of Historic Buildings
2. The Secretary of the Interior's Standards for Rehabilitation
3. Tax Credits for Rehabilitation:
 - 3a. The Federal Rehabilitation Tax Credit Program
 - 3b. The State Rehabilitation Tax Credit Program

The U.S. National Park Service (NPS) and the Virginia Department of Historic Resources (DHR) are the sources of this information. More detailed information can be obtained on the websites that are provided.

1. The Four Approaches to the Treatment of Historic Properties

The four approaches to the treatment of historic buildings are: Preservation, Rehabilitation, Restoration, and Reconstruction. These four treatments are distinct but interrelated and are intended to assist users in making sound historic preservation decisions and promote the use of 'a common language' in the planning stages of work. The choice of treatment depends on a variety of factors including the property's historical significance, physical condition (*i.e. integrity*), proposed use, and intended interpretation.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. This is the treatment used for the state and federal rehabilitation tax credits.

Restoration depicts a property at a time in its history, while removing evidence of other eras.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

For more information, visit: www.nps.gov/tps/standards/four-treatments.htm and www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

2. The Secretary of the Interior's Standards for Rehabilitation

The Standards were first codified in 1979 in response to a federal mandate requiring the establishment of policies for all programs under the authority of the Department of the Interior. The Standards enable the Department of the Interior to direct work undertaken on historic buildings. They are used in review of all federal projects involving historic properties listed on or eligible for listing in the National Register of Historic Places. Compliance with the Standards provides for the preservation of the historic and architectural integrity of buildings being rehabilitated. The Standards were most recently revised in 1992. These are the specific standards used in state and federal rehabilitation tax credit projects.

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

and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. Tax Credits for Rehabilitation

Rehabilitation Tax Credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings. Credits are available from both the federal government and the State of Virginia. The amount of the credit is based on total rehabilitation costs. The federal credit is 20% of eligible rehabilitation expenses. The state credit is 25% of eligible rehabilitation expenses. In some cases, taxpayers can qualify under both programs, allowing them to claim credits of 45% of their eligible rehabilitation expenses.

Rehabilitation is the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. In order to receive tax credits (either on a state or national level), the rehabilitation work needs to be done according to the Secretary of the Interior's Standards for Rehabilitation. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The rehabilitation, re-use, and preservation of Virginia's historic residential and commercial buildings are good for the state's economy according to a study conducted by Virginia Commonwealth University in 2013. The benefits of bringing old buildings back to life ripples across the economy and through local communities, adding upwards of an estimated \$3.9 billion to the commonwealth's economic health.

Those rehabilitation expenses and their domino effect have also created more than 31,000 full and part time jobs during a 17-year period and generated an estimated \$133 million in state and local tax revenues.

Both the federal and state tax credit programs are administered in Virginia through the Virginia Department of Historic Resources (DHR). Federal rehabilitation tax credits are only available for income-producing properties, whereas the state tax credits are available for owner-occupied, as well as income-producing buildings.

A building must be designated a "certified historic structure" to qualify for the tax credit. The credits described above are available only for certified historic structures, defined as follows.

Under the federal program, a certified historic structure is one that is either:

- Listed individually in the National Register of Historic Places, or
- Certified as "contributing" to a district that is so listed.

Under the state program, a certified historic structure is one that is:

- Individually listed in the Virginia Landmarks Register, or
- Certified as eligible for listing, or
- Certified as a contributing structure in a district that is so listed.

With a few exceptions, a Virginia property that is listed in one of these registers is listed in the other. Certification that a building contributes to a listed district (or for purposes of the state credit is eligible for individual listing) is obtained only by submitting Part 1 of the tax credit application.

DHR has records of all properties in Virginia that are listed in the National Register, and records of all registered historic districts on their website at www.dhr.virginia.gov (search under King William County). Applying for the credit is a three-part process. Part 1 requests certification that the building is historic and eligible for the program. Part 2 requests certification that the proposed rehabilitation work appears consistent with the Secretary's Standards. Part 2 is the most complex part of the application. It requires a description of each significant architectural feature of the property and how it will be treated in the rehabilitation as well as photographs documenting the current condition. Part 3 requests certification that the completed work is consistent with the Secretary's Standards. Photographs showing the completed work must accompany Part 3. For the state credit a CPA certification is also required if the eligible expenses exceed \$100,000.

The federal regulations governing the National Park Service's review of tax credit applications are found at 36 CFR 67. The regulations governing the use of the tax credit itself (the IRS regulations) are found at 26 CFR 1.48-12. The Virginia legislation authorizing the state tax credit is found at Virginia Code 558.L.339.2.

3a. The Federal Rehabilitation Tax Credit Program

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service to be "certified historic structures."

The State Historic Preservation Office (DHR) and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation. The Internal Revenue Service defines Qualified Rehabilitation Expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

To learn more about this credit, visit: <https://www.nps.gov/tps/tax-incentives/before-you-apply.htm>.

3b. The State Rehabilitation Tax Credit Program

A 25% income tax credit is available for the rehabilitation of historic, owner-occupied or income producing buildings that are determined to be "certified historic structures."

The state tax credit, which reduces the taxpayer's Virginia Income Tax liability, is calculated as 25% the eligible rehabilitation expenses. DHR issues certifications of buildings and rehabilitations, so that property owners can claim the credits. The Virginia Department of Taxation has full authority to determine tax treatment questions.

The tax credit is available to the owners of a qualified rehabilitated building. Generally, the credits are claimed for the tax year in which the rehabilitation is completed and when the building is placed in service. An approved Historic Preservation Certification Application, Part 3, "Request for Certification of Completed Work," should be filed with the tax return claiming the credit.

The credit is 25% of the eligible rehabilitation expenses. If the amount of such credit exceeds the taxpayer's tax liability for such taxable year, the amount that exceeds the tax liability may be carried over for credit against the income taxes of such taxpayer in the next **five** taxable years or until the full credit is used, whichever occurs first. Credits granted to a partnership or electing

small business corporation (S corporation) shall be passed through to the partners or shareholders, respectively, **ensuring that not-for-profits can also participate in this program.**

In 2018, a report from Virginia Commonwealth University's L. Douglas Wilder School of Government and Public Affairs on the positive economic impacts of historic rehabilitation tax credit programs in Virginia was completed and can be accessed at: <https://www.dhr.virginia.gov/wp-content/uploads/2018/04/DHR-HRTC-Report.pdf>.

More information can be found by visiting: <https://www.dhr.virginia.gov/tax-credits/>

National Park Service Documents

National Park Service
U.S. Department of the Interior



Technical Preservation Services

National Park Service
U.S. Department of the Interior



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The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

Standards for Preservation

Standards for Rehabilitation

Standards for Rehabilitation
(for historic tax credit projects)

Standards for Restoration

Standards for Reconstruction

History of the Standards

Guidelines for the Treatment
of Historic Properties

Guidelines for the Treatment
of Cultural Landscapes

Guidelines for Rehabilitating
Historic Buildings

Guidelines on Sustainability

Guidelines on Flood Adaptation for Rehabilitating Historic Buildings

Guidelines for Rehabilitating Historic Covered Bridges



The Treatment of Historic Properties

The **Standards** offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying **Guidelines** for each. One set of standards will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable.

The **Standards** are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The **Guidelines** offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal

rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—[preservation](#), [rehabilitation](#), [restoration](#), and [reconstruction](#) with [Guidelines](#) for each.

The Standards for the Treatment of Historic Properties, codified in [36 CFR 68](#), are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund.

The [Standards for Rehabilitation](#), codified in [36 CFR 67](#), are regulatory for the review of rehabilitation work in the [Historic Preservation Tax Incentives program](#).

The Guidelines are advisory, not regulatory.

Technical Preservation Services

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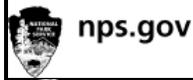
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- [Historic Preservation Grants](#)
- [National Center for Preservation
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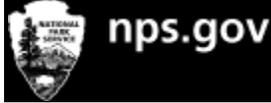
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Preservation Briefs provide information on **preserving, rehabilitating,** and **restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

1. **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
2. **Repointing Mortar Joints** in Historic Masonry Buildings

3. **Improving Energy Efficiency** in Historic Buildings
4. **Roofing** for Historic Buildings
5. The Preservation of Historic **Adobe Buildings**
6. **Dangers of Abrasive Cleaning** to Historic Buildings
7. The Preservation of Historic Glazed Architectural **Terra-Cotta**
8. **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic **Wooden Windows**
10. Exterior **Paint Problems** on Historic Woodwork
11. Rehabilitating Historic **Storefronts**
12. The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic **Steel Windows**
14. New **Exterior Additions** to Historic Buildings: Preservation Concerns
15. Preservation of Historic **Concrete**
16. The Use of **Substitute Materials** on Historic Building Exteriors
17. **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating **Interiors** in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic **Wooden Shingle Roofs**
20. The Preservation of Historic **Barns**
21. Repairing Historic **Flat Plaster**—Walls and Ceilings
22. The Preservation and Repair of Historic **Stucco**
23. Preserving Historic **Ornamental Plaster**
24. **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic **Signs**
26. The Preservation and Repair of Historic **Log Buildings**
27. The Maintenance and Repair of Architectural **Cast Iron**
28. **Painting** Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
30. The Preservation and Repair of Historic **Clay Tile Roofs**
31. **Mothballing** Historic Buildings
32. Making Historic Properties **Accessible**
33. The Preservation and Repair of Historic **Stained and Leaded Glass**

34. Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
 35. Understanding Old Buildings: The Process of **Architectural Investigation**
 36. Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
 37. Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
 38. **Removing Graffiti** from Historic Masonry
 39. Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings
 40. Preserving Historic **Ceramic Tile Floors**
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 43. The Preparation and Use of Historic **Structure Reports**
 44. The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
 45. Preserving Historic **Wooden Porches**
 46. The Preservation and Reuse of Historic **Gas Stations**
 47. **Maintaining the Exterior** of Small and Medium Size Historic Buildings
 48. Preserving Grave Markers in Historic Cemeteries
 49. **Historic Decorative Metal Ceilings and Walls**: Use, Repair, and Replacement
 50. **Lightning Protection** for Historic Buildings
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