



**PHILLIPS FARM  
MANAGEMENT and LAND USE PLAN**

**COMPILED BY  
THE AD HOC PHILLIPS FARM MANAGEMENT COMMITTEE  
OF THE WATERFORD FOUNDATION, INC.**

*Miriam Westervelt, Chair*

**“Be it therefore resolved: That an Ad Hoc Committee for the Development of a Management and Land Use Plan for the Phillips Farm be established with the sole purpose of creating such a plan.....” May 15, 2008 meeting of the Board of Directors**

*Adopted by the Board Of Directors, September 16, 2008.*

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[www.waterfordfoundation.org](http://www.waterfordfoundation.org)

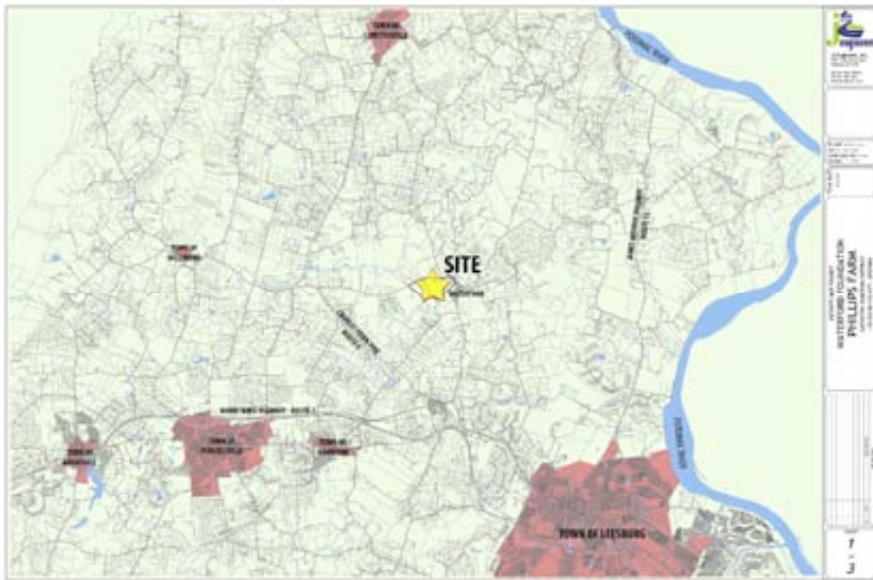
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National Historic Landmark Map



## I. INTRODUCTION

The village of Waterford, located in Loudoun County, Virginia, was established in 1733 by a Quaker farmer and surveyor, Amos Janney. Prosperous during the 18<sup>th</sup> and 19<sup>th</sup> centuries, Waterford functioned as the center of a vibrant agricultural community with a strong Quaker presence. In the 1800s, Waterford grew with the nation into a bustling commercial center for the northern Loudoun Valley. Following the Civil War, the economy was changed by the Industrial and Transportation Revolutions. The commercial elements of Waterford did not continue to grow, and the Village stabilized as a quiet agricultural community.

During the 1930s, residents and friends of Waterford took notice that the village was virtually unchanged from its founding and retained the look and feel of a rural milltown of the 18<sup>th</sup> to 19<sup>th</sup> century. To preserve this unique treasure of an historic landscape and regional vernacular architecture, they established the Waterford Foundation in 1943. Through the vision and work of these citizens and other preservationists, Waterford was granted National Historic Landmark (NHL) status in 1970 by the U.S. Department of the Interior. Waterford is currently one of fewer than 2,500 landmarks, and is remarkable in the fact that it remains largely intact despite intense development pressure spreading out from the nation's capital nearby.

The Phillips Farm, adjoining Waterford on the west, is central to the preservation and interpretation of the history of the village. The U.S. Department of Interior, in establishing the Landmark, included the village and the surrounding farmland in recognition that the agricultural setting and the village are both integral to the history of the area.

In 2003, 144 acres of the 220-acre Thomas Phillips Farm came on the market. Recognizing the land's critical value to the NHL and Loudoun County Historic Culture and Conservation District, the Foundation determined to purchase and ease the acreage. Indeed, for more than 240 years Waterford has derived a large share of its rural identity and viability not only from the mill at the northern edge of the Farm, but from its fields, hedgerows, creek, and the steep western slopes, which protect and frame the village.

The Waterford Foundation (Foundation) acquired the farm on December 18, 2003, and subsequently conveyed a conservation easement to the Virginia Outdoors Foundation (VOF). The easement restricts uses of the property (except on a 4-acre Interpretive Area), in perpetuity, in order

“to protect the Farm’s agricultural soils, viability, and productive capacity, and its water quality... and to preserve the integrity of the Waterford Historic District by protecting the traditional and scenic rural character of the Farm.”

The Foundation determined that successful stewardship of the farm required the development of a strategic plan for its management and integrating it into the Foundation’s program and management functions, and formed an Ad Hoc Committee to develop such a plan. The Committee first met in April 2007. It reviewed the legal requirements of the conservation easement and grants which had funded acquisition of the farm; the Committee also identified additional goals for good stewardship of the farm’s resources. The Committee considered possible agricultural uses and looked at the historic resources and potential education values of the property. The Committee held an initial public meeting in 2008, to share its recommendations and to solicit comments; the draft plan was also available on the Foundation’s website for review and comment. On September 16, 2008, the Board of the Waterford Foundation adopted this plan as consistent with its core mission: *To preserve the historic buildings and the open spaces of the National Historic Landmark of Waterford, Virginia; and, through education, to increase the public’s knowledge of life and work in an early American rural community.*

## II. ACQUISITION OF THE PHILLIPS FARM FOR CONSERVATION

In 2002, it appeared that the farm was to be developed with homes set on large lots that would overlook the village of Waterford. This dramatic change in land use from agricultural to residential in the most prominent open viewshed of the National Historic Landmark District would have been a severe blow to decades of effort to preserve the historic agricultural community and landscape.

The Foundation approached the landowner and successfully negotiated a contract to purchase the farm for \$3,795,000. The funds had to be raised within a relatively short timeframe, and the Foundation’s success is attributable to the tenacity and perseverance of a cadre of dedicated volunteers and the generosity of a diverse array of far-sighted partners. Appendix B provides a list of funders, dates of commitments, and any obligations taken on by the Foundation as a result of each grant or gift.

The most significant set of obligations that the Foundation has taken on is defined in the conservation easement that the Foundation provided to the Virginia Outdoors Foundation. The

easement (see Appendix A) establishes numerous constraints on the use of the farm with the explicit goal of protecting the environmental quality, agricultural value and open space value of the farm.

Key requirements and conditions are as follows:

- Ensure that uses of the farm are consistent with the Purpose stated in the Easement: protection of agricultural productivity, preservation of Waterford and the village's connection to the surrounding agricultural landscape, and preservation of open space.
- Prepare and maintain a Conservation Plan that will guide agricultural use of the farm.
- Prepare and maintain a Forest Stewardship Plan that will guide forest activity on the farm. No trees may be cut within 50 feet of any permanent stream. Any forest activity must employ Best Management Practices as defined by the Virginia Department of Forestry and have VOF approval prior to commencing.
- A riparian buffer extending 100 feet from each bank of all permanent streams will be maintained as property boundaries allow. In particular, livestock must be excluded from the buffer area.
- Property may not be subdivided.
- Archaeologically significant resources shall not be intentionally disturbed.
- Passive recreation is permitted on the farm (*de minimus* and undeveloped recreational and educational activity).

### III. THE PLAN

*A. The Plan sets forth a VISION, GENERAL GOAL, and STRATEGIC AREAS that must be managed.*

#### VISION STATEMENT

The Waterford Foundation is committed to being an exemplary steward of the Phillips Farm and to protect it as an important contributing element of the Waterford National Historic Landmark District and Loudoun County's Waterford Historic & Cultural Conservation District. The Foundation will protect the agricultural, natural, historic, and cultural resources of the farm and will foster understanding of its agricultural past consistent with the goals of the Waterford Foundation.

#### GENERAL GOAL

All farm management decisions will balance commitments to:

- historic (including landscape) preservation,
- natural resource protection,
- rural agricultural uses,
- education,
- community, and
- financial sustainability.

#### STRATEGIC AREAS

Planning and management strategies comprise three strategic areas:

- natural resources
- historic resources, and
- agriculture resources.

Each strategic area also addresses educational goals and community goals/needs. For each of these strategic areas, this plan provides a description of existing conditions, goals, objectives and appropriate actions for responsible management of the property.

## B. NATURAL RESOURCES

### *EXISTING CONDITIONS*

The Phillips Farm is characterized by gently rolling slopes, most of which have been cleared for use as pasture, hay, and cropland. The South Fork of the Catoclin Creek and its broad floodplain form the Farm's defining feature at the southern and eastern edges. Limited small forest patches are scattered upland and along the stream valley, with smaller shrubs—shrub and old field habitats—throughout. There is great diversity of habitat, from stream to upland, wetlands to upland forest, all of which support a rich variety of flora and fauna.

#### **Surface Water**

Stream. The South Fork of the Catoclin Creek is a large stream that is a tributary to the Potomac River and ultimately drains into the Chesapeake Bay. A 5,500-foot segment of the South Fork of Catoclin Creek flows in a generally northeasterly direction through the site. Four small tributaries, with summer wetted widths of 2-4 feet, drain to the South Fork on the property. Stream banks are approximately 50 percent stable and 50 percent unstable. The stable banks are those which are behind forming bars and/or exhibit a stable angle of repose whereby they can be stabilized by vegetation. The most unstable stream banks range from 6 to 10 feet in height. Many of these stream bank areas are classic rejuvenating stream banks with constant erosion and sloughing and no sign of imminent stabilization. Stabilization should begin.

The South Fork exhibits the typical evolutionary progression of most streams in the Piedmont since European settlement. As forests are cleared and impervious surfaces added, streams tend to incise, that is, they erode their substrate. The channel widens as stream banks erode. This process is often accompanied by significant floodplain deposits from upstream erosion. As the watershed stabilizes, a new equilibrium channel will form at the lower base level, and a new lower floodplain is formed as bars within the deeper and wider channel. The South Fork of the Catoclin Creek running through the Phillips property is located in a major floodplain. Approximately 16,000 acres drain to this point and in times of heavy precipitation, the creek water inundates the floodplain, sometimes reaching as far as the fringes of the village. With the buildout in the 16,000 acre watershed, the increase in impervious surface will contribute to more frequent and severe flooding events.

A mid 18<sup>th</sup>-century mill dam in the stream near the western edge of the property is in generally good condition. It poses a barrier to fish passage but has been in place for so long that the stream has adjusted to its presence. The mill race, which brought water from the impoundment, runs along the eastern edge of the property to the historic mill on Main Street. The stream is generally un-incised upstream of the milldam and becomes progressively more incised downstream from the dam.

Wetlands. Several areas of wetlands on the property are distinct.

*Southern Wetlands.* Two primary wetlands are located on the southern portion of the site between the South Fork and the southern property line. The largest is a mosaic wetland of approximately 1.5 acres, largely dominated by emergent herbaceous vegetation, but it also has smaller areas dominated by forested and scrub-shrub vegetation. This wetland extends onto the adjacent property to the south. This wetland appears to be supported by groundwater discharge, with additional surface flow and overbank flooding inputs. The location at the floodplain-upland slope interface is a classic floodplain slough wetland setting. This wetland is strongly dominated by sweet flag (*Acorus calamus*), with lizardstail (*Saururus cernuus*) also common, along with several species of sedge (*Carex* spp.)

The smaller wetland is an oblong floodplain depression of approximately 0.1 acre located between the South Fork and the larger slough wetland. This wetland is separated from the larger wetland by a non-wetland floodplain forest. This wetland certainly has a groundwater discharge component due to the strong dominance of obligate wetland species such as sweet flag, lizardstail, spatterdock (*Nuphar luteum*), and hop sedge (*Carex lupulina*). This wetland is most likely seasonally ponded in the spring and probably functions as a vernal pool important for amphibian breeding.

These wetlands are unique natural resources on the site and locally, and should be preserved as they exist. Occasional monitoring for exotic invasive species and other problems should be implemented to maintain their current condition. The off-site watershed appears to be well-managed agricultural field and should be maintained in a non-erosive condition with limited export of sediment and nutrients to the wetland system.

*Western Wetlands.* Very limited wetlands are located on the western side of the South Fork. The only wetland worthy of description is a narrow floodplain depression of less than 0.05 acre located near the center of the site. It appears to be part of an older surface ditch drainage system. The bulk of

the South Fork floodplain lies to the east of the stream. No noticeable sloughs are present at the floodplain-slope interface, and the one tributary on the western side is relatively steep in slope and incised, limiting the potential for riparian wetlands.

*Northern Wetlands.* The northern portion of the site is the most complex in regard to the historic, current, and potential future extent of wetlands. It appears that much of the outer portion of the floodplain between the south-central stream and the mill was once wetland. As is the case in many agricultural landscapes, this area of highly productive floodplain soils was drained to increase agricultural production. Several clay tile drains are visible along the eroding banks of the South Fork. Surface drainage ditches were also constructed. Small sink holes in other locations in this general area suggest that broken clay tile drains are present beneath the surface. Overall it appears that these drainage systems were largely successful, but are slowly losing their effectiveness as subsurface drains break and/or are clogged and surface ditches become impeded in their drainage capacity by sediment deposits and vegetative growth and litter.

Such historically manipulated and evolving agricultural landscapes can be very difficult to interpret in regard to the present extent of jurisdictional wetlands. Hydric soils that are effectively drained by such techniques often retain their physical manifestations of hydric conditions, and indicators of wetland hydrology can be difficult to discern. Detailed studies are often required to determine accurately the current hydrologic conditions.

### **Forest**

The small forest patches and hedgerows throughout the site are valuable from both an ecological and historical perspective and should be preserved and maintained for maximum benefit. Limited reforestation to link separate patches should be considered to increase habitat value. The largest contiguous natural area on the site is located at the southern end of the site to the south of the South Fork. This natural area is well connected to off-site natural areas to the south and west. This area should be preserved and maintained to increase its value as a wildlife habitat and corridor. An impressive, very large white oak (*Quercus alba*) in this area is in need of limited maintenance pruning.

A stand of white pine, planted for timber, is approximately 20 years old, is nearing the end of its expected life span. In the next few years the pines will need to be harvested and decisions should be made about replanting.

*GOAL*

Manage the Phillips Farm to preserve the rural agrarian landscape, water quality and open space, and to be an exemplary steward of the natural resources of the site. Support appropriate research and educational opportunities.

*OBJECTIVES*

1. Ensure minimal impacts to the natural features of the Phillips Farm and stream.
2. Manage the stream to enhance water quality, including any necessary erosion control.
3. Manage the forest resources for habitat value, timber, landscape, and riparian stability to preserve open land.
4. Develop knowledge of and encourage education about the natural resources of the site.
5. Protect and improve habitat values of the surface water features and upland vegetation, including control of non-native species.
6. Partner with other organizations to meet these objectives.

*ACTIONS*

**Detailed stream corridor assessment.** Decisions about management of natural resources should be based on adequate information and cohesive plans to achieve various goals. Two “preliminary assessments”<sup>1</sup> of various features were conducted during 2007 and both assessments recommended additional research before determining an approach to some site resources.

*During 2009/10, the Foundation will conduct a detailed site assessment to support long term planning for surface water resources, forest resources, and key habitat values.*

**Stream stabilization.** The South Fork Catoclin Creek exhibits stream bank erosion in numerous locations. In some cases, the evolution of the stream condition is healthy and the natural condition

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<sup>1</sup> Trip Report, Natural Resources Conservation Service, March 28, 2007;  
Phillips Farm: Preliminary Wetland and Stream Assessment, Jeffrey A.  
Wolinski September 4, 2007

should not be disturbed. In limited locations, however, stream bank restoration at some scale may be needed. The goal of such restoration is to limit erosion and to protect adjacent property owners from continued incising of the floodplain by the stream.

*No decisions regarding stream bank restoration should be made until more detailed assessment of the corridor is completed.*

**Enhancement of riparian buffers.** Riparian buffers of the South Fork Catoctin Creek could be enhanced in many locations to support continued revitalization of the stream valley. Enhancement should preserve the views of the property from the Village and adjacent rights-of-way. Short-term projects may be conducted to address localized issues, but a landscape plan that addresses riparian restoration needs for the entire length of the Catoctin on the Phillips Farm is needed. Such a plan will be implemented over a long period of time and will be effective in guiding project selection and prioritization of resources.

*During 2008, the Foundation will collaborate with others, including the Loudoun Wildlife Conservancy and the USDA's Natural Resource Conservation Service, to address localized riparian buffer restoration needs. A demonstration project was conducted in March 2008. In addition, a long-term plan, based on the guidance of a detailed ecological assessment, will be developed during late 2009/10 to guide management of the riparian buffer.*

**Manage exotics/invasive vegetation and re-establish native vegetation.** An immediate environmental concern is the presence of invasive species such as Canada thistle, mile-a-minute weed, multiflora rose, ailanthis, bittersweet, and reed canary grass. During the spring of 2008, the Foundation must contract with appropriate professionals to address immediate needs and ensure that no significant stands of harmful vegetation are allowed to mature to seed during the 2008 growing season. A long-term plan for re establishment of native vegetation and invasives management should be developed based on the guidance of the ecological assessment.

*During 2009, the Foundation will contract with appropriate professionals to manage the most significant problems and develop a strategy for long term protection of native species.*

**Tree preservation.** A very old white oak located by the dam appears to be in excellent condition but needs maintenance.

*During 2009, the Foundation will contract with appropriate professionals to assess the condition of the white oak and take any actions necessary to protect the health of the tree.*

**Ongoing assessment/cataloguing of wildlife populations and dynamics.** The Phillips Farm is recognized by conservation organizations for its habitat values for a broad variety of mammals, reptiles, amphibians, invertebrates, and insects. The Phillips Farm is a Monarch Way Station and is part of the Bluebird Trail established by the Loudoun Wildlife Conservancy<sup>2</sup>. Ongoing assessment of wildlife populations will guide any habitat management needs over time.

*The Foundation will continue to recognize the habitat value of the Phillips Farm for various species and support information collection on habitat values and needs. The Foundation will identify opportunities to provide interpretive information on flora and fauna of the Phillips Farm.*

**Historic ecology.** The Phillips Farm presents numerous opportunities to develop our understanding of the impact of human habitation on the natural environment. Unique research opportunities, such as in the growing field of historic ecology, may exist on the Phillips Farm.

*The Foundation recognizes the ecological research value of the Phillips Farm and will support development of a body of knowledge on the site's natural resources, to the extent that other goals—including minimal impacts, agricultural values, etc.—are not compromised.*

**Water quality monitoring.** Because of the degraded water quality of the South Fork Catoctin Creek, which is the subject of benthic macroinvertebrate monitoring and federal water quality remediation efforts for fecal coliform and sediment impairment, ongoing water quality monitoring efforts are underway. Existing data is an important resource to the WF. The stream corridor assessment called for here may point to the need for additional data gathering.

*The Foundation will maintain contact with appropriate organizations to establish baseline data and monitor the physical, chemical and biological characteristics of water in the creek.*

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<sup>2</sup> See [www.monarchwatch.org](http://www.monarchwatch.org) for additional information regarding the Monarch Station. See [www.loudounwildlife.org](http://www.loudounwildlife.org) for additional information regarding the Bluebird Trail.

## C. AGRICULTURE

### *EXISTING CONDITIONS*

The Foundation has leased the portion of the farm west of the Catoctin for hay production since 2006, and the Board is grateful that in addition to hay production, the lessee supports the Waterford Foundation with maintenance of other parts of the site—bush hogging as needed, for example—and serving as a resource for agriculture activities generally. The productivity of the property has been maintained through application of lime and fertilization as needed. Hay production is consistent with maintaining the farm in an open condition and controlling erosion on sloping areas. The Foundation has a Conservation Plan on file with the USDA-Natural Resource Conservation Service and the Loudoun Soil & Water District. The Foundation worked with USDA-NRCS District Conservationist Larry Wilkinson to develop the Conservation Plan for the existing agricultural use of the Phillips Farm, which is currently hay production.

The Waterford Foundation has also established an agreement with the Loudoun Beekeepers Association to establish a bee yard operation consisting of a colonies and equipment located in front of the existing shed. Beekeeping is a traditional agricultural use of the property as it provides as it provides significant forage from surrounding pastures, fields and trees.

Cattle were present on site before 2003, but the condition of the water quality in the Catoctin dictates that animals should not have direct access to the stream to prevent contamination with fecal coliform, a harmful bacteria. Unless fencing is installed along any permanent streams, the Waterford Foundation is prohibited by the conservation easement on the property from pasturing animals on the farm.

### *GOAL*

The Foundation will meet its legal obligation to protect the agricultural viability of the farm. It will preserve the agricultural character of the land, and manage it accordingly.

*OBJECTIVES*

1. Farm operations must be environmentally sustainable. Chemical inputs to any agricultural activities should be minimized and subject to appropriate oversight.
2. Agriculture operations need to be of a scale that the Foundation can manage with its stretched resources. Even managing leases can be difficult, so a high priority is to ensure that land is leased to established growers with a track record.
3. The Foundation will establish an annual budget for the farm.
4. Farm operations must maintain the current open space value of the property.
5. The Foundation will develop knowledge of and encourage education about the property's agricultural history.
6. The Foundation will partner with other organizations and other farmers to meet these objectives.

*ACTIONS*

**Hay production.** Because the Foundation is required by the easement to maintain the farm in relatively open condition, hay production is ideal. (Refer to NRCS Conservation Plan in Addendum)

*The Foundation will maintain the western slope of the farm in hay production.*

**Livestock.** The easement prohibits cattle or other livestock on the farm unless they are fenced from the Catocin. While livestock may be maintained on the farm under these conditions, it was agreed that for planning purposes, no livestock should be considered through 2008. It is important to complete any environmental assessment along the stream corridor before allowing for the physical improvements that will be needed for livestock. There may be some areas that would be appropriate for animals in the future if they are properly managed.

*The Foundation does not intend to pasture animals on the farm. Limited proposals may be considered after completion of the detailed ecological assessment. Any future use must be consistent with the requirement for fencing the creek as well as with any environmental constraints.*

**Beeyard.** Establishment of a beeyard offers agricultural, historic, and educational benefits on the farm and there is general support for this effort.

*The Foundation intends to execute an agreement with local beekeeper(s) to permit establishment of demonstration hives as well as educational activities in the barn on the western slope of the farm*

**Fruit.** Fruit production offers potential for additional income from agricultural uses. Establishment of fruit production of any kind would be best accomplished in collaboration with a professional grower who has a business model and record of success with varieties that would be appropriate for the farm.

*The Foundation will explore establishment of fruit trees / bushes during 2010. This is a longer term activity that should be taken up in relation to a 5-year plan for agriculture production on the farm. The Foundation may consider proposals from growers that are consistent with the environmental and historic preservation goals of the farm.*

**Low chemical inputs.** It is Foundation policy to limit herbicide, pesticide, and fungicide use on the property. Without additional information on how producers would manage a complete ban, the Foundation will not require a 100% organic approach. Additionally, the Foundation recognizes that eradication of harmful invasive species may require an integrated approach that may incorporate limited use of appropriate herbicides. In the future, the Foundation should consider ways to work with growers to eliminate any harmful chemicals used on site.

*Chemical inputs to any agricultural activities should be minimized and subject to appropriate oversight.*  
*Land use agreements should address how chemical inputs will be managed and supervised.*

**Forest management.** While some trees are ready to be harvested at this point, it was noted that a woodlot, established with species that are historically present in the area but that may be less common now, would be an excellent contribution. It was also suggested that a tree nursery might be established to provide trees in the Village. A stand of pine west of the creek may need to be harvested or actively managed in the mid-term. The Foundation must obtain a Forest Stewardship Plan that must employ Best Management Practices, as defined by the Virginia Department of Forestry. This plan and any forest activity must be approved by the easement holder prior to pursuing any forest activity on the farm. There can be no harvest within 50 feet of any permanent streams. (Refer to NRCS Conservation Plan in Addendum)

*During 2009, the Foundation will examine the potential for both harvesting and replanting trees. During 2010, a long-term plan for management of forest resources will be developed.*

**Financial sustainability: Development of a business plan.** The Phillips Farm should be financially sustainable. As the Foundation continues assessment of various agriculture use options, in conjunction with protection of environmental resources, information regarding the financial impact of agricultural operations is needed. A long-term business plan for the farm is needed to establish financial sustainability that address 3-, 5-, and 10-year time frames.

*During 2009, the Foundation will develop a long term business plan for the Phillips Farm.*

**Tree nursery.** The Waterford Citizens Association (WCA) has long focused on the health of trees in the village and the need to replant trees to maintain the healthy tree cover. The Phillips Farm presents an opportunity to produce trees for use in the village.

*During 2009/10, the Foundation will assess the potential for establishing a tree nursery on the Phillips Farm.*

**Neighborhood garden plots.** Many local residents are interested in the opportunity to lease garden plots and the Waterford foundation supports this goal.

*The Foundation will assess what is needed to make gardening areas available for personal use.*

*Collaboration with existing growers is required.*

## D. HISTORIC PRESERVATION

The present-day Phillips Farm is a portion of a 220-acre parcel assembled by Thomas Phillips (1776-1841) between 1798 and 1832. After serving an apprenticeship to a tanner near Philadelphia, young Thomas made his way to Waterford in the closing years of the 18<sup>th</sup> century. He found work at the tannery established by Quaker Asa Moore (1770-1823) and within a few years became Asa's partner. In 1801 Thomas married Asa's niece Rachel Taylor, also a Quaker. He eventually joined the Society of Friends himself and became a pillar of his church and community.

Shortly before Thomas and Rachel married, in 1798, Thomas began to purchase land from Asa's brother James, and by 1814 he owned 136 acres. The property, between the South Fork of Catoctin Creek and the road to Wheatland, included a sturdy stone house and outbuildings set amid a stand of old oaks. Thomas called his new farm Oak Grove. He acquired three more parcels:

- In 1818, two acres from Benjamin Kins, one of the first African Americans to own land in Waterford
- In 1823, 40 acres adjoining Oak Grove on the east, from Asa's estate
- In 1832, 60 acres straddling the creek. This last purchase included a mill—extant—built c. 1818 on the foundation of a mid-18<sup>th</sup>-century predecessor, which ground wheat and other grains into flour to be shipped to markets in Baltimore, Washington, and beyond, and also functioned as a sawmill. A milldam, millrace, and miller's house—all extant—were included as well.

The mill flourished and continued to operate for more than a century, while the Farm produced, at various times up to the present day, beef, pork, hay, corn, honey, dairy products, wool, and wheat. A local farmer now leases it to cut hay for his cattle.

*EXISTING CONDITIONS*

The Waterford Foundation acquired the Mill in 1944, which is adjacent to the farm though not located on the farm property itself.<sup>3</sup> The Foundation has invested in stabilizing and restoring the Mill over time, recognizing that the Mill is at the center of the economic history of Waterford.

The dam, located near the western boundary of the property, dates back to around 1760 and remains in stable condition with little restoration effort required. Most of the millrace remains intact, and other features that supported operation of the Mill are visible in many locations.

The Phillips Farm traces its history through several different periods and its history must be understood in the appropriate context. Preservation and interpretive efforts must also be organized based upon these identified themes and time periods. Table 1 sets forth the several themes and identifies existing resources.

**Table 1: Existing Resources for Key Historic Themes**

<b>Theme</b>	<b>Existing Resources</b>
Native American	None
Settlement: Early European owner	Deed and genealogical Research Herbert Turner history of Phillips Farm Portraits of Thomas and Rachel Phillips
Mill, millrace, and dam	Deed and insurance records (as early as 1760s), newspaper references, sale notices, photographs of mill, race, dam, and "chute"
Farm: Improvements, crops, labor, methods, markets	Early 19 <sup>th</sup> Century Phillips Farm ledger 1850 and 1860 Agricultural censuses Papers of neighboring farmers J. E. Walker, D. H. Vandevanter Photographs / painting Catocin Farmers club minutes
Civil War: Farm losses, encampments	Phillips family letters Southern Claims Commission records Miscellaneous contemporaneous accounts
African American history	Early African American deed references, labor contracts, reminiscences
<b>Other</b>	
Bridges	Descriptions, photos, letters, reminiscences
Disasters	Press and personal references to Johnstown Flood, other flood damage, 1929 tornado
Recreation	Reminiscences

<sup>3</sup> This plan does not address management needs of the existing mill building and property.

*GOAL*

The Foundation's ownership of the Phillips Farm represents an opportunity to better understand agricultural use of the Farm and its relation to the history of the area. The Foundation recognizes the interest of others (e.g., Loudoun Archaeological Foundation, universities, Loudoun County) in the documentation of the history of the Waterford National Landmark and will support research, educational, and interpretative activities that develop knowledge of life on the South Fork Catoclin Creek, both pre- and post-European settlement. In addition, the Foundation will take necessary steps, such as seeking inclusion of the Farm in the Loudoun County Historic District, to extend legal protection to the property.

*OBJECTIVES*

1. Establish relationships with other organizations such as the Loudoun Archaeological Foundation and other preservation-oriented entities to facilitate continued research into the history of the farm.
2. Share research and information about the farm to facilitate long-term community commitment to preservation of the farm.
3. Develop knowledge of and encourage education regarding the history of the farm including interpretative publications and signage on the farm.
4. Ensure that all objects are either left on the farm or properly recorded and archived.
5. Partner with other organizations to achieve these preservation-related objectives.

*ACTIONS*

Table 2 (following page) sets forth action items, categorized as either preservation or interpretation tasks, for each of the key historic themes identified for the site.

**Table 2: Preservation and Interpretation Actions by Theme**

Theme	Actions	
	Preservation	Interpretation
Native American – pre-settlement	<ul style="list-style-type: none"> <li>Collaborate with the Loudoun Archaeological Foundation and others to develop research goals.</li> </ul>	<ul style="list-style-type: none"> <li>Develop a publication that describes the history of the farm. 2009</li> </ul>
Settlement: Early owner	<ul style="list-style-type: none"> <li>Establish property file in the Foundation Archives (complete)</li> <li>Identify additional research needs and options for support and partnerships. 2008</li> </ul>	<ul style="list-style-type: none"> <li>Develop map of the farm highlighting historic features (<i>should be completed with this plan</i>)</li> <li>Map early metes and bounds of the farm</li> <li>Develop bio sketches of early owners. ongoing</li> </ul>
Mill, millrace, and dam	<ul style="list-style-type: none"> <li>Clear the millrace. Begun 2008</li> <li>Identify and stabilize remnants of the upper aqueduct and "chute." 2009/10</li> <li>Pursue information on the history of Balls Run dam</li> </ul>	<ul style="list-style-type: none"> <li>Develop interpretative signage and leaflet regarding the millrace and dam. 2009</li> <li>Establish millrace trail and signage</li> <li>Identify site and features of first mill</li> <li>Study sediment above dam</li> <li>Coordinate interpretive activities with programming and management of the Mill</li> </ul>
Farm: Improvements, crops, labor, methods, markets (pre-1950)	<ul style="list-style-type: none"> <li>Maintain old fence lines, wood lot, existing structure. Maintain representative open space. Collect additional personal, commercial and official documentation.</li> <li>Obtain aerial photographs and other historic documents.</li> </ul>	<ul style="list-style-type: none"> <li>Update 2004 leaflet on Farm and integrate with map and signage. Conduct additional research to produce a more detailed description and history of Phillips Farm.</li> <li>Make such a booklet available for sale (Fair and on website)</li> <li>Develop appropriate trail on north side of creek. 2010</li> <li>Ensure that signage, publications reference the relationship between Waterford residents and the farm through time.</li> </ul>
Civil War: Farm losses, encampments	<ul style="list-style-type: none"> <li>Document specific actions in vicinity</li> <li>Develop archaeological evidence.</li> </ul>	<ul style="list-style-type: none"> <li>Research and produce a more detailed description of Civil War history of Phillips Farm, including accounts of soldiers, to be incorporated into booklet on farm.</li> <li>Update signage to incorporate Civil War history</li> </ul>
African American history	<ul style="list-style-type: none"> <li>Document specific actions in vicinity</li> <li>Develop archaeological evidence.</li> </ul>	<ul style="list-style-type: none"> <li>Research and produce a more detailed description of African American history of Phillips Farm to be incorporated into booklet on farm.</li> <li>Update signage to incorporate African American history</li> </ul>
<b>Other</b>		
Bridges	<ul style="list-style-type: none"> <li>Document specific actions in vicinity</li> <li>Develop archaeological evidence.</li> </ul>	<ul style="list-style-type: none"> <li>Update signage as needed to incorporate information on this history: Bridges, Disasters, and Recreation.</li> </ul>

*(Table 2 continued)*

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Disasters	<ul style="list-style-type: none"><li>• Document specific actions in vicinity</li><li>• Develop archaeological evidence.</li></ul>
Recreation	<ul style="list-style-type: none"><li>• Collect reminiscences</li></ul>

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## E. IMPLEMENTATION

### Decision-making process for farm-related activities.

#### 1. *Committee assignment.*

- New Standing Committee – Phillips Farm Committee. Because of the multidisciplinary nature of Waterford Foundation’s stewardship approach to the Phillips Farm, a new standing committee, combining the talents and interests of Board and community members in education, natural resource conservation, agriculture and historic preservation will be established.

#### 2. *Responsibilities of committee to include the following:*

- Oversee operations
- Manage all leases and contracts for land use and activities occurring on the Phillips Farm
- Annual budget
- Annual report
- Implementation of plan: Create annual work plan that meets goals.
- Update plan
- Track Accomplishments
- Enforce policies, including access policy
- Respond to proposals for various uses
- Respond to complaints and concerns
- Partnerships

**Financial management.** The Waterford Foundation has limited resources to support operation of the Phillips Farm. There are resources available for natural resource conservation, education, and historic preservation activities. Further agricultural operations represent a potential revenue source for the Phillips Farm. Liability concerns related to the use of the farm must be addressed as well.

1. Financial sustainability. The Foundation will manage the farm to ensure that operations do not create an excessive burden on the balance of Foundation operations.

- *During 2008, the Foundation will carefully catalog expenditures to establish an operating budget and to identify resources going forward.*

### Physical Maintenance Responsibilities

1. **Parking Area.** An area of the farm was not eased so that a location for parking was available. A portion of the TEA-21 grant was to support design and construction of parking for a limited number of vehicles (approximately 6). *Status: RFP in review with County*
  - *During 2008, the Foundation will complete the RFP and identify a qualified engineering firm to conduct design and engineering activities. During 2009/10, the parking area will be constructed.*
  - *The Foundation will be responsible for maintenance of the parking area, and the cost will be assessed during the design and engineering process so that maintenance costs may be budgeted as needed.*
  
2. **Signage.** The TEA-21 funding provided resources for development of signage for the farm. See easement for signage limitations.
  - *During 2009, the Design Review Committee will recommend a design and the Foundation will seek approval from the HDRC for same. Signage will be installed as soon as possible.*
  
3. **Trails.**
  - *Mowing. Regular mowing of trails, as needed, will be provided.*
  - *Existing trail to be maintained in as natural condition as possible*
  - *General areas are identified for potential trails. Before expanding the trail network, the Foundation will ensure that the trail locations minimize impacts and provide the desired site access. The Foundation will provide equestrian access to future trails if environmental conditions permit, use conflicts are not created, and a safe trail can be provided.*
  
4. **Shed**
  - *Collaborate with lessees to ensure maintenance of the shed*

## IV Access Policy for Phillips Farm

Welcome!

Since 1943, the community of Waterford has worked hard to preserve the open spaces within and around the Village. We invite you to visit and enjoy these spaces, but to treat them with care so that future generations may enjoy them, too.

The Virginia Outdoors Foundation (VOF) holds a conservation easement on the Phillips Farm ensuring that it will be preserved much as you see it today in perpetuity. Its significance to the Waterford National Historic Landmark District is such that any change to its use or appearance could threaten this national heritage designation.

Therefore, we ask that you join with us, VOF, and our other partners to ensure that this farm will still be here for future generations to learn from and enjoy. We ask you to walk only on the mowed trail and observe the following *Rules of the Trail* (pg 28) designed to enhance your enjoyment of the property and to protect your health and safety. They also serve to protect the environmental quality, agricultural value and open space integrity of the farm.

We extend a warm invitation to become directly involved in the Phillips Farm's ongoing activities. Please call (540) 882-3018 for more information.

### Directions to the Phillips Farm

#### **From Washington, DC:**

Take the Beltway (Rte. 495) to Rte. 267 (Dulles Toll Road). Stay on 267, which becomes the Greenway, to Exit 1a - left exit - to Rte. 7 West, Take Route 7 West to Rte. 9 West. After about 1/4 mile, turn right onto Rte. 662, Clarke's Gap Road, just before the gas station. This road takes you directly into Waterford..

Turn left on Main Street, go through the village and you will see the Old Mill on your left. Park your car and walk down the left side of the Mill. You will see the entrance to the farm on your left. A Self-Guided Walking Tour brochure and map is available at post # 1.

#### **From Baltimore, MD:**

Take Rte.70 West to Rte. 15 South over the bridge into Virginia. Continue on Rte. 15 to Lucketts. At the light, turn right onto Rte. 662, Stumptown Road. Take Stumptown Road through farmland to its end at Loyalty Road. Turn left onto Loyalty Road which goes into Waterford. Turn right on Main Street and follow rest of directions in paragraph two above.

V

**Rules of the Trail**

**Please Help Us Protect the Farm's Resources**

- For your safety, please stay on the posted trail.
- Pets are welcome but must be kept on a leash. Please remove their waste.
- So that others may enjoy this special place in the future, help us protect all animals, plants and cultural resources. Please do not collect or distribute plant or animal life or feed the wildlife.
- Honor the prohibition against: camping, smoking, firearms, fires, fireworks, drugs, and alcohol.
- Protect public safety by not swimming, trapping, hunting, horseback riding, biking or using recreational vehicles of any kind.
- Carry out what you carry in.

Please leave no trace of your visit.  
Take only pictures, leave only footprints.

*Phillips Farm is accessible during daylight hours.  
Groups can make prior arrangements by calling (540) 882-3018 or visiting our web site*  
[www.Waterfordfoundation.org](http://www.Waterfordfoundation.org)

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*We extend a warm invitation to become directly involved in the Phillips Farm's ongoing activities. Please call (540) 882-3018 for more information.*

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### About the Waterford Foundation

The mission of the Waterford Foundation, Inc., is “To preserve the historic buildings and the open spaces of the National Historic Landmark District of Waterford, Virginia, and through education to increase the public’s knowledge of life and work in an early American rural community.” For 65 years, the Waterford Foundation has worked to preserve and interpret the early Quaker village and surrounding farmland, which is recognized by the Commonwealth of Virginia as well as the Department of the Interior for its extraordinary collection of 18th- and 19th-century buildings set within 1,420 acres of rolling farmland.

The Foundation is a community-based organization, but the success of its stewardship is also important to a state and national constituency. Since its creation, the Foundation has worked diligently to acquire, ease, and restore or rehabilitate historically significant buildings within the village. It currently owns 12 buildings and five tracts of land, and has purchased, eased, and resold many other properties. The Foundation has also gone to great lengths to protect surrounding farmland from inappropriate development that would destroy the 275-year-old visual connection between the old mill town and the farms it served. In the process, the Foundation has acquired a national reputation as a model community-based preservation organization. In 1970 the U.S. Department of the Interior joined the Foundation in recognizing the unique historic village and landscape by establishing the Waterford National Historic Landmark District. This designation was reaffirmed in August of 2007. Waterford today has more properties under preservation easement than any other location in Virginia.

In addition to its focus on preservation of structures, the Waterford Foundation has hosted a juried craft fair and historic homes tour. Now in its 65<sup>th</sup> year, the Waterford Fair (in October, 2008) will bring carefully selected artisans—160 of them—from across the country to demonstrate techniques of traditional craftsmanship. Vintage barns and a historic Mill are transformed into galleries for paintings, photographs, handmade items, and dried flowers. Visitors see Colonial and Civil War military encampments with skirmishes throughout the weekend, and dancers, performers, and re-enactors bring the flavor of times past to this unique event. The Waterford Foundation has a longstanding commitment to the preservation and promotion of culture and arts as well as the historic agricultural landscape.