



WATERFORD FOUNDATION

DRAFT Alternative Use Proposal

For use by the Waterford Foundation
Board of Directors, Staff, and Preservation
Strategy Committee

Prepared in 2024 for
consideration in 2025

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Introduction

In recent years, there has been a growing nationwide focus on **adaptive reuse**—the practice of repurposing historic buildings for new uses—as a key strategy for preservation. Adaptive reuse is broadly defined as modifying a structure to serve a different function than originally intended. This approach extends the lifespan of historic buildings, allowing them to meet evolving community needs while being more sustainable than new construction. Although adaptive reuse has gained popularity, it is not a new concept in the Village of Waterford, where it has long been used to preserve historic structures. For example, many former commercial properties on Main Street are now fully residential properties, and the Waterford Old School now serves as the Waterford Foundation offices and community center rather than a school.

The Waterford Foundation (WF) Board of Directors has identified that the majority of the WF owned properties are not being used to their full potential in support of the WF mission to preserve the historic buildings and 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. Maintenance and preservation costs are more than income produced. **Looking into how to adaptively reuse properties from what they were originally designed for to how they are best able to support Waterford now is the logical next step.**

The Historic Properties and Land Use (HPLU) Subcommittee has been tasked with completing a look at all WF properties (minus the Mill) to create a preliminary report to propose alternative uses and recommendations for actionable steps to get to that point. This report also includes an analysis of the Village as a whole to show the current needs of the Village for both residents and visitors, and how WF owned properties can best support those needs. It will also help determine the priority of properties for implementation of the proposed plan.



Approach

The Historic Properties and Land Use Subcommittee based this report on Property Master List review created by the 2017 Property Planning and Management Committee, which was revised by Abigail Zurfluh in 2023 in preparation for this report.

The first step was to review each property. The subcommittee looked at each property's building or open space observations, easement(s), zoning restrictions, property limitation, current use, and current fair use. This review is listed starting on page five. Karen Bennett (2023-2024 chair) and Abigail Zurfluh (Historic Preservation Director) also did a storage audit of each property in preparation of making recommendations for alternative uses.

After the review of each property, the subcommittee identified the following **stakeholders** for alternative uses of Waterford Foundation properties:

- **Residents:** to include residents and neighbors of Waterford and WF properties, current tenants of WF properties, possible tenants of WF properties (who could potentially use the space), and the Waterford Citizen's Association (WCA)
- **Waterford Foundation:** to include members and donors, staff, board of directors, and visitors
- **Fair:** to include fair planners, artisans, and fair goers
- **Easement holders:** to include Virginia Department of Historic Resources, National Trust for Historic Preservation, Virginia Outdoors Foundation, and Land Trust of Virginia
- **Government/other:** to include Loudoun County Government, Public Schools, and Heritage Commission

Next, the Subcommittee identified the following **criteria** to look at each property and Village-wide:

- **Village-wide:** bathroom/ plumbing/ water possibility, parking needs, other transportation needs, disruption for residents, and accessibility
- **WF Property Criteria (General):** temporary or long-term use capabilities, is revenue for WF possible, water, storage needs, easement restrictions, fair use and storage
- **WF Property Criteria (Structure):** added infrastructure needs, cost of possible added infrastructure, historic integrity/ Secretary of Interior's Standards
- **Open Space Criteria:** potential for outdoor recreation; transportation access by cars, bikes, and/or pedestrian; attachment to structures

After collecting all the information, the subcommittee identified Village-wide needs and how WF properties can help with those needs. These needs were determined by participatory and non-participatory observations, and research into what had determined property decisions in the Village historically. The subcommittee then made recommendations for proposed alternative uses. Finally, the subcommittee then created recommended next steps and long term steps to reach these proposed uses.

WF Property Information

The Waterford Foundation owns thirteen properties inside the borders of the Waterford National Historic Landmark, totaling approximately 195 acres. Below is a summary of facts around each property:

- Out of the thirteen properties, ten have buildings and three are open spaces. Those three properties are Phillips Farm, Water Street Meadow, and North Meadow. Four of the thirteen properties are a mix between meadow/yard and buildings: Schooley Mill Barn and Meadow, John Wesley Community Church, Bond Street Barn and Meadow, and Old School.
- The largest property by acreage is Phillips Farm at 144 acres. The largest building by square footage is the Old School.
- Twelve out of thirteen properties are under easement; the only property currently in 2025 not under easement is the Bond Street Barn and Meadow. The Mill and Second Street School is under easement with the National Trust for Historic Preservation. The Phillips Farm is under easement with the Virginia Outdoors Foundation. The Chair Factory, Corner Store, Forge, John Wesley Community Church, Old School, Red Barn, Schooley Mill Barn and Meadow, and the Water Street Meadow are under easement with the Virginia Department of Historic Resources. The Schooley Mill Barn and Meadow also has an overlay easement in place with the Land Trust of Virginia. The North Meadow is under easement with the Loudoun County Board of Supervisors/Government.
- Three buildings are currently (2025) being rented: Chair Factory (space for 2 to 4 renters), Corner Store (space for 2 renters), and Schooley Mill Barn and Meadow (1 renter). Three properties are being used, partially or fully, for agricultural purposes: Phillips Farm (partially for haying, rented), Water Street Meadow (fully for haying), and Schooley Mill Meadow (partially for haying, rented).
- There are two buildings that have agreements in place with others for storage. There is a Memorandum of Agreement in place that allows for the Waterford Citizens' Association (WCA) to use the Bond Street Barn upstairs loft for storage not during the fair. A longstanding agreement has been made between the Foundation and a Village resident for the first floor of the Red Barn to be used as storage and must be cleared out before the Fair.
- Three buildings have their own water supply through personal wells: the Mill, John Wesley Community Church, and the Old School. The water at the Old School is not potable due to well issues. The Corner Store has water through a well easement with the Pink House.
- No Waterford Foundation properties are being used for residential purposes, or are set up in a way that could be used residentially. .
- Majority of Waterford Foundation properties are zoned residential, even though none are residential properties. Bond Street Barn, Chair Factory, the Forge, John Wesley Community Church, the Mill, Old School, and Second Street School are zoned Countryside Residential Two. North Meadow, and Water Street Meadow are zoned Countryside Residential One. Corner Store and Red Barn are zoned Rural Commercial. Schooley Mill Barn and Phillips Farm is zoned Agriculture Rural One.
- There are parking areas at the Old School, Bond Street Barn near the barn entrance and a gravel pad on Main Street, Chair Factory, and space for one car at the Corner Store. There is parking available on the side of the Second Street School, as well as street parking in front when field trips are not in session. Limited street parking is available in front of the Mill, on Liggett Street for the John Wesley Community Church and Phillips Farm, and on Janney Street for Second Street School and Phillips Farm.

Bond Street Barn and Meadow

Bond Street/ Liggett Street

PIN: 303-36-3605-000

Tax Map: 28/A/2/////7/

Purchase Year: 1987



Bond Street Barn (west elevation)



Bond Street Barn and Meadow Aerial

Architectural Description	<p>The Bond Street Barn is a one and half story barn with an attached loafing shed on the left front elevation side located in the northern quadrant of Bond Street in Waterford, Virginia. The barn is built into a hill. The foundation is a rubble stone foundation. On the south elevation built into the foundation are barn doors with small openings carved into them. On the west elevation, built into the foundation on the hill, is a fixed six pane window. On the front/north elevation, there is a white barn door. The barn is clad in red board and batten siding, and has a gable roof made of standing seam metal. The loafing shed's front elevation has a barn door on the southern second and third bay, and a board and batten door on the left. The front elevation has a fixed six pane window. The shed roof is made of standing seam metal.</p> <p>The ice house is a mostly underground structure that was built into the hill. The above ground portion is comprised of stone and white board and batten, with a rounded board and batten door and a front gabled standing seam metal roof. Attached to the roof is a cupola.</p>
Open Space Description	<p>The Bond Street Meadow is an open space with few trees (majority being towards main street) and medium/high slope. The meadow is most steep near the Ice House. A stream passes through the western portion of the property, with a bridge overtop. The left side of the property is fenced.</p>
Community/ Historic Importance	<p>This was the site of a tannery operation in Waterford, VA. There are potential archaeological remnants of the tannery operations on the eastern portion of the property, as confirmed by the Phase One Archaeological survey conducted by Loudoun County in 2024.</p> <p>The meadow has historically been a gathering place for visitors and the community alike, as well as site for events. Examples of these are the WCA Fourth of July picnic, and the start and finish of the annual Historic Waterford Trail Run.</p>
Zoning	<p>Bond Street Barn is zoned CR2 (Countryside Residential). The uses allowed are primarily focused on residential or low impact uses. Bond Street is not equipped to be a residential lot.</p>
Easement Information	<p>No easement is currently in place on the Bond Street Barn (2025), the Foundation is working on getting one in place with the Virginia Department of Historic Resources</p>

Current Use	Storage, MOU in place with the WCO for storage in the barn loft
Current Fair Use	Dried flower barn in barn; artisans, food vendors, Mill End Waystation, children's area, and porta-potties in meadow
Property Notes	The building only has power, and the property has no water or sewage access

Chair Factory, or Hardware Store

Built between 1888-1890
15502 Second Street
PIN: 303-16-7394-000
Tax Map: 28/A/1/D///5A
Purchase Year: 1961



Chair Factory Front Elevation

Architectural Description	<p>The Chair Factory (or The Hardware Store), built between 1888-1890 is a three bay, two story, detached Colonial Revival structure with a three bay two story addition facing east. The foundation is an uncut regular course stone foundation. The front elevation has an uncovered concrete slab porch with four stone and concrete steps leading to it onto the central structure. On the far right corner adjoining the addition there is a wooden porch with two wooden stairs leading to it. The roof is a standing seam metal shed roof with decorative molding connected to one Tuscan-style pilaster. On the front elevation there is a centered four pane window with a large glass insert with a decorative crown. On either side of the door are six-over-six single hung windows with a decorative crown. On the right elevation, there is one four-over-four single hung window and a six-over-six single hung window. The far right side of the elevation has a batten door.. On the left elevation, there are two six over six single hung windows. On the front elevation of the addition, there is a four paneled door on the wooden porch. On the side elevation, there is one six-over-six single hung window and two barn doors. On the second floor- the front elevation has three six-over-six single hung windows with decorative crowns. Above the middle window is a circular window. On the right side elevation, there are two six-over-six single hung windows. On the left side elevation, there is a centrally located four panel wooden door with a wooden porch and staircase leading to it. On the front elevation of the addition, there is a six-over-six single hung window located directly above the porch roof. On the addition's side elevation there are three six-over-six single hung windows. The building is clad in blue clapboard siding with white corner boards. The roof is a cross-gabled roof with a shed roof over the back right part of the addition. Both are made of standing seam metal.</p>
Community/ Historic Importance	<p>This building was once the home of Hough Chairs owned by Lewis N. Hough (hence the name Chair Factory), where he also later took up undertaking work. His son-in-law, Lemuel P. Smith, took over the undertaking business. Town council also used the upstairs as a meeting space. Smith sold the building around 1936; afterwards it became a grocery store, hardware store, gas station, and barber shop.</p>
Zoning	<p>The Chair Factory is zoned CR2 (Countryside Residential).The uses allowed are primarily focused on residential or low impact uses. The Chair Factory is not equipped to be a residential lot. There is currently a use occupancy permit on file for artists studio and it is a grandfathered allowable zoning.</p>

Easement Restrictions	<p>Easement made with VDHR in 1975, amended in 2010. Summary of restrictions:</p> <ul style="list-style-type: none"> • No other buildings or structures allowed except for chair factory building, signage, temporary structures for fair or other interpretive activities, and parking pad • Interior historic features and exterior historic features documented in baseline report to be preserved • Commercial or industrial activities allowed: use during the Fair; museum, meeting place, and related educational facility; small-scale commercial, office, retail, or industrial operations that are consistent with conservation values; temporary or seasonal outdoor activities that do not permanently alter the physical appearance of the building • No dumping of trash • Signage is limited and has to be approved by VDHR • Public access: building has to be open to the public at least one day a year
Current Use	Two rented artists studio in main building, storage in garage
Current Fair Use	No current Fair use
Property Information	The only utilities to the building are electricity and HVAC, there is no bathroom or sewer access. The building is also under fire monitoring.

Corner Store

Built c.1900

40183 Main Street

Tax Map: 28/A/1/D//1/

Purchased in 1962



Corner Store Front Elevation

Architectural Description	<p>The Corner Store, built in c.1900, is a 3 bay, 2 story, asymmetrical detached Italianate structure located at 40183 Main Street in Waterford, Virginia. The front facade faces northwest. The foundation is an uncut/rubble stone foundation. There is a concrete slab porch with a standing seam metal shed awning overtop and gingerbread detailing on the eaves. Hanging from the awning is a sign that reads “The Corner Store”. On the first floor, the front facade has two four-pane commercial style windows and two two-pane side lights. Underneath the windows are single paneled wooden siding. The main entrance is a six pane (four of which are glass) double door with a two pane transom on top. On the west side wall, there is a single two-over-two single hung window centrally located on the wall. On either side of the window are four-paned wooden doors. On the eastern side wall there is a one-over-one single sash window with a green wooden shutter on the far left side, and a two-over-two single hung window with two green wooden shutters on the far right side. The south wall has no windows. Attached to the back wall is a one bay extension with a batten door and a hipped standing seam metal roof. On the second floor, the main facade has three two-over-two single sash windows with two green wooden shutters. On the western wall, there are two two-over-two single sash windows with two green wooden shutters. On the eastern wall, there are four two-over-two single sash windows with two green wooden shutters. The building is clad in white clapboard siding with light brown two-story corner boards on where the walls adjoin. The roof is a mansard roof with fish scale style wooden shingles.</p>
Community/ Historic Importance	<p>The Corner Store sits on top of the small Town Branch Creek. The building has been host to a general store since it was built. The current structure replaces an earlier, smaller structure on the same lot.</p>
Zoning	<p>The Corner Store is zoned rural commercial, which is correct for the property.</p>

Easement Restrictions	<p>Easement made with VDHR in 1975. Summary of restrictions:</p> <ul style="list-style-type: none"> • Building to be externally maintained and preserved, with all changes to be approved by VDHR • No industrial or commercial activities that would change the exterior of the building • No subdivisions of building • Limited signage, signs must be approved by VDHR • No dumping of trash
Current Use	Two business tenants- one per floor
Current Fair Use	Restroom use for emergency personnel
Property Information	A creek runs through the cellar space of the corner store. The property has well access through an easement from the Pink House. The building also has fire monitoring, power, sewer, and HVAC.

Forge

15484 Second Street

PIN: 303-26-7413-000

Tax Map: 28/A/1/D///2A

Purchased in 1958



Forge Front Elevation

Architectural Description	The Forge is a five bay, two story, detached structure originally built as a barn located at 15484 Second Street. It has an uncut stone foundation. The front facade first floor has four batten doors, and one boarded up casement opening between the doors on the left side. The second floor has four boarded up casement openings. The structure is clad in red board and batten siding, with the exception of the right side of the first floor front elevation being a mix of concrete and English bond brick. The front gable roof is made of standing seam metal
Community/ Historic Importance	This was originally a barn built in three parts to serve 40193 Main Street. It is now used as the Forge during the yearly Waterford Fair.
Zoning	The Forge is zoned CR2 (countryside residential), which primarily supports residential uses. The Forge is not suitable for residential uses.
Easement Restrictions	Easement made with VDHR in 1975. Summary of restrictions: <ul style="list-style-type: none"> • Building to externally preserved, changes made with approval from VDHR • No industrial or commercial activities that would change the external appearance. Easement also allows for a single-family conversion. • No subdivisions • Limits on signs available • No dumping of trash or offensive materials
Current Use	Empty
Current Fair Use	Gunsmith
Property Information	The building has no space in the front for parking. The building is served by electrical power

John Wesley Community Church

Built in 1891
40125 Bond Street
PIN: 303-36-2109-000
Tax Map: 28/A/1/B///5/
Purchased in 1999



John Wesley Community Church Left Elevation

Architectural Description	<p>The John Wesley Community Church, located at 40125 Bond Street, (built in 1891) is a one story, three bay, Gothic Revival style church built into a hill. The foundation is rubble stone. On the front elevation, there is a steeple where there are two parallel four panel double doors with lancet arched windows overtop. On the front of the steeple is a two-over-two lancet arched window. Around the connection of the first floor is a slightly hipped roof of standing seam metal. The top of the steeple has a half arched fanlight and contains a bell. The steeple is octagonal shaped roof with metal shingles. On the side elevations are four sets of two over two single hung windows with a lancet arched window tops. Roof info? Built into the foundation on either side are three parallel six-over-six single hung windows. The rear elevation has a four paneled wooden door with two six-over-six single hung windows evenly spaced on either side of the door. In the main section of the building beside the steeple is a two over two casement window with a circular decorative surround. There are parallel interior slope chimneys on either side elevation. The roof is a gable made of standing seam metal roof</p>
Open Space Description	<p>There is a back meadow on the property, unfenced and a medium slope.</p>
Community/ Historic Importance	<p>This church was built in 1891 by and served the African American community in Waterford until its last service in the 1960s. Before this building, the congregation met inside the Second Street School, a one room schoolhouse. There continues to be a descendants group of the original congregation in Loudoun County. John Wesley Community Church was sold to the Waterford Foundation by the remaining trustees in the 1990s, with the condition that if the descendants group was able to create an organization to preserve the church it would be sold back.</p>
Zoning	<p>The church is zoned CR2 zoning (countryside residential 2), which primarily supports residential uses. The John Wesley Church is not supportable for residential use.</p>

Easement Restrictions	<p>Easement made with VDHR in 2000. Easement restrictions:</p> <ul style="list-style-type: none"> • Exterior be preserved in present state • No building or structure be constructed other than necessary for use as a place of assembly, and/or education or museum facility. All changes need to be kept to the historic character of historic district • Church not to be demolished or moved • Interior elements to not be removed or changed without approval: pews, windows, window frames, doors, door frames, staircases, gallery, baseboards, and hardware. • No disturbance of archaeologically significant deposits, sites, or features without supervision and plan made by VDHR • No division or subdivision • No permanent dumping of ashing, refuse, or unsightly materials • Manage trees and vegetations to avoid damage to church
Current Use	Education and class space, will be going under a two year long restoration with funds from the Virginia Department of Historic Resources Black Indigenous People of Color (BIPOC) Fund
Current Fair Use	Artisans and education space inside and out; rain location for Main Stage
Property Information	The building is going to undergo restoration work with grant funds hoping to wrap up by December 2026. The building has a well, HVAC, power, and sewage.

Waterford Mill

Built c.1817

40105 Main Street

PIN: 303-36-0508-000

Tax Map: 28/A/1/A///1

Purchased in 1944



Waterford Mill Front Elevation



Waterford Mill Back Elevation

Architectural Description	<p>The Waterford Mill is a three and a half story, three bay, Federal style building built in 1817 located at 40105 Main Street in Waterford, Virginia. The foundation is cut stone. On the front elevation, there is a central board and batten door flanked by a nine over six pane double hung window evenly spaced on either side. This pattern follows up until the roof line, where there are six over six double hung windows on either side of a board and batten door. On the left elevation, there is a metal mill wheel built into the foundation and hill. On each floor, there are three nine-over-six double hung windows. Minus the mill wheel, this is the same to the right elevation. On the back elevation, there is a rubble stone patio that leads to a board and batten door centrally located on the wall. On either side of the door are nine-over-six double hung windows. On both floors above are three nine-over-six double hung windows. In the roof line, there are two six-over-six double hung windows. The building is constructed in English bond brick. On the front elevation, the gable is filled in with green clapboard siding. On the left elevation is a dormer with a nine-over-six double hung window with a hipped roof. On the right elevation is an interior side English Bond brick chimney. The front gable roof is made of standing seam metal with a barn peak over the door in the roofline on the front elevation.</p>
Open Space Description	<p>The Mill property is connected to the Phillips Farm property, the mill race will hopefully connect to the stream. The slope is low on the property, the highest point where the building is itself. There is a bridge over the mill race.</p>
Community/ Historic Importance	<p>This is the second or third mill built on this site in Waterford. Milling was essential to the growth of the village and the surrounding rural community. The mill ceased operations in 1939, but it remains one of the most recognizable structures in Waterford.</p>
Zoning	<p>The building is zoned CR2 (countryside residential), which supports primarily residential uses. The mill is not equipped for residential use.</p>

Easement Restrictions	<p>The Mill is under easement with the National Trust for Historic Preservation, made in 1975. Easement is currently in preparation for updating. Summary of restrictions:</p> <ul style="list-style-type: none"> • External restrictions, changes not to be made without National Trust approval • No industrial or commercial activities shall be carried out on the property except for the fair • Sign restrictions in place
Current Use	Educational space and storage
Current Fair Use	Old Mill Shop
Property Information	<p>The building was stabilized and restored finishing in 2023, since then there has been an ad-hoc committee in place to determine the next best steps for the Waterford Mill. The building has a well, public sewer, electric, but no HVAC with a recommendation for passive ventilation only.</p>

North Meadow

Loyalty Road

PIN: 303-28-5546-000

Tax Map: 28//25/////A/

Purchased in 1999

No picture available

Open Space Features	2.27 acre lot with wells and easements on property
Easement Restrictions	<p>Easement is held by the Loudoun County Board of Supervisors. Summary of restrictions:</p> <ul style="list-style-type: none">• No industrial or commercial activities except for farming, forestry, and activities that can be conducted from residential or farm buildings with significant alterations• Except as it relates to farming, no billboards or advertising materials on property, excavation (but as it relates to maintenance, farming, and forestry)• Except as it relates to residential and agricultural use, no building or facility structures shall be built or developed on lots 1-4• WF reserves the right for themselves and successors to continue agricultural and forestry practices, hunt/fish/trap on property following the laws, improve/repair/remodel/replace permitted structures, continue use of property for all purposes not inconsistent with the easement
Zoning	The North Meadow is zoned countryside residential one (CR1). As currently laid out, it is not suitable for residential use but could be.
Current Use	None
Current Fair Use	None
Property Information	There is one well on the property that the Foundation does not have access too.

Old School

Original section built in 1910, Auditorium built in 2012

40222 Fairfax Street

PIN: 303-17-4967-000

Tax Map: 28/A/1/I//12

Purchased in 1966



Old School Front Elevation



Old School Aerial

**Architectural
Description**

The Old School (original section built in 1910, auditorium rebuilt in 2012) is a Greek revival structure at 40222 Fairfax Street in Waterford, Virginia. The building consists of three parts: the original/main section, the breezeway, and the auditorium addition. All parts share a continuous rubble stone foundation, and are clad in white clapboard siding. The original section is a three bay, two and a half story building. On the front elevation, there is a wooden porch with five concrete slab stairs leading to it. Over the porch is a standing seam metal front gable roof with a triangular pediment. On the roof are decorative entablature with a cornice, frieze, dentals on both, and an architrave. Holding up the roof are four Doric columns and two pilasters in the wall. The main entrance is a set of four half glass paneled double doors. Overhead is a ten pane transom. On either side of the door is a six panel inoperable window, each with a two pane transom over top. On either side of the porch is a six-over-six single hung window located centrally on the wall. On the left elevation far left, there is a five panel wooden door with a three over three pane transom. Next to it is a four panel fixed window. On the right side is a ribbon six-over-six single hung window. On the back elevation, on the left side there is a double six-over-six single hung window, and a ribbon six-over-six single hung window. Between the two is a metal staircase leading to a door on the second floor. The left elevation is attached to the breezeway in the center bays. On the second floor front elevation, there is a palladian window directly overtop the porch roof with six-over-six single hung windows on either side. On the right elevation, there is a six-over-six single hung window overtop the door and side window below, and a ribbon six-over-six single hung window above the one below. On the back elevation, there is a ribbon six-over-six single hung window on the right and left side of a door with a twelve panel glass insert. On the left elevation there is a ribbon of six-over-six single hung windows. On the front elevation roof there is a pediment with a fanlight window. The roof is standing seam metal hipped roof with hipped dormers with a six-over-six single hung window in either of them. The breezeway is a three bay one story connection between the original section and auditorium. On the front elevation are five two-panel inoperable windows with a five panel transom overtop. The rear elevation has three six-over-six single hung windows. The roof is a side gable made of standing seam metal. The auditorium is a four bay, one story structure. On the front elevation there are two six panel fixed windows flanking a ribbon six over six single hung window. There is a pediment window overtop the palladian window with a half elliptical window in it. This section juts out from the section with one six over six single hung window.

Architectural Description	The front elevation is parallel to the back elevation. On the side elevation, there is a patio made of stone pavers and concrete. The porch roof is extended from the main roof, with a pediment over the far left door, which is held up by seven square doric pilasters. The far left door is a multi glass panel metal door with a transom overhead. The rest of the wall is set in from this section, with three multi glass panel metal doors with a transom overhead flanked by two six over six single hung windows. The roof is a hipped standing seam metal roof.
Community/ Historic Importance	The Old School was an old elementary and high school that replaced the 1880 Waterford Academy that had burnt down. It was purchased from LCPS in 1966. The original auditorium was added in the rear of the building in 1928. In 2007, the original auditorium burnt down and was rebuilt by the help of the community, finishing in 2012. It now serves as a community center, event rental, and offices for the Waterford Foundation staff
Easement Restrictions	Easement is held by the Virginia Department of Historic Resources. Summary of restrictions: <ul style="list-style-type: none"> • Old School to be externally maintained in its present state, and no buildings are to be built on the lot except for the school house and out buildings and structures commonly related to recreational uses • No industrial or commercial activities on the site except for activities related to the fair or activities related to use as a community center, • No sign or billboards outdoor advertising structures except for one non-illuminated sign not exceeding two feet by three feet
Zoning	Old School is zoned as CR2 countryside residential with a special exception use permit to be operated as a community center.
Current Use	Archive and storage space in basement; community center, event rental, and meeting space on first floor; Waterford Foundation office on second floor
Current Fair Use	Wine and Beer Tent (Talbot's Tavern), artisans and food trucks outside, Craft School tent and Tent Talks, Main Stage, and artisans inside and out

**Property
Information**

The building has electricity, HVAC, public sewer, and fire suppression system. The building has two ADA-compliant/accessible bathrooms, and two two-stall bathrooms.

Water Supply: In 2022, it was determined through water quality testing that there are issues with contamination of the existing well. Tests revealed the presence of e.coli bacteria even after shocking the well with chlorine, and staff at the Virginia Department of Health, Office of Drinking Water indicated that it's likely that the casing of the well is compromised, letting in groundwater. They advised drilling a new well rather than installing a complicated and expensive water treatment system. With current conditions, visitors and staff are advised against drinking the water; the water fountains have been turned off; and we are limited to only 59 days a year where more than 25 people can use the building.

Phillips Farm

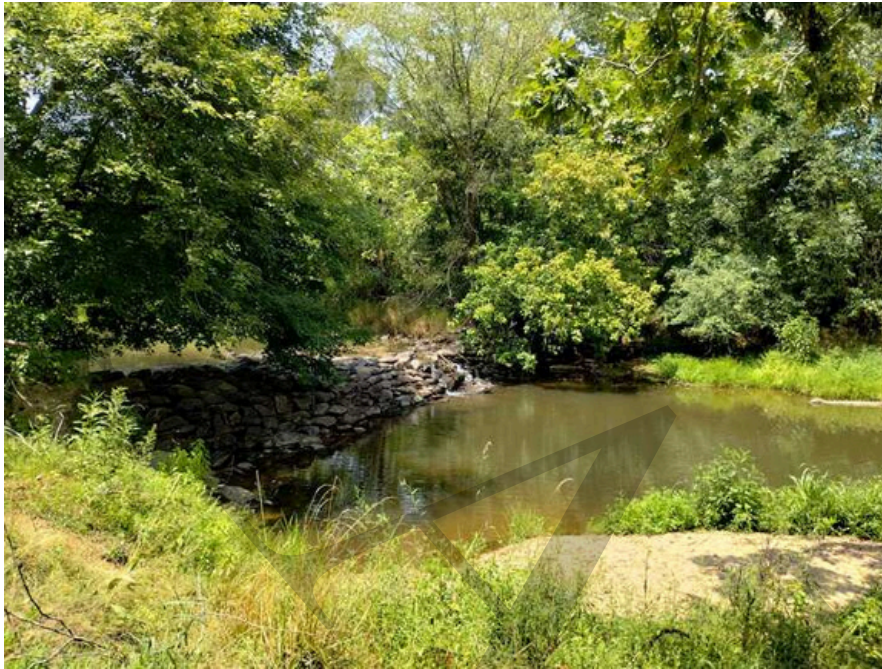
Located behind Second Street and Route 698 (Old Wheatland Road)

144 Acres

PIN: 341-10-3295-000

Tax Map: 28//29/////1/

Purchased in 2003



Phillips Farm Dam



Phillips Farm Western Aerial

Open Space Description	<p>The Phillips Farm is 144 acres. The side along the village is flat or low incline in the majority of the area with stream banks for both the Bull Run Tributary and Catoctin Creek. There are three trails that go through the Phillips Farm: Main Village Trail, Bluebird Trail and Western Trail. 70 acres remain in active agricultural use. The Western Side is more hilly with a medium incline. On the four uneased acres, there is the interpretive pull off.</p>
Community/ Historic Importance	<p>Property was once the farm of Thomas Phillips and family. The Mill Race and Dam for the Schooley Mill and Waterford Mill go through the property and can still be seen.</p> <p>The Foundation was able to purchase the property and put it under easement after a long public support campaign after the property was originally purchased by developers in the 2000s. The Phillips Farm is important to maintaining the feel and viewshed of the Village, and conservation space for the natural elements of the Village.</p>
Easement Restrictions	<p>140 acres of the 144 acres (the 4 un-eased acres narrowly run along Old Wheatland Road from the Mill, across the creek, and then to a larger area by the interpretive pull-off) are under easement with the Virginia Outdoors Foundation. Summary of restrictions:</p> <ul style="list-style-type: none"> • Majority of property to remain in active agricultural use • Have to maintain a conservation plan • Limited signs allowed with VOF approval (to state name and/or address of owners; to display interpretive, historical, education, and/or directional information) • De minimis and undeveloped recreation and educational activities that do not impact soils and agricultural operations <ul style="list-style-type: none"> ◦ Not allowed: athletic fields, golf courses or ranges, commercial airstrips or helicopter pads, motocross biking, or any improvement inconsistent with the easement • Allowed industrial and commercial activities: plant and animal agriculture including horticulture, raising of livestock, and equine activities; temporary or seasonal activities consistent with the easement; activities which can be conducted with material alteration of external appearance

Easement Restrictions	<ul style="list-style-type: none"> No permanent or temporary buildings or structures allowed except for: <ul style="list-style-type: none"> Existing shed (no longer standing) One single family residence of no more than 4,000 square feet in living area within the designated farmstead area Non-residential outbuildings and structures commonly related to permitted agricultural uses Existing fences to be repaired and replaced, removed and new fences built for customary management of livestock and wildlife Unpaved farm roads and utilities reasonably necessary to carrying out improvements and permitted uses Utilities necessary for permitted uses of the property and to serve interpretive area Improved surfaces of new and existing structures may not exceed 2% of the total area Right to conduct rural enterprises within permitted farmstead area, non-residential, fewer than 1500 square feet in area and no more than 25 feet from the lowest undisturbed ground level
Zoning	The Phillips Farm is zoned agriculture rural one (AR1), which is correct for the property.
Current Use	Agricultural Use (rented for hay) and Trails
Current Fair Use	Parking and Trails
Property Information	The Phillips Farm is completely open space with two different environs: the Catoctin Creek environ and the meadow environ. Due to the easement, seventy acres have to remain under active agricultural use. On Old Wheatland Road, there is an interpretive pull off.

Red Barn

Built 1921

15483 Second Street

PIN: 303-26-5626-000

Tax Map: /28/A/1/A//23A

Purchased in 1948



Red Barn Front Elevation



Red Barn from Second Street

Architectural Description	The Red Barn is a three bay, two story barn built in 1921, located at 15483 Second Street in Waterford, Virginia. It sits on a stone foundation. On the first floor there are two three-over-three fixed windows on either side of a two panel half-glass door with a six pane glass insert. On the second floor there is a wooden staircase leading to a centrally located two panel half-glass door with a six pane glass insert. On either side of it are six-over-six single hung windows. The barn is clad in red board and batten siding. The side gable roof is made of standing seam metal.
Community/ Historic Importance	This barn was originally built to serve as a stable to neighboring properties. It is now the Art Mart and Fine Art Auction site at the yearly Waterford Fair
Easement Restrictions	<p>The Red Barn is under easement with the Virginia Department of Historic Resources. Here is a summary of the easement:</p> <ul style="list-style-type: none"> • Barn (including interior and exterior) will be maintained and preserved in its present state as nearly as practicable • Structural changes, alterations, additions, or improvements to the Barn may be made provided that they do not fundamentally alter the historic character or setting of the residence and provided the owner has obtained prior written approval from VDHR • Owner may reconstruct the barn or convert the property to use as a single-family dwelling with prior written approval from VDHR • No industrial or commercial activities permitted except for (i) farming, (ii) those associated with the fair • One non-illuminated sign not exceeding to feet by three feet may be displayed to (i) state the name and address of the property, (ii) advertise any permitted commercial or industrial activity, (iii) advertise the property for sale or rental • No dumping of trash visible from public roads
Zoning	The Red Barn is zoned Rural Commercial (RC), which allows for commercial use.

Current Use	Storage; agreement with local resident and neighbor to use first floor for storage
Current Fair Use	Fine Art Barn
Property Information	The building has electricity through the MOU agreement.

Schooley Mill Barn and Meadow

Behind the Dormers on Second Street

PIN: 304-45-5972-000

Tax Map: 28/////////10A

Purchased in 1970



Schooley Mill Barn Side Elevation



Schooley Mill Barn and Meadow aerial

Architectural Description	<p>The Schooley Mill Barn is a two bay, two story barn with a five bay, two story addition wing on the right side. The foundation is a stacked stone and stone pier mix. The first floor on the main elevation has an open door casing on the right side and an open window casing centrally located on the wall. The first floor of the addition is fully open with wooden square pilasters holding the building up. The second floor on the main addition has two two-over-two casement windows on the far right side, above which sits two spread out grated openings and a barn door centrally located in the roofline. In addition, there are evenly spaced wooden boards and batten openings. On the far right side, there are wooden stairs leading to the main entrance of a paneled wooden door. The barn is clad in red board and batten and clapboard siding. The main section of the roof is a gable made of standing seam metal, and a shed roof made of standing seam metal covers the right wing.</p>
Open Space Description	<p>The Schooley Mill Meadow connects directly to the Phillips Farm Trail with a non-permeable/permanent trail going through the center. Majority of the lot is in active agricultural use. Along the creek, a riparian buffer was installed in December 2023.</p>
Community/ Historic Importance	<p>This is the surviving structure of a saw and grist mill built by one of the Janneys (one of the founding families of Waterford, related to Amos Janney-founder) in 1803. The mill closed in 1920, and the structure was converted to a barn in 1927.</p>
Easement and Overlay Restrictions	<p>Easement is held by the Virginia Department of Historic Resources. Restrictions on easement are summarized as:</p> <ul style="list-style-type: none"> • non de minimis commercial recreational or agricultural uses are prohibited • temporary or seasonal activities to support nonprofits to a maximum of four events per calendar year and sale of agricultural products produced on the property are not prohibited given VDHR approval • limited signs are allowed no greater than 2 feet by 2 feet allowed with approval from VDHR

Easement and Overlay Restrictions	<ul style="list-style-type: none"> • Permitted new improvements: agricultural buildings and structures necessary and appropriate for agriculture uses, reconstruction of documented historic buildings or structures, permanent roads, improved paths and paved roads, utilities and utility lines to serve permitted uses on the property, 2 permitted wells with 2 wellheads and 2 underground cisterns, fences gates and mailboxes • WF shall make the property accessible to the public for six consecutive access at least two days per calendar years, examples as through tour, open house, or similar event <p>Overlay easement is held by the Land Trust of Virginia. The overlay puts more restrictions on agricultural and commercial uses. It also states that a permanent trail needs to be a 35 foot buffer from the riparian buffer following the existing road down.</p>
Zoning	Schooley Mill Barn and Meadow is zoned Agricultural Rural 1, which supports its primary use in agriculture.
Current Use	Rented to a local farmer to use the barn for storage and agricultural use in the meadow; connecting trail to Phillips Farm Trail
Current Fair Use	Parking in Meadow and ticket gate, portapotties placed as well
Property Information	The Schooley Mill Barn has electricity through the tenant.

Second Street School

Built c1867

15611 Second Street

PIN: 304-46-2192-000

Tax Map: 28/A/1/A//41/

Purchased in 1977



Second Street School Front Elevation

Architectural Description	<p>The Second Street School is a three bay, one story structure built in 1867, located at 15611 Second Street in Waterford, Virginia. The foundation is made of rubblestone. On the front elevation, there are two six-over-six single hung windows with wooden shutters, which flank a set of four pane double doors. On the side elevations are three parallel six over six single hung windows with wooden shutters. The building is clad in white clapboard siding. There is an interior ridge chimney made of Flemish bond brick. The roof is a front gable and is made of standing seam metal.</p>
Community/ Historic Importance	<p>The Second Street School is a one room schoolhouse built for the African American children of Waterford. It was built by the Freedmen's Bureau and the Quakers of Waterford. It also housed the congregation of the John Wesley Community Church until their church was built. African American children in Waterford went to school here until 1957, when they started to be bused into Leesburg to attend the Douglas School, another African American only school. Schools were officially segregated in Loudoun County until 1968. The Second Street School is now used as a place for the Second Street School program, a living history program for fourth graders about African American history in Loudoun County.</p>
Easement Restrictions	<p>Easement is held by the National Trust for Historic Preservation. Restrictions are summarized as:</p> <ul style="list-style-type: none"> • exterior and interior to be preserved and maintained in the present state with changes and alterations need to be approved by the National Trust • no other buildings on the lot except for the school house and outbuildings associated with it • no industrial or commercial activities except those that get approved by the National Trust • limited number of signs
Zoning	<p>The Second Street School is zoned as countryside residential (CR2 Zoning), and the building is not suited for residential use</p>

Current Use	Second Street School Program and Reconstruction Programs for school age children
Current Fair Use	Open for visitors to see with docents to interpret
Property Information	The building has electric with baseboard heaters. An outhouse is in the back where a port-a-potty is put in when the educational field trips are in session.

Water Street Meadow/ Bayly-Carr Lot

Water Street

PIN: 303-27-2253-000

Tax Map: /28/////////30B

Purchased in 1970



Water Street Meadow at Sunrise



Water Street Meadow Front Gate

Open Space Description	The lot is fenced off with two gates to enter the property: one off of Water Street and one off of the Waterford Elementary School. There are trees along the boundary as well. The majority of the property is on a hill with a low/medium incline. Several wells are in use on the property by adjacent properties with no more allowed
Community/ Historic Importance	The open space of the meadow is important in maintaining the feel of the village. The Water Street Meadow connects to the Waterford Elementary School; the school is an important historic resource in the Village and is beloved by residents. As well, residents and visitors walk through the Meadow however no permanent walking trails have been created
Easement Restrictions	Easement is held by VDHR. Summary of easement restrictions: no building or structure to be constructed or maintained on the property except for temporary buildings or structures for the fair, no industrial or commercial activities except for farming and fair related, subdivision prohibited, one sign allowed not exceeding two feet by three feet, timber shall be managed with sound forestry practices and selective cutting with approval of VDHR
Zoning	Water Street Meadow is zoned countryside residential one (CR1). The lot is not suitable for residential use as there is no structure.
Current Use	Used for hay, and Fourth of July fireworks by the WCA
Current Fair Use	Parking and tickets
Property Information	The Water Street Meadow is completely open on a medium slope. The property is fenced on all sides, a metal gate connecting to the Waterford Elementary School and a wooden gate on Water Street. A pedestrian entrance is also on Water Street.

Observations from Full Village

The Historic Properties and Land Use Subcommittee define the geographic area of the Waterford Village as that defined in the Waterford Historic and Cultural Conservation District in the Loudoun County Zoning Ordinance, based on the 1875 James Oden Map of Waterford.. During the review process, the Historic Properties and Land Use Subcommittee identified Village-wide needs sorted by each stakeholder group. Below are the Village-wide needs sorted by stakeholders:

Stakeholder	Village-Wide Needs
Residents	<ul style="list-style-type: none"> • Parking • Traffic and pedestrian safety • Interconnected walking trails (loops) around the Village • Accessibility • Limited disruption
Foundation	<ul style="list-style-type: none"> • Signage and maps • Following the mission and strategic goals of the Foundation • Respect of staff resources • Bathrooms
Visitors	<ul style="list-style-type: none"> • Parking • Interconnected walking trails (loops) around the Village • Interpretive Elements • Accessibility • Bathrooms
Easement Holders	<ul style="list-style-type: none"> • Easements are respected and upheld
Fair	<ul style="list-style-type: none"> • Accessibility • Uses allow for Fair traditions to continue (ex: Art at the Red Barn) • Storage for Fair Supplies • Ability to close streets

Looking at the Village as a whole and how it interacts with Foundation properties is also important in the process of recommending alternative uses. Below are observations from the full Village and Foundation properties as a whole.

Connection:

Foundation properties are inherently connected to each other and private properties in the Village. The Phillips Farm, Waterford Mill, and Schooley Mill Barn are all adjacent to each other, and part of the Phillips Farm Trail Network. The John Wesley Church, Bond Street Tanyard, and Waterford Mill are all within the same area on Main Street. The Corner Store, Red Barn, and Forge are also all within the same area on Second Street. The Chair Factory is also only one building away from the property conglomerate on Second Street. The Second Street School and Schooley Mill Barn are adjacent to each other. The only outliers to this pattern are that the Old School, Water Street Meadow, and North Meadow are not adjacent or closely located to another Foundation property.

A large portion of houses along Second Street and Main Street back up to the Phillips Farm and Schooley Mill Barn. The Foundation owns several properties, but also has neighboring properties that it does not own. When planning future uses for the Foundation-owned properties that align with its mission and strategic goals, these neighboring connections must be taken into account. One key reason for Waterford's long-term preservation is that it remains a living village, and the Foundation should play a role in maintaining that dynamic.

Easements, Zoning, and Permits:

The majority of the Village is zoned residential, including Waterford Foundation properties even though none of them are residential in nature. The Corner Store and Red Barn are zoned commercial, and the Schooley Mill Barn and Meadow is zoned agricultural. This means that to expand the use of the majority of the properties will involve a long zoning process through either a special exception permit, adaptive reuse exception, or rezoning.

All but one of the properties owned by the Foundation are under protective conservation and preservation easements. The majority of these easements are dated to the 1970s, and work has started in prior years to look at updating easements (2014 approved process in appendix 1) with the easement holder. An easement, when updated, can be equal to or more restrictive, but never less restrictive. An in-depth review of easement restrictions must be done before making any decision on change of use of Foundation properties.

History and Other Information for Visitors:

When visitors come to Village, some say they are surprised by the continued 19th and 20th century feel of the Village. The majority of the visitors come on the weekends, which is outside of the Foundation office hours where staff can actively help visitors get their bearings and share history information. As of 2025, the only way for visitors to access free historical information while exploring the Village is through the walking tour booklet. These booklets are available at the Waterford Foundation office and on the Foundation's website.

While Waterford remains a living village, educating the community and visitors about its history and significance is essential to fulfilling the Foundation's mission.

Visitors also receive information about parking, maps, and bathroom availability from the Foundation office or online.

Parking:

The majority of parking in the Village is available through street parking. Street parking is available on Liggett Street by the Bond Street Meadow stone wall and fence, Main Street, gravel parking area beside the Mill on Main Street, Second Street, and beside the Second Street School on Janney Street. Non-street parking in the Village that is available for visitors, tenants, and others include the parking pad at the Chair Factory (written in the memorandum of agreements for tenants); the gravel parking pad on the Bond Street Meadow-main street; and the interpretive pull off on the Phillips Farm. The largest parking area available is at the Waterford Old School, when not being used for events.

When there are Foundation events happening throughout the Village such as the Waterford Fair and Trail Run, the Water Street Meadow, Phillips Farm, and Schooley Mill Meadow can be used for parking as well.

Traffic and Pedestrian Safety:

An ever-growing issue in the Village is traffic and pedestrian safety. Waterford has three intersecting state routes running through the Village: state Route 662/65 (High Street to Loyalty Road), state Route 662/698 (Main Street to Milltown), and state Route 665/698 (Loyalty Road to Water Street).

These intersections cause a large amount of commuter and other traffic to converge on the Village.

There are sidewalks on some parts of Second Street, Patrick Street, and Main Street. There are no crosswalks for safe pedestrian crossings in the Village. Both traffic calming and pedestrian safety measures are being explored by Loudoun County as part of the Village "Preserve the Landmark" project. For reference, please see: (<https://www.waterfordcitizens.org/wp-content/uploads/Preserving-the-Landmark-Infrastructure-Improvements-Master-Plan-Aug-2022-Aug-2022.pdf>)

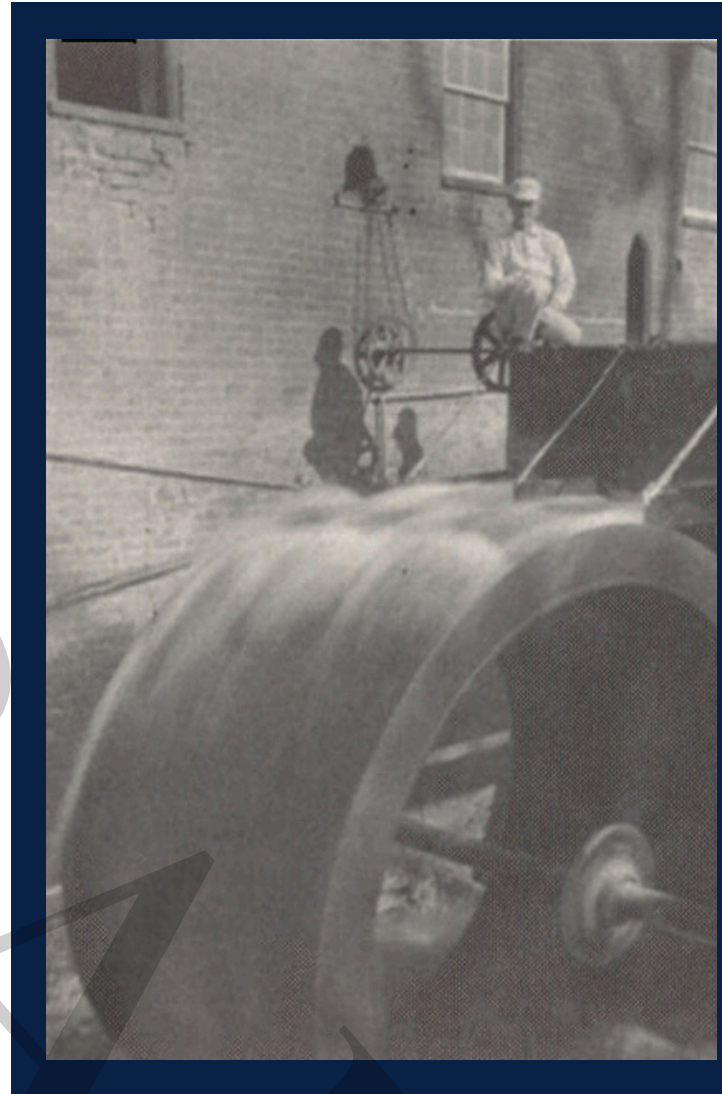
Water

Water infrastructure is a Village-wide issue for Foundation and private properties. Only three structures have their own water source in wells which include the Mill, Old School, and John Wesley Community Church. Out of those, only the John Wesley Church and Mill well water is potable. The Corner Store receives water from an easement with the Pink House. Public bathrooms are available at the Waterford Old School and the John Wesley Community Church. Bathrooms are also at the Corner Store and Waterford Mill. In order to increase the usage of a property, access to water should be addressed.

The ability to drill new wells is not guaranteed. New county regulations on land use, well placement near buildings and property lines, and state rules on shared wells will restrict the Foundation's ability to provide water to locations without current/reliable access. These regulations may also limit efforts to supplement or replace water supplies at buildings that already have wells.

The Waterford Treatment Plant is located outside of the area recognized as the Village on state Route 698. The community water project has been explored by the County as part of the Preserve the Landmark project. This project would connect the historic rural villages of Waterford and Paeonian Springs on one community water line, and updates to be made to the Waterford Treatment Plant as part of this project as well. More information about the Waterford Water Project is available on the County website here:
<https://www.loudoun.gov/waterfordwaterproject>.

Current project timelines suggest community water may be available by 2030. There will be costs associated with connecting to the system. The Foundation, as a property owner in Waterford, should be prepared to purchase access to the system for all/most properties upon system completion even if the Foundation is not yet prepared to connect all properties to the community system. If needed, a preferential list should be made of which properties to connect to the community water system and which ones are not needed, or a prioritization of all property connections over time.



Waterford Foundation Properties

1,420

Acreage of
National Historic
Landmark

195

Acreage owned by
Waterford
Foundation, Inc.

13

Properties owned
by Waterford
Foundation, Inc.

10

Historic buildings
owned by the
Foundation

7

Buildings used
regularly/
programs in place

Proposed Alternative Uses and Implementation Requirements

The Historic Properties and Land Use Subcommittee proposes the following alternative long-term uses for consideration, and what is needed to implement for moving forward for all properties besides the Waterford Mill. The Historic Properties and Land Use Subcommittee (HPLU) does not expect all of these proposed changes to be implemented quickly. The HPLU kept the following goals in mind for the uses of Foundation properties:

I

Supporting the Foundation Mission

“To preserve the historic buildings and 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.”

2

Welcoming the public to the Waterford National Historic Landmark

To be invested in the preservation and conservation of the Waterford National Historic Landmark, people must first be aware of, experience, and enjoy the National Historic Landmark.

3

Providing income to the Foundation to better cover maintenance costs

One of the largest costs for the Waterford Foundation is the maintenance costs of the properties. Passive income from property use can help cover the maintenance costs of the properties.

4

Providing uses for both visitors and residents of the Village

A key aspect of preservation in Waterford is that the Village remains a living Village. This goal combines with the goal of welcoming the public and visitors to Waterford to assure that it continues to be a living village.

Bond Street Barn and Meadow

With its central location in the Village and close proximity to landmarks like the Waterford Mill, John Wesley Community Church, and Phillips Farm, Bond Street Meadow is well-positioned to serve as a central gathering place for visitors and residents alike, as has been done historically.

Additionally, parking is available along Meadow on Liggett St for those accessing the Phillips Farm trail via the Mill entrance.

The lot is currently not under easement, but the Foundation is working towards putting the property under easement with the Virginia Department of Historic Resources. As part of the easement process, the Foundation is reserving the right to construct a new bathroom structure or shed, an interpretive kiosk, and up to 5 spaces of additional parking. These would be included in a 2% cap for new improvements only (1,326 square feet). The 2% cap includes anything that is permanently fixed to the ground using concrete footers or which are fixed to a concrete pad or similar structure.

With these considerations, the HPLU subcommittee's proposals for the Bond Street property are split into two different parts: the Bond Street Barn and Icehouse, and the Bond Street Meadow. The subcommittee recognizes that the entire lot includes the barn, icehouse, and meadow.

Bond Street Barn and Icehouse:

The HPLU subcommittee recommends that the Barn continue to be used for storage of the extra supplies that are only used during the Fair as well as allow for the Waterford Citizens' Association to have storage space in the loft.

The HPLU subcommittee recommends that the Foundation looks into possibly allowing Loudoun County Fire and Rescue to have a water tank in the ice house. Currently, Fire and Rescue does not have access to a water receptacle in Waterford for emergencies. This proposal would be considered by Loudoun County Fire and Rescue to see if it meets their needs and for viability. Factors that were considered with this recommendation included accessibility on Bond Street and impacts on neighbors. If deemed not practicable by Fire and Rescue or unacceptable by neighbors, the HPLU subcommittee has no other specific recommendations for the icehouse.

Bond Street Meadow:

The HPLU Subcommittee proposes that the Bond Street Meadow be a passive park for use by visitors and residents. A passive park is defined by Loudoun County as “a park that provides recreational uses, such as hiking, nature observation, and picnicking that do not require constructed facilities and make use of areas which are largely left in their natural state except for basic facilities such as bathrooms, benches, picnic tables, and trails.” This recommendation could include a kiosk where visitors could pick up information about the Village and surrounding areas, interpretive signs about the Village as one of the “first stops” on the Phillips Farm Trail Network, stop to rest coming off the trails, and potentially have bathroom access. This recommendation is based on the reasoning that the Bond Street Meadow is connected to the Phillips Farm Trail Network and parking already is accessible surrounding the meadow. Additionally, this recommendation supports the need for an informational source for visitors to the Village outside of the Waterford Foundation offices. An unmanned informational kiosk, or other source, reduces staff time to support visitors, and would only require regular check-ins to stock information and make sure everything is up to date. A passive park would also provide amenities for both visitors and residents without much disruption to residents in the Village. Below are the requirements for implementation for a passive park:

Requirement	Description
Zoning	A passive park is a permitted use in CR-2 (countryside residential). A use permit would be required.
Infrastructure	<p>All new construction that is permanent (i.e. concrete footers or pads) would have to fit inside the 2% improvement cap that will be allowable under the easement. Construction inside that cap could include the following:</p> <ul style="list-style-type: none"> • Outdoor kiosk(s) that would display a map of Waterford and any fliers or information the Foundation has to hand out • Interpretive signage • Benches • Potential Nature Play Space or kids area <p>Picnic tables would also need to be constructed as part of the passive park, but would be moveable therefore not counted in the 2% improvement cap. Since parking is already available on Liggett Street, across the street at the Mill, and on the gravel parking pads on Main Street and Bond Street, the subcommittee finds that additional parking is unnecessary.</p>

Requirement	Description
<p>Signage</p>	<p>Two large Informative and interpretive signages are recommended for the proposed uses on the Bond Street meadow. The subcommittee recommends starting with informative kiosks, that include the following information:</p> <ul style="list-style-type: none"> • The name of the lot • A map of the Village, including trails and where you are • Emergency information • A leave no trace sign • Information on the Waterford Foundation • A place to share upcoming events and information <p>Interpretive kiosks to introduce the history of the Village and the Bond Street lot Following in the same could be modeled after the Civil War Trails sign at the Waterford Baptist Church and the Interpretive Pull Off. Below are the topics that should be on the signs in the Bond Street Meadow:</p> <ul style="list-style-type: none"> • A general history of Waterford • Crafts and trade in Waterford, including something about the tannery operation here • Possibly where the tannery building was have a small sign saying this is where evidence of where the building was
<p>Optional Bathroom Access</p>	<p>This would potentially be a location where bathroom access could be added. This would require getting water and sewer to the Bond Street Meadow. Any freestanding bathroom, and walkways and ramps leading to it would have to fit inside the 2% cap of improvements on the lot. A new bathroom would have to follow ADA standards. To do so, a structure would have to be 128 square feet. A bathroom access must include:</p> <ul style="list-style-type: none"> • Toilet (potential for compostable toilet) and toilet paper • Sink, soap, and paper towels or hand dryer • Trash can • Handrails at toilet • Door • Window with vents

Requirement	Description
Optional Bathroom Access	The new construction would have to fit into the established aesthetic of the Village, and a Certificate of Appropriateness would be required. There are examples inside the Commonwealth of Virginia where bathrooms are designed to look like historic outbuildings that would have been on the property. Having a bathroom would also mean that someone needs to maintain and clean it.

The HPLU Subcommittee determined three areas of concern to be addressed in the passive park recommendation: cost, fair usage, and potential for disruption to the neighborhood. The largest concern noted is the cost. Ways to mitigate this concern could be to apply for grants and funding. One source of funding could be grants from the American Association of Retired Persons (AARP). This project would potentially meet AARP grant criteria by proposing to increase the accessibility of the Bond Street Meadow and the Phillips Farm Trail Network. Another potential grantor could include the Virginia Outdoors Foundation through their Get Outside Fund. Also environmental and historic preservation education organizations, such as the Loudoun Preservation Society, and the Loudoun Wildlife Conservancy could be considered, the latter specifically for setting up a permanent nature play space. A sponsorship program could also be set up for benches whereby people are able to buy a bench in honor of a loved one or the community. The Foundation could expand the sponsorship approach used at Phillips Farm. A corporate or another entity could also sponsor a nature play space. Building the outdoor kiosks could also be a great project for an Eagle Scout or Gold Award candidate.

The second concern is Fair use. The HPLU subcommittee understands the vital use of the Bond Street Barn and Meadow during the Fair weekend. While the proposed plan would take away some space from the Bond Street Meadow, the HPLU subcommittee believes that the passive park could benefit the Fair in the long run. The outdoor kiosk's map could be temporarily replaced with an enlarged copy of the Fair map. It would also be helpful to have more information about Waterford history during the Fair. Especially with the addition of the Mills End Waystation (beer and wine area), the addition of movable picnic tables could be helpful in getting people to sit and enjoy the Bond Street Area during the Fair. Benches would also allow for people to sit and take a break in between shopping and enjoying the Fair. An already established play area for kids would allow for the haystack to be moved to another place in the Village or not be purchased entirely. To mitigate the disturbance to the middle of the meadow that is used by artisans, the proposed improvements could be kept along Main Street and Liggett Street, and the creek area where there currently are no artisans.

The final concern is potential residential disturbance for residents in the Village. While this idea would bring more people to use the Bond Street Meadow, the HPLU subcommittee believes that the passive park would also provide amenities for Village residents to enjoy. There would be no lights added to the Bond Street lot, and the passive park would follow the same rules as the Phillips Farm and Water Street Meadow: open dawn-dusk and following Loudoun County quiet hours of 11p.m. to 7a.m.. The HPLU subcommittee notes that benches and picnic tables on the Bond Street Meadow would also allow for Village residents to get out and enjoy the historic village and take a break after walking on the Phillips Farm. The HPLU subcommittee also notes that the added picnic tables and benches could help the community gatherings hosted at the Bond Street Meadow.



Bond Street Meadow During the 80th Waterford Fair:

- Artisans leading to barn (pictured)
- Flower Barn in Bond Street Barn
- Port-a-potties by Main Street
- Food vendors along Liggett Street (inside fence)
- African American Experience panels along Liggett Street (outside fence)
- Mill End Waystation (beer and wine by the glass)
- Children's play area

Chair Factory

The Waterford Chair Factory is currently being rented to two different artists as an artist's studio. The HPLU Subcommittee recommends that the Chair Factory continues to be an artist's studio, but has recommendations on the expansion of that. Only the first and second floors of the Chair Factory are rented out, and the garage space on the first floor is also a separate place that could hold another artist or craftsman. The space that is currently the archives space on the second floor could also be used as another craftsman space, or as a bathroom and kitchenette space. The following are the implementation requirements that the HPLU subcommittee have determined for expanding the use:

Requirement	Description
Moving the Archives and Clearing Out the Garage	<p>Currently, the Waterford Foundation Local History Collection and Archives has materials in both the garage and room space on the second floor. There is also other Foundation storage in the garage. The HPLU subcommittee believes the garage is better used as another space for a craftsman. The archives material can be moved to the archives space in the basement of the Old School, as well as other Foundation materials (including Fair signs) could be moved either to the Bond Street Barn or the Old School basement. The rest could be sold, donated, or thrown away at the discretion of Board members, committee members, and staff. The archives space on the second floor could also be better utilized, and again the information and filing cabinets there can be moved to the archive space in the Old School basement.</p>
Infrastructure	<p>The Chair Factory already has electricity, HVAC, fire monitoring, and a parking area in front of the building. To better support and expand renter capabilities in the space, water and sewage needs to be added. This would allow for a kitchenette and a bathroom to be added, possibly on the second floor where the archives is now (separate from the second floor renter). There is also space for a bathroom on the first floor. There is no space on the property for digging a well. These amenities can be potentially added as part of the community water project in Waterford, and the HPLU subcommittee feels that the Foundation Board should prioritize the Chair Factory in connecting to the community water project, and sewage lines.</p>

Requirement	Description
Infrastructure	<p>A kitchenette would be a good addition for renters of the building. A kitchenette would include:</p> <ul style="list-style-type: none"> • Fridge • Counter space • Sink • Microwave <p>A bathroom, especially on the first floor, should be ADA compliant if possible. This would include:</p> <ul style="list-style-type: none"> • Toilet and toilet paper • Sink, soap, towels, and potentially a hand dryer • Handrails • Trash can <p>There would also need to be built in storage space (possibly in the kitchenette or in the bathroom itself) to store toilet paper, paper towels, and cleaning supplies for tenants.</p>
Signage	<p>The HPLU subcommittee does not recommend any added signage (informative or interpretive) to the Chair Factory for multiple reasons. These reasons include that the easement in place restricts signage, and that it is an unsafe place to stop to read any signs with the road so close to the Chair Factory. Signage on the property can be reserved for tenants if they so desire to advertise their business, following restrictions laid out in the lease/memorandum of agreement in place, easement, and HRDC approval.</p>
Zoning	<p>The Chair Factory was grandfathered into the current zoning ordinance (dated 2023) as an art studio. An art studio is defined by the Loudoun County Zoning Ordinance as “the workshop of an artist, writer, craftsperson, or photographer, but not as a place where members of the public come to receive instructions on a more than incidental basis or to sit for photographic portraits.”</p>

Requirement	Description
Zoning	The current use permit for the space is under the business owned by the first floor tenant, and it is generally preferred for the occupancy permit to be held by the tenant. When the first floor tenant no longer has a business in the Chair Factory, expanding or continuing the use might require another use occupancy permit or special exception permit. More answers need to come from Loudoun County Planning and Zoning on this front.

The HPLU subcommittee has determined one area of concern for the proposed expansion of use: the cost. More information needs to come on what the cost is for adding water and sewage to the property, as well as the addition of bathroom(s) and a kitchenette. To mitigate the cost, the Foundation can fundraise and/or apply for grants. Grants for this kind of work could come from organizations offering money for capital improvements to support continued preservation. An argument could be made that the improvements would enhance the Chair Factory for continued use as an artist studio which would continue the crafting heritage in the Village. Rent and utilities from tenants can help offset the costs, as well as support the Foundation for long-term passive income.



Businesses that have been in the Chair Factory:

- Chair and Furniture Manufacturing
- Undertaker
- Town Council
- Hardware Store
- Grocery Store
- Barber shop
- Gas station
- Artist Studios

Chair Factory, c. 1968

Corner Store

The Corner Store is zoned commercial, and is rented to two commercial tenants. The building also has electricity, HVAC, fire monitoring, sewer, and water through an easement to the Pink House well. The HPLU subcommittee recommends no change in the use of the Corner Store, and that the Foundation continues to have two commercial renters in the building.

The HPLU subcommittee has noted that the Corner Store could potentially provide public restrooms using its existing bathrooms. However, this would be at the discretion of the renters, and the Foundation may need to help cover the costs of making the restrooms publicly accessible. The subcommittee also points out that while the Corner Store has water, it is supplied through an easement from the Pink House well. Adding public restroom access could strain the well's capacity. If the Foundation wishes to pursue this option, the subcommittee recommends that the Board of Directors explore connecting the Corner Store to the community water system instead.

Forge

Outside of the Fair, the Forge is not used by the Waterford Foundation. This has led to the Forge side of the building to be in a slight state of disrepair. But, the Forge property has a lot of potential. The HPLU subcommittee recommends that the Forge be rented as a blacksmith and craftspace. Below are the implementation recommendations laid out by the HPLU subcommittee:

Requirement	Description
Identifying Renters	Two potential renters have come forward, and are interested in renting the property together. One is a historic blacksmith, and the other is a carpenter. They would use the Forge space as a craftspace, but not for any retail purposes. Both potential renters understand the zoning process and are willing to help any way they can with the process, do minor interior renovations, and they are willing to demonstrate their crafts during the Waterford Fair.
Zoning	The Forge is zoned CR2 (countryside residential), and as such does not typically permit the use of “wood, metal, and stone crafts”. However under the zoning ordinance for adaptive reuse, the Forge is an eligible historic resource and can get a special exception permit through the adaptive reuse process.

Requirement	Description
<p>Zoning</p>	<p>A statement of justification has been filed with Loudoun County Department of Planning and Zoning, and the Historic Preservation Director Abigail Zurfluh and board member and 2025 chair of the HPLU Subcommittee Susan Hill has had a pre-application meeting with Planning and Zoning, and other applicable departments to the application. The special exception process will take an estimated 9-12 months, including a staff review process and a public review process with two public hearings including one in front of the Planning Commission and the other before the Board of Supervisors. Since the process is using the adaptive reuse credit, there is no fee.</p>
<p>Infrastructure and Improvements</p>	<p>The majority of the improvements to the Forge property need to be made on the interior of the structure. The floor on the second floor needs to be restored and stabilized for future use. Repairs The windows and shutters need to be repaired and made functional to allow air movement through the building. There is already power to the building for use during the fair which would need to be turned on and budgeted for all year. The potential tenant who is a blacksmith has recommended improvements for the forge. In exchange for their rent of the space, the potential renters have offered to use their skills to complete improvement work as needed. Changes to the exterior of the building, including making the windows and shutters functional, will need to be approved by the easement holder.</p> <p>The Forge property currently has two fire extinguishers on the property. As part of using the forge all year, the HPLU subcommittee recommends installing more fire protections into the Forge that are appropriate for the use- including industrial fire extinguishers and potential for fire monitoring that is not set off by normal smoke from the forge.</p>

Requirement	Description
Infrastructure and Improvements	The Forge property is also currently not insulated and has a dirt floor, the HPLU subcommittee does not recommend for the building to be insulated or a non-dirt floor to be installed as that would potentially damage the historic resource more than support it.
Signage	There is already a sign on the forge property in the shape of an anvil. The HPLU subcommittee does not recommend any additional signage (informative or interpretive) on the Forge property, due to easement restrictions and the closeness to the road does not allow for a safe space to stop and read a sign.

The HPLU subcommittee has determined four areas of concerns to be noted and mitigated: cost, parking, water, and potential for residential disturbance. The first area is cost. While the work to get the building to a usable state long term will have short term costs the potential renters have offered their expertise and skills to do the renovations themselves in lieu of paying rent for the beginning of their rental period in the building. The HPLU subcommittee believes that these improvements to the Forge will enable it to be used long-term. This will have long term positive monetary benefits for the Foundation. While the utility and fire protection costs would go up, some of that cost can be incorporated into the utilities paid by renters as in other rented properties owned by the Foundation.

The second area is parking. While there is no street parking in front of the Forge, the majority of the parking along that section of Second Street is residential parking, the Foundation does have parking space at the Chair Factory. The Foundation could consider allowing the renter(s) of the Forge to park at the Chair Factory on a first-come, first-serve basis as is written in the Chair Factory lease. Other options include the gravel parking area on the Bond Street Meadow on Main Street on a first-come, first-serve basis, or beside the Second Street School.

The third area is water. The Forge property currently does not have water or sewer. The Forge property has no space on it to dig a well. While water is needed for the process of blacksmithing, the potential renter says that water can be brought in by the barrel to support blacksmithing. The HPLU subcommittee recommends looking into having the Forge attached to the community water system to have at least a hose hookup at the building, or installing a hose hookup on a neighboring Foundation property that would be attached to community water. The HPLU subcommittee does not recommend

installing a bathroom or connecting to sewer. as it believes that would create more detrimental effects to the historic structure than benefits received. Instead, renters could receive bathroom access at the Corner Store- especially on the second floor where the bathroom is separate from the majority of the rented space. Other options include the Chair Factory if a bathroom is established, or the John Wesley Community Church.

The fourth area of concern noted is potential for residential disruption. While there would be added use at the Forge with this proposal, the HPLU subcommittee believes that full time use of the Forge will benefit the Village to have an integral property on Second Street in use long-term. The proposed use of the property will be of a low impact nature, with no other traffic other than that created by the crafters. Also, when buildings are in use, it is easier to preserve them and identify problems as they pop up. There are no outside lights that would shine into neighboring residential buildings. To help mitigate noise and traffic disturbance, the Foundation could implement working hours of the Forge to be outside Loudoun County quiet hours.



Blacksmith operating the Forge during the Waterford Fair

The Forge is the only Waterford owned building that gets its name from its use during the Waterford Fair

John Wesley Community Church

It is the opinion of the HPLU Subcommittee that the John Wesley Community Church is one of the more historically significant buildings that the Foundation owns and operates. It is also an important resource to achieving the Foundation's mission of preservation and education. However, it is not being used to its fullest potential. The John Wesley Community Church has well water, two bathroom stalls (including one ADA accessible), kitchenette, electricity, public sewer, and HVAC. The building, like the Bond Street Meadow, is also centrally located to the Phillips Farm Trail Network and other integral properties in the Village. The John Wesley Community Church is used by the Foundation for craft school classes, it's a stop on secondary education field trips and walking tours, and it is prominent during the Fair. With all of these uses, the HPLU subcommittee recommends that the John Wesley Community Church becomes a hub for the educational mission of the Waterford Foundation. To do this, there could be permanent and possibly rotating exhibits on display for the public about Waterford history in the fellowship hall and sanctuary vestibule. One of these exhibits could possibly be hung to block the kitchenette from view. These exhibits can be open to the public once a month, for use after walking tours. This would also provide a place for people to wait or come to after a walking tour. In the sanctuary, events could be hosted as part of the Lyceum series or other partnering history groups such as the Virginia American Revolution 250 Commission) or other community events. The fellowship hall would also still be able to serve as a site for craft school classes. To put forward this idea, the HPLU subcommittee have established the following factors:

Requirement	Description
Infrastructure and Other Needs	<p>A restoration project will be underway at the John Wesley Community Church over the next two-three years. The larger goal of the project is to establish the sanctuary to its period of significance, while finishing the restoration and modernizing work that has taken place since 2002. The following work is potentially included in the restoration project:</p> <ul style="list-style-type: none"> • Interior plaster restoration in the sanctuary on the altar wall and ceiling • Establishing more accessible entries to the sanctuary and fellowship halls • Balcony stabilization in sanctuary • Woodwork repairs in vestibule and sanctuary • Exterior facade woodwork repairs and painting • Window repairs in fellowship hall • Bell tower repairs and window restoration • Lighting and electric repairs

Requirement	Description
<p>Infrastructure and Other Needs</p>	<ul style="list-style-type: none"> • Creating interpretive panels about the African American community and the Church, with direction and support from the descendant community, and have them established long term in the space <p>All of the work above is potentially taken care of through grants and fundraising done by the Waterford Foundation. The project managers on the Foundation side of this project are Abigail Zurfluh (Historic Preservation Director) and Stephanie Thompson (Executive Director).</p> <p>There would also be other needs for the proposed use of an educational hub that would need to be implemented. These are the following:</p> <ul style="list-style-type: none"> • Permanent and rotating exhibits, with ways to display them (display cases, hanging materials, and hooks) • Wi-Fi for all year use • Zettle card reader, iPad with payment system, and donations box • Projector and moveable screen, clicker for presentations, speakers, and HDMI cable • Click counter for users • Potential security system <p>Due to the heavy fair use of the John Wesley Community Church, these should also be movable. Movability of materials would also support the building's use during Craft School weekends.</p>
<p>Public Availability</p>	<p>The HPLU Subcommittee recognizes that this idea would require a fair amount of staff and volunteer time to complete. A way to complete this idea while respecting staff and volunteer time is to model the exhibit manning hours on other museums/history organizations, and start with it being open once a month.</p>

Requirement	Description
<p>Public Availability</p>	<p>Other museums are open during a block of time (1-4pm, 10am-2pm as examples) on the weekends, and the staff that man the building during that time would take compensatory time off on another day of the week in that pay period.</p> <p>Other history organizations also have blocks available for volunteers to sign up to help with manning exhibits available at least two months in advance so that people are aware. A group of volunteers could be built for manning the exhibit space- from people who are interested in education and museums.</p> <p>For a test, the HPLU subcommittee proposes the space be opened once a month. This could align with walking tours that would be based out of the John Wesley Community Church instead of the Old School. Volunteer docents who help with the exhibits could also sign up to run walking tours when the building is open. The exhibits could be viewed by people after they complete walking the Phillips Farm Trails or while waiting for a walking tour.</p>
<p>Parking</p>	<p>The HPLU Subcommittee does not recommend adding any parking on the John Wesley Community Church lot itself. Visitors could park at the established parking areas on the Bond Street Lot and the Old School. If the proposed Phillips Farm Parking Area (appendix X) is established, visitors would be able to park there and have easy access to the John Wesley Community Church.</p>
<p>Signage</p>	<p>Currently, the only sign on the John Wesley Community Church is the VDOT historic marker sign located on Main Street which notes the Loudoun Independent Rangers. For this idea to work, there would need to be some additional signage applied. Some form of sign,, would have to mark when the building is open to the public such as a flag that indicates the building is open. Potentially, an informative sign explaining what is happening at the church could also</p>

Requirement	Description
Signage	<p>be necessary on the public right of way.</p> <p>Interpretive exhibits would be displayed on the interior of the structure, which can count as signage. To support the educational use of the building outside of when it is open, installing an interpretive sign on the public right of way could explain the importance of the John Wesley Community Church.</p>
Zoning	<p>The John Wesley Community Church is currently zoned as CR2 (countryside residential). The use that would be most applicable to the proposed long-term use would be as a museum, which falls under the category of “cultural facility” in the Loudoun County Zoning Ordinance. To be zoned as a cultural facility, the Foundation would need to secure a special exception permit. This special exception permit could be gotten through the adaptive reuse credit set up in the Zoning Ordinance, which limits the cost for the permitting process. The Board of Supervisors needs to vote on a special exception permit, and two public hearings (one being in front of the planning commissioner) would be needed beforehand. The process takes on average one year.</p>

The HPLU Subcommittee has determined three areas of concern for this proposal: staff and volunteer time, fair usage, and potential programs and residential disruption. To fully implement the proposal, it would take a significant amount of staff and volunteer support. A system used at other history organizations to support staff working weekend hours is to have them take their ‘weekend’ during another period of time during the same pay period. This system could mitigate the pressure on staff resources. This proposal would also involve building a volunteer base for walking tours and educational programming, which could be done through reaching out to high schools and other volunteer databases.

The second area of concern identified was fair usage. The John Wesley Community Church lot plays a vital role in the Fair, hosting artisans in the fellowship hall and yard, exhibits in the sanctuary, and the Quaker Women exhibit in the fellowship hall. To accommodate both the Fair and the building’s long-term use, most exhibit materials and the items in the front area should be moveable. During the Fair, these materials can be stored in the bathroom hallway or the unused (non-accessible) bathroom.

They can also be relocated to the hallway or temporarily removed as needed for craft school classes.

The third area of concern determined is Foundation programming and residential disruption. Regarding the former, opening the John Wesley Community Church as a museum style space and leading walking tours from the space could potentially disrupt programs that use the John Wesley Community Church, but the HPLU subcommittee feels it will benefit the Foundation in the long run. Having a dedicated space for educational programming would allow for the Foundation to grow educational opportunities in support of its mission. It could also potentially help the Foundation connect more people directly that would not otherwise happen. While the Craft School has used the space on weekends, that is only happening once a month. The John Wesley Community Church as a museum would not be open to the public during Craft School weekends or the Fair. This idea could potentially disrupt the adjoining residential areas. . The HPLU subcommittee believes that enhanced use of the church would benefit the whole community.. Residents would be able to explore exhibits and have a more centralized location to go for the lyceum series. It would also provide the Waterford community a better equipped and localized space for community meetings. The main goal of the museum space is to connect with the residents of Waterford as well as visitors coming to Waterford to learn more about the history of the area.



John Wesley Community Church
Congregation, c. 1910

The John Wesley Community Church had an active congregation till the 1960s.

Mill

The HPLU Subcommittee was not tasked at looking into the mill property, as that work on a plan forward is being handled by the Mill Planning AdHoc Committee.

North Meadow

The North Meadow is a 2.27 acre open space lot on Loyalty Road. The North Meadow is currently not used by the Foundation in any capacity, and the HPLU Subcommittee has no recommendations on a long term use of the North Meadow other than noting that there are well easements located on the property for neighboring properties.

Old School

The Old School is an already established community center in Waterford, as well as the centralized hub for Foundation activities. The Waterford Old School hosts the auditorium that serves as an event space for community, rented, and Foundation events; as well as meeting rooms on the first floor, offices on the second floor, and storage and archives space in the basement and attic for the Waterford Foundation. Currently, the Old School is also the main parking area for visitors to Waterford. The HPLU Subcommittee does not recommend any changes to the use of the Old School, however there are improvements that can be made to better accommodate the use of the Old School.

In 2022, water quality testing revealed contamination in the existing well. The tests detected E. coli bacteria in the water, even after treating the system with chlorine. Testing staff concluded that the well casing is likely compromised, allowing groundwater to seep in. They advised drilling a new well instead of installing a water treatment system, but that solution may or may not yield much water due to being in a low transmissivity area. Due to the contamination, visitors and staff are advised against drinking the water, water fountains have been turned off, and there is a county-required limit of 59 days a year where more than 25 people can use the building. The HPLU Subcommittee recommends that fixing the water issue be a top priority to the Waterford Foundation Board of Directors in determining which buildings to attach to community water, or otherwise solve the water problem in the building.

The majority of visitors to the Village are instructed to park at the Waterford Old School and then walk down to the Village. Residents also cross to the Waterford Old School on walks through the Village and Fairfax Street to reach the Waterford Union of Churches Cemetery. To do this, pedestrians must cross High Street, a busy intersection due to being part of state Route 665. With this in mind, the HPLU subcommittee recommends that the Foundation and others in the Village advocate for the county to establish a crosswalk from Fairfax Street to High Street as part of the pedestrian walkability and safety measures in the Waterford Infrastructure project. This would better protect the pedestrians who use Fairfax Street and the Waterford Old School area.

Phillips Farm

The Phillips Farm property is one of, if not the most, important open spaces that the Waterford Foundation owns to the National Historic Landmark of Waterford. The Phillips Farm is composed of 144 acres: 140 of the acres are under easement with the Virginia Outdoors Foundation and 70 of the acres must remain under active agricultural use. There are also two walking trails on the Phillips Farm- the Main Village Walking Trail and the Western Trail. The HPLU Subcommittee supports the expansion of the Phillips Farm Trail Network on the Phillips Farm property and off, and looks forward to working with the entire Preservation Strategy Committee on the best ways forward. In that vein, the HPLU Subcommittee wants to pass along its gratitude to the Open Spaces Subcommittee and everyone who worked on the Phillips Farm Management Plan, and reaffirm that the plan should be consulted in any decision concerning the Phillips Farm conservation.

On the four uneased acres, there is currently the interpretive pull off that is the starting point for the Western Trail. In 2008, as part of the interpretive pull off there was a design put forward to build a permeable parking area, and a trail leading to the Mill on the Phillips Farm property beside Old Wheatland Road (appendix 3). The HPLU Subcommittee recommends this plan, with more parking spaces than the originally proposed six, as the best use for the four uneased acres. In the short term, the Foundation could experiment with changing the turnaround area into head-in parking configuration to accommodate up to 12 vehicles. This would provide visitor parking on the lower end of the Village that is not on the street for those who want to walk the Phillips Farm or explore the Village. It would also provide a connection between the Main Village Trail and the Western Trail that is easier for pedestrians to manage. This project could potentially be done as part of the Preserve the Landmark/ Waterford 2033 Project or as part of a trail development grant. The HPLU Subcommittee has established the following criteria for consideration for this proposal:

Requirement	Description
Infrastructure Needs	<p>This parking area would be attached to the already established interpretive pull off, which allows for entry and exit to Old Wheatland Road. For this proposal to be usable, the following infrastructure would need to be implemented:</p> <ul style="list-style-type: none"> • Permeable surfaces for parking, such as gravel, with potential parking lines to show spaces • A six foot wide trail leading from the parking area to the Mill along Old Wheatland Road • Accessible trail gate opening to the connecting trail • A footbridge on the trail to cross the Catoctin Creek • Native plantings to show where the parking ends

Requirement	Description
Signage	<p>Currently in the acreage of the proposal, there are three interpretive signs as part of the interpretive pull off. To support this proposal, the parking area and trail(s) would need informative signage and blazing to inform people of the area and the correct ways to go, including the following:</p> <ul style="list-style-type: none"> • An outdoor style kiosk with a map of the entire property with trails, and one of Waterford to familiarize visitors with the area • Information about guidelines and recommendations for the trails, as well as any pertinent information (i.e. trail closures, work days, surveys, etc.) • Blazing for connecting trail to the Village and different blazing for the Western Trail

The HPLU Subcommittee has determined the following areas of concern for this proposal: cost, easement holder approval, and the timeline for completion. While initial drawings and a conceptual layout was created in 2008, the updating and implementation of any plan would result in a high price tag. To mitigate the cost, the Foundation could advocate that this be done as part of the Waterford 2033 and Preserve the Landmark infrastructure projects as it would support better walkability, pedestrian safety and parking for the Village as a whole. There are also trail development and improvement grants that the Foundation could apply for, including the Virginia Recreational Trails Program matching grant through the Virginia Department of Conservation and Recreation, or potential funding for pedestrian safety grants from Virginia Department of Transportation.

While the parking area itself is on the uneased section of the Phillips Farm, the connecting trail to the Mill and footbridge would be in the area eased to the Virginia Outdoors Foundation. The trail, and associated infrastructure would need to be approved by the Virginia Outdoors Foundation. The project would support safe pedestrian access to the Phillips Farm, and be consistent with the approved mill grading project.

Finally, the research, development, and implementation for this project would not be a quick project. This is another concern in which potentially being aligned with the Waterford Infrastructure project for pedestrian safety would be helpful, as that could help with establishing a timeline for completion.

Red Barn

The Red Barn, which is located on Second Street, is one of two properties owned by the Foundation that is already zoned rural commercial. The building's only infrastructure is electricity on both floors. Currently, there is an agreement setup for a resident to use the first floor of the barn for storage. The entire building is used during the Fair as the Fine Art Barn. Currently, there is no long-term use designated for the second floor of the Red Barn. Since the barn is widely recognized by the community as the "Art Barn," the HPLU Subcommittee recommends leveraging that familiarity by using the space for exhibits and displays featuring Waterford art and crafts. It could also host craft school sessions and historic trade classes. Additionally, local cottage industries—artisans who have adapted their homes for craft production—could use the Barn to showcase their work. This overall initiative could function as an extension of the John Wesley Community Church museum and craft school space, operating during the same hours.

The HPLU Subcommittee has established the following criteria for this proposal:

Requirement	Description
Infrastructure Needs	<p>Since the Red Barn is used as the Art Barn during the Fair, there is already display and lighting in place to display art and crafts. Below is the following list of other needs for this idea:</p> <ul style="list-style-type: none"> • Interpretive panels for starting exhibits with ways to hang them • Art and crafts to display • Tables and chairs that can be moved for craft school • Wifi for all year use • Donations box • Click counters for users • Potential security system <p>The Red Barn currently does not have water or HVAC. As it would not support the long term preservation of the barn, the HPLU Subcommittee does not recommend installing an HVAC unit but instead putting in fans and dehumidifiers in the space. In the long term, the Foundation might want to consider putting the Red Barn onto community water and other water infrastructure and putting in a bathroom where the ATM is located on the first floor. However, this might not be a necessity if the Red Barn exhibits are attached to the John Wesley Community Church where visitors can use a public bathroom there. A port-a-potty can be rented for craft school classes.</p>

Requirement	Description
Signage	The Red Barn would need informative signage to inform people of when it is open. This could be a flag on the first floor of the building. To direct people on where to go from Second Street since the lot is tucked away, a sandwich board could be placed at the entrance to the driveway along Second Street to inform people of where it is.
Public Availability	Along with the John Wesley Community Church, the HPLU Subcommittee recognizes that this idea would require a fair amount of staff and volunteer time to complete. The Red Barn exhibits, focusing on arts and craft trades in Waterford, could be open at the same time as the John Wesley Community Church to only need the staff and volunteer support that one weekend.
Parking	There is no space on the Red Barn lot itself to implement parking. Visitors can be directed to park along Second Street parking as available, at the Second Street School, at the Bond Street Barn, Old School, or at the proposed Phillips Farm parking area.
Zoning	The Red Barn is zoned rural commercial use. Similar to the John Wesley Community Church, the most suitable use would be as a "Cultural Facility" designated for museum purposes, with the potential for an accessory retail component. Implementing this use would require a special exception permit under the adaptive reuse zoning ordinance.. A special exception permit can take 9-12 months to acquire, and involves two public hearings before the planning commission and Board of Supervisors.

The HPLU Subcommittee has determined the following four concerns for the Red Barn proposal: staff and volunteer time, fair usage, residential disruption, and the timeline. The first concern much like the John Wesley Community Church, would take more staff and volunteer time to complete. To mitigate this concern, the Red Barn exhibits could be open simultaneously with the John Wesley Community Church to require extra staff and volunteer time during the same period of time. Having a dedicated area for Craft School classes could also help curb the staff time it takes to prepare and takedown for Craft School weekends.

The second concern noted is fair usage. As stated, the Red Barn is used during the Waterford Fair. Prep for the Fair can start as early as mid-August and as late as early September in the Red Barn. The majority of the supplies that would be needed for the exhibit space are in place for the Fair, the remaining would need to be moved to storage or another venue to support other Fair functions. To mitigate the concern, some of the infrastructure and signage would need to be moveable.

The third concern noted is possible residential disruption. Since there is no heavy use of the Red Barn outside of the Fair, Village residents might not be used to new use of the Red Barn. However, the proposed use of the Red Barn would not require any large exterior changes, and would be limited to a scheduled basis so that surrounding residents would be aware of planned activities in the Barn. The same rationale applies to the John Wesley Community Church. The hope is that the use for exhibit and lesson space would support Village residents in learning more about the place that they live, local artists, and potentially new skills.

The fourth concern noted is the timeline. Currently, there is an agreement in place with a local resident to use the first floor for storage and otherwise the Red Barn does not have any use besides that outside of the Fair. This would limit any use implementations to the second floor. There is also the question of how long a special exception permit could be approved for use as an exhibit and class space. Additionally, estimates would need to be made to determine what exhibition materials would be used and how to exhibit them.

Schooley Mill Barn and Meadow

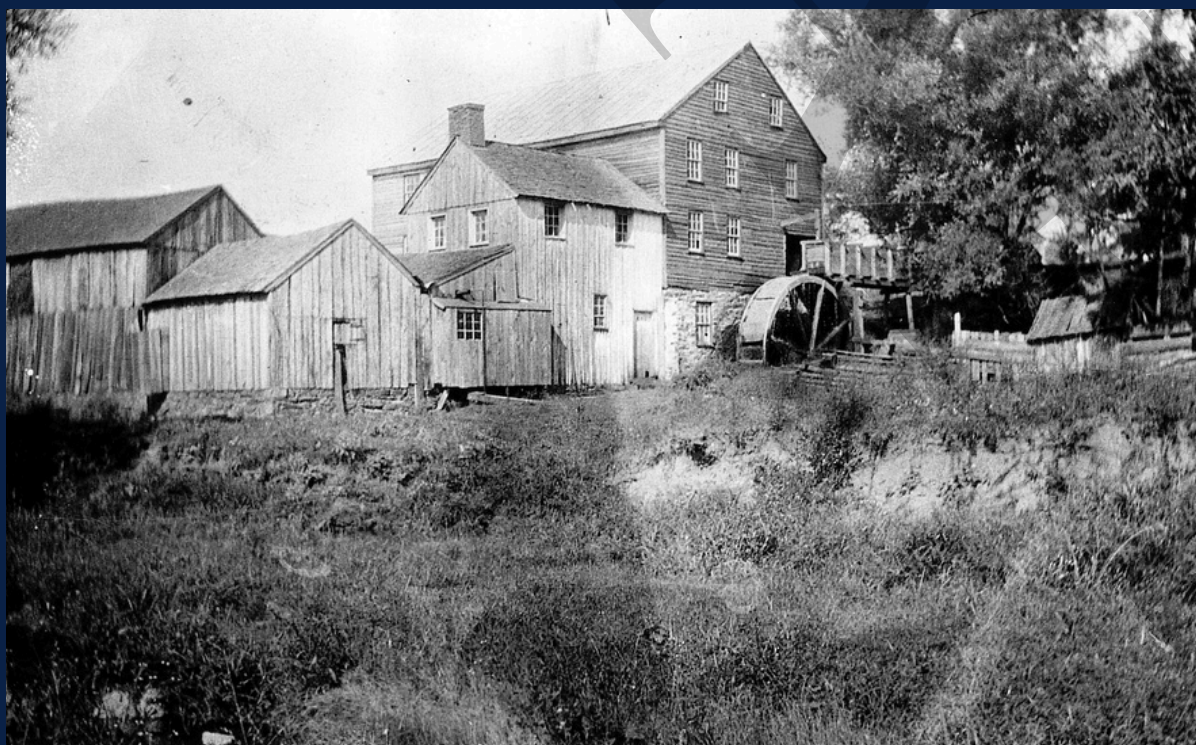
The Schooley Mill Barn and Meadow has both a large barn and meadow that is leased out to a local business. The Meadow is used for hay production, has a connector trail to the Phillips Farm Trail, and supports parking during the Waterford Fair. The current trail setup is an impermanent trail with no marking. For conservation decisions on the property, the Open Spaces Subcommittee created and published a Schooley Mill Management Plan for approval by the Board of Directors. The HPLU Subcommittee does not recommend any change of use to the property, but does recommend the setting up a permanent connecting trail along the riparian buffer as stated in the easement. The moving of the trail would require the following:

Requirement	Description
Infrastructure	The majority of the infrastructure needed to move the trail would be signage. To convince people to walk on the moved trail and instead of the current trail, the remaining area of the Schooley Mill field might need to be fenced in. This would need to be discussed with the renter.
Signage	<p>An outdoor kiosk/welcoming trail sign is proposed to let people know where the trail starts. The following information would be shown on the signage:</p> <ul style="list-style-type: none"> • Map of trails of the Phillips Farm • Rules and guidelines for the trails • Emergency information • Space for announcements <p>The Board might also want to consider some interpretive signage such as information about the Schooley Mill property and/or the Battle of Walker's Hill.</p>

The HPLU Subcommittee has noted the following three concerns to this proposal: potential impacts of the relocated trail to agricultural operations on the property, potential limits to fair usage of the meadow, and the need to break the public's habits. Trail relocation should be discussed with the current renter to minimize negative impacts to agricultural operations.

Following the same line, it is possible that the moved trail and needed infrastructure and signage would limit the space available for parking during the fair. To mitigate this, the other parking lots would need to potentially increase their capacity.

Finally, the public that visits the Phillips Farm Trail is used to walking on the existing path. Public education would have to be done to guide the public to the relocated trail with correct trail signage.



Schooley Mill Barn during
Mill Use, date unknown

Second Street School

Since 1984, The Second Street School has been home to a successful school field trip program that is devoted to the school experience of African American students in the late 1800's. The HPLU subcommittee recommends no change in use to the Second Street School, and wants to highlight all the hard work of the many volunteers, staff, and board members that has gone into the many successful years of this critical Waterford Foundation program.

The Second Street School, as well as being historically significant to Waterford, is also directly connected to the Phillips Farm Trail Network, and is one of the buildings that visitors are interested in learning more about. Parking for the trail is available on the Janney Street fence side and a space in front of the building on Second Street (when there are no field trips). All of these factors together provide an opportunity to educate visitors about the African American Community of Waterford, and the history of the Second Street School. To share the story of the Second Street School, an interpretive sign could be installed along the Janney Street fence where visitors already park to access the Phillips Farm Trail. This would provide visitors with the opportunity to learn more about Waterford history, and passively support the Waterford Foundation's education mission. The only concern noted for this proposal is easement holder (National Trust for Historic Preservation) approval. When the idea was discussed during 2024's easement inspection, the representative said that they understand the importance of the structure and being able to share all stories and histories in Waterford. To go through the approval process, the Foundation would need to share the exact location along the fence line, materials used, and the text, pictures, and design of the sign itself.

Water Street Meadow

The Water Street Meadow, located on the northside of Water Street has gates on both Water Street and the connecting side to Waterford Elementary School. The lot is used as a space rented out to a local farmer for hay production, parking during the Waterford Fair, and as the space used by the Waterford Citizens' Association for the Fourth of July fireworks. The HPLU Subcommittee recommends no change of use for the Water Street Meadow, but does recommend that the Foundation set up formal agreements with any interested parties that wish to use this area and that the Subcommittee be tapped to help draft such agreements. The HPLU Subcommittee also recommends that the Open Space Subcommittee draft a conservation management plan for the Water Street Meadow.

Recommended Steps of Action

The HPLU Subcommittee recognizes that recommendations explained in the previous section will take time to complete. Below is a table showing a potential implementation timeline:

Summary: This means the proposed project is completed, once property is in green it will not show up again

Year	Properties
2025	<p><i>Bond Street:</i> Finishing of easement process with the Virginia Department of Historic Resources, apply for AARP and other needed grants for passive park, research text and design for interpretive signs, apply for use permit</p> <p><i>Chair Factory:</i> Continue process of moving archives and fair out of the garage, second priority being upstairs space, look for renter for chair factory garage</p> <p><i>Corner Store:</i> No change in use</p> <p><i>Forge:</i> Go through special exception process and work on getting renters settled into the space</p> <p><i>John Wesley Community Church:</i> Year one of the Restoration Project</p> <p><i>North Meadow:</i> No change in use</p> <p><i>Old School:</i> No change in use</p> <p><i>Second Street School:</i> write and design panels, get easement holder approval, and install</p>

RECOMMENDED STEPS OF ACTION

Year	Property
2026	<i>Bond Street:</i> Receive easement holder approval and install passive park infrastructure (no bathroom) <i>Forge:</i> Renters are established into space <i>John Wesley Community Church:</i> Year two of the Restoration Project
2027	<i>John Wesley Community Church:</i> Apply for special exception permit for use of museum, install needed framework for opening museum and get volunteer staff

There are other properties where the proposed work is dependent on other factors outside of the Foundation's control. Those properties' plan of action are below sorted by factor:

Water (Old School, Corner Store, Chair Factory):

The Old School, Corner Store, and Chair Factory all have proposals fully or partially dependent on water. If the Board decides to implement bathrooms or water access into the space, the Bond Street Meadow, Forge, and Red Barn would also require a water framework. These would depend on the timeline of the Community Water Project undertaken by Loudoun County. The timeline, cost, and needed infrastructure to get added to the system is now being determined as part of the design phase, and more information will be provided at a later date. Below is what the HPLU Subcommittee has rated as priorities for the Board to consider; which was determined by potential use, income/revenue generation, and long term preservation of the property.

HIGH	Old School
MEDIUM	Chair Factory
LOW	Corner Store
OPTIONAL	Red Barn (medium); Forge (medium/low); Bond Street (low)

Cost, Feasibility, and the Waterford 2033 Project (Phillips Farm):

The factors that are limiting a timeline for the Phillips Farm parking area and trail include cost, the feasibility of the footbridge, and whether the project can be included in Waterford 2033 to support walkability. The Virginia Outdoors Foundation will need to review and support the footbridge proposal and a full easement review process will be necessary. Finally, if the project is included in the Preserve the Landmark project, it is likely that the Foundation will have to receive multiple grants to cover the cost of the work.

Current Renters/Users (Red Barn and Schooley Mill Barn):

Both the Red Barn and Schooley Mill Barn have current renters/users that would need to be consulted in the change on the property. Regarding the Red Barn, the agreement currently in place for use of the first floor would limit the space that could be used for a museum space and it would likely need to be re-negotiated. The current renter of the Schooley Mill Barn, will need to be consulted to assess how relocation of the trail would impact agricultural operations. Also, the public would need to be educated, through signage and/or other means, about the relocation of the trail and how to best access it.

Appendix

Appendix One: 2014 Easement Amendment Process

This easement amendment process was created and approved by the Waterford Foundation Board of Directors (BOD) in 2014. The Land Use Committee (LUC) is now know as the Historic Properties and Land Use Subcommittee (HPLU).

Easement Amendment Process		
	Committee	Procedure
1	Land Use Committee (LUC)	Review easements using Standard Practices in accordance with IRS regulations and recommend to Board of Directors those needing amendment
2	WF Board of Directors (BOD)	Review LUC recommendations and determine which easement(s) to amend.
3	Public*	Notify of proposed easement amendment and reason(s) for it. Send current easement, invite to meeting, ask public to submit suggested changes with their reason(s) in writing to WF office electronically by close of business 2 days prior to meeting. Invitation will emphasize that input must be in writing and submitted electronically to Foundation in order to be considered by LUC and BOD. Chair shall use discretion running meeting.
4	LUC	Review submissions, catalog them and finalize list of criteria LUC would recommend including in amended easement. Include why public submissions accepted/rejected. Notify Easement Holder of proposed changes and request draft amendment for specific property/properties.
5	Easement Holder	Provide first draft of amended easement to LUC with explanation of changes from the original.
6	LUC	Review easement holder draft and redline suggested changes
7	BOD	Redline to BOD with thorough explanation and comparison to original. Return to LUC with BOD comments or any changes and approval to take to public. If comments require LUC action necessitating further BOD action, return to Step 6.
8	Public	Send draft to public for their information.
9	Easement Holder	Approve Waterford Foundation draft with redline changes. If rejected, return to Step 6
10	Public	Draft amendment to public on what Foundation and Easement Holder have agreed to and why.
11	WF Attorney and Easement Holder Attorney	Easement Holder will seek approval of final from their attorney while WF seeks approval from their attorney. If changes, back to BOD . If not, BOD signs.
12	Easement Holder	Final sent to Easement Holder for signatures. .
13	LUC	Returned to LUC for recordation

*Public refers to adjacent property owners and to Waterford Citizen's Association President.

Appendix Two: 2008 Phillips Farm Parking Pull-off Design

This landscape design was created in 2008 by Timmons Group for the Phillips Farm area that is now the Phillips Farm Interpretive Pull-Off.

