

Proposed Finding of No Historic Properties Adversely Affected for Planned Subdivision of Property under Conservation Easement

The National Park Service (NPS) proposes a finding of No Historic Properties Adversely Affected for an undertaking planned by the owners of a 255.036-acre parcel, Louisa County TMS 37-8, formerly a part of a larger property sometimes also known as "Oakleigh" or "Green K Acres," in the Green Springs National Historic Landmark District: subdivision along Camp Creek from the western boundary to the eastern boundary of TMS 37-8. The NPS reviews their request for approval of the subdivision under the terms of the conservation easement, as amended, that it holds for the privately owned property. As the subdivision is planned by the owners, and would be implemented by them, the federal undertaking under review is the NPS proposed No Historic Properties Adversely Affected finding.

With the concurrence of the State Historic Preservation Office, this review combines the Section 106/National Historic Preservation Act steps of Initiation of Consultation; Identification of Historic Properties; and Assessment of Effects.

If the proposed NPS finding of No Historic Properties Adversely Affected still seems appropriate at the conclusion of this review, and after NPS has taken into consideration any opinions and comments offered, NPS will approve the subdivision, contingent upon its Land Resources Division reviewing and approving a copy of the draft plat prior to finalizing and recording.

See attached pages for subdivision map, Area of Potential Effect delineation, and other illustrations.

The subdivision would create two parcels: all of the TMS 37-8 land north of the creek as one parcel of greater than 100 acres, and all of the land south of the creek another parcel, also of greater than 100 acres.

As per the guidance of the Branch Chief for Lands in the NPS regional office's Land Resources Division, who has reviewed the request, NPS has determined that a subdivision of this configuration may indeed be proposed under the terms of the easement. Restriction 4 of the easement states, "The property shall not be subdivided into any parcel of less than 50 acres, with the exception of that portion of said property south of Camp Creek which may be subdivided into not more than six (6) parcels which shall consist of not less than ten (10) acres each, provided, however, that any such subdivision shall be subject to the prior written approval of the Grantee to assure that the boundary lines and permitted building sites will not impair the visual order, integrity, or character of the Green Springs Historic District or the setting of, or approaches to, any historic manor house in said historic district."

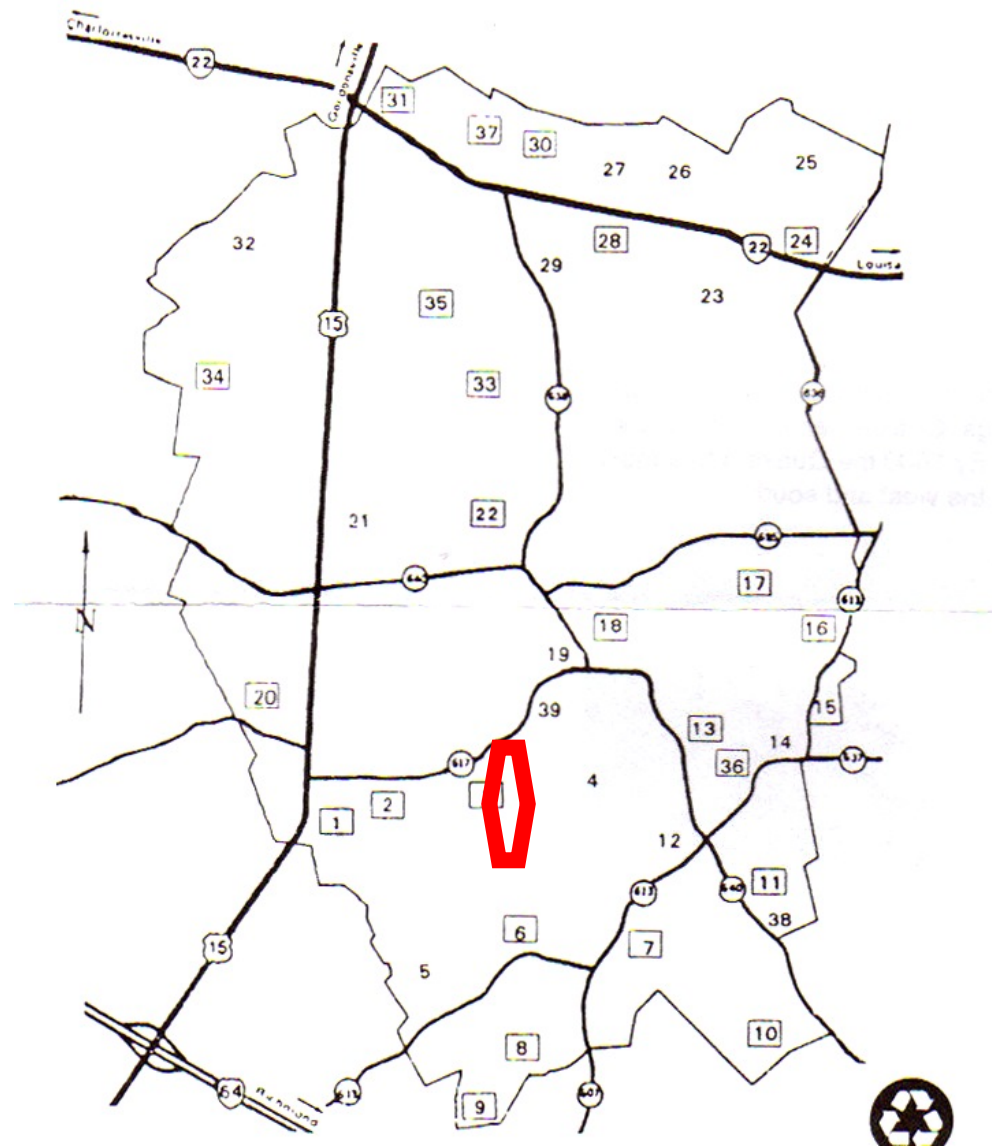
(Post-1973 amendments to the conservation easement, and sales of parcels, have left the number of subdivisions that may be proposed to NPS for TMS 37-8 as: four lots, of a minimum of 10 acres each, on that portion of the property on the south side of Camp Creek; and two lots, of a minimum of 50 acres each, on that portion of the property on the north side of Camp Creek.)

In consultation with its Section-106 adviser for historical landscape architecture for the Green Springs National Historic Landmark District, NPS evaluated the Area of Potential Effect shown in green on the attached property/subdivision map. NPS believes that, given the planned use of a preexisting landscape-feature (the creek) as the boundary for the subdivision, it would not impair the visual order;

integrity; or character of the Landmark District or the setting of, or approaches to, any historic manor house, nor affect historic properties adversely.

An NPS No Historic Properties Adversely Affected-finding for/approval of the subdivision would not also imply such finding and approval of any house or other structure, or additional subdivision, that might be proposed by the owners of the same property in the future under the terms of the conservation easement. If made by them, such proposals would be the subjects of separate, future NPS Section-106 reviews. The conservation easement would remain in full force and effect for all of the property north and south of the creek.

Also, NPS approval of a subdivision or other undertaking proposed by a property owner under the terms of an NPS-held conservation easement in the Green Springs National Historic Landmark District would be limited to meeting that easement's review requirements, and would not also imply any approvals or reviews needed for the same undertaking under the code, zoning, or other review mechanisms of Louisa County or other authorities.



**General Location of Property Proposed for Subdivision,
Green Springs National Historic Landmark District**

**Overview, Proposed Subdivision of Louisa County Tax-Map Parcel TMS 37-8 (255.036 Acres),
Looking South Across Property from Near Route 617 and Existing, Northern Boundary**

approx. location of Camp Creek valley (red shading); creek at bottom of valley is proposed-subdivision boundary

