

HISTORIC SITE FILE: RIPPON LODGE
PRINCE WILLIAM PUBLIC LIBRARY SYSTEM
RELIC/Bull Run Reg Lib Manassas, VA

County, developer settle over houses by Rippon Lodge

By LILLIAN KAFKA
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An out-of-court settlement that Prince William County officials accepted this week allows a developer to build extra density in exchange for protecting a view from historic Rippon Lodge.

D.R. Horton, based in Arlington, Texas, sued Prince William County when the county rejected plans to build hundreds of town houses near Rippon Lodge, one of the oldest houses in the county.

Rippon Lodge is surrounded by woods and situated on a quiet vista overlooking the Potomac River on Blackburn Road in Woodbridge.

Horton's property is next to Rippon and was zoned for more than 2,000 houses in the 1970s.

Prince William planners halted the town house plans when they realized the town houses would be visible from the inside of Rippon Lodge.

The settlement agreement orders D.R. Horton to move a row of town houses further from the house so the decks and rears of the houses can't be seen from what will become a county museum.

Rippon Lodge is on the National Register of Historic Places.

Prince William purchased the lodge in 2000 for \$1.2 million and the building is undergoing a \$3 million restoration process.

Assistant County Attorney

Angela Lemmon-Horan said the town houses wouldn't be visible in the summer and during the winter would not be seen as much as originally proposed.

Board of County Supervisors Chairman Sean T. Connaughton, R-at large, said the settlement is a sign that the county is making moves to better protect historic places.

"All developers and builders should be put on notice that we intend to make this a top priority in future land use actions," Connaughton said of an increased attention to saving history.

He attributed the newfound focus on preservation to a Board of County Supervisors, some of whose members are "very interested in protecting our history."

Horton will build 1,100 condominiums and town houses instead of the originally proposed 800, Lemmon-Horan said.

Another part of the settlement orders Horton to give Prince William a 900-foot-long segment of the Potomac Path where General George Washington led troops to Yorktown during the Revolutionary War.

"We will use every tool available to us to protect our history," Connaughton said. "Too much has already been lost for use to lose any more."

He said the county is taking a more aggressive stance on preserving history in Prince



Dylan Moore/News & Messenger
ac won the game 50-21.

Potomac News & Messenger
SAT, Oct. 16, 2004

abuse case

at charitable immunity does not bar one of the claims in Payne's lawsuit, the claim of negligent hiring. However, Vaughn's grounds for defense deny all allegations of negligent hiring.

Vaughn was out of the office Friday and unavailable for comment.

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year old of Temple Hills, Md., and the 15 year old of Oakton were in charge, Detective Dennis Mangan, a police spokesman, said in August. The incidents began as horseplay on the Wednesday of the week-long Gainesville overnight camp and escalated over several days, Mangan said in August. The victims were beaten first, then sexually abused, police said in August.

Charges against the two teens and two then 12-year-old boys from Maryland were filed after a victim told his parents about the incidents. Victims told police the two counselors also encouraged other campers to abuse the victims.

A 12-year-old boy from Maryland pleaded guilty to one count of object sexual penetration in August. He was ordered to com-

treatment recommended after the evaluation during his probation, Assistant Commonwealth's Attorney Jeanice B. Wiethop said in September. After about 18 months, the boy will face a final sentencing hearing where he could face up to 30 months in a juvenile detention facility depending on his probation, Wiethop said.

A 13-year-old boy from Maryland pleaded guilty to two counts of object sexual penetration in August. He was also ordered to complete a psychosexual evaluation, and will have to comply with any recommended treatment, Wiethop said in September. The 13 year old will also face a final sentencing hearing in about 18 months, and could face up to 60 months in a juvenile detention facility, depending on his

A 17-year-old boy from Maryland pleaded guilty to one count of object sexual penetration in August. He must also undergo psychosexual evaluation, and complete any suggested treatment during his probation period. If his probation is unsatisfactory, he could be committed to a juvenile detention facility until he turns 21.

The 15-year-old Oakton boy is charged with object sexual penetration, abduction and two counts of assault and battery. He is scheduled for a hearing in Prince William Juvenile and Domestic Relations Court on Nov. 19.

A trial date for the lawsuit has yet to be set.

Staff writer Maria Hegstad can be reached at (703) 369-6594.

Three locomotives were hauling 126 mixed freight cars. The train weighed 9,057 tons and was 7,487 feet — just under a mile-and-a-half long.

The crossing is about one-tenth of a mile east of Va. 15. Authorities closed that road in both directions, snarling traffic for hours just before Tuesday's afternoon commute. Several of the train's cars blocked the road during the investigation and authorities were unable to move them until they had finished at the scene.

The speed limit for the train through that stretch of track is 45 mph. The train was moving within the speed limit, Chinn and Terpay said.

Norfolk-Southern has its own police department that works with local departments during investigations.

The train originated in Binghamton, N.Y., and was en route to Linwood, N.C., Terpay said.

The truck was torn to pieces. The chassis came to rest in a ditch on the track's north side. The dump truck's bucket was ripped off and came to rest west of the chassis.

Settle's family could not be reached Friday.

There are "Railroad Crossing" signs by the tracks but no gates that can lower into position to block traffic as locomotives approach.

Prince William police crime scene technicians and state police took aerial photographs of the scene.

Staff writer Daniel Drew can be reached at (703) 878-8065.

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Lucky Numbers	8-6-5
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D.C. Hot Five	8-15-23-26-33
Quick Cash	1-6-7-8-27-34
Maryland	
1 Midday Pick 3	5-1-8
3 Midday Pick 4	8-7-8-5
3 Pick 3	3-5-9
4 Pick 4	9-7-4-8
5) B. Match 5	3-12-20-24-27 (26)

RIPPON

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William County, which also contains the Manassas National Battlefield and many places where Union and Confederate troops skirmished.

American Indians used the Potomac Path before colonists arrived along the Potomac River.

Artifacts left by marching troops and American Indians might still be found on the Potomac Path said Larry Gall, a

deputy assistant regional director of the National Park Service in Boston.

"Who knows what's along the route," Gall said of the King's Highway, also known as the Washington-Rochambeau Trail. "When several thousand troops pass along they leave a lot of things in their wake. Those things remain to be investigated."

County officials said the segment Horton will hand over is in pristine condition.

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ews that affects us most