

**PHASE TWO
OF A
HISTORIC ARCHITECTURAL SURVEY
IN
LANCASTER COUNTY, VIRGINIA**

FINAL REPORT

**Prepared by
E.H.T. Tracerics, Inc.**

for

The Virginia Department of Historic Resources

and

**Lancaster County, Virginia
Historic Resources Commission**

1999

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ABSTRACT

The second phase of the Historic Architectural Survey of Lancaster County was conducted between October 1998 and December 1999 by the architectural and historic preservation firm of E.H.T. Traceries, Inc., under the direction of the Virginia Department of Historic Resources (VDHR) and the Lancaster County Historic Resources Commission. The project encompassed the survey and/or documentation of 206 historic properties representing the areas and periods of significance of Lancaster County as defined by the historic context prepared during the first phase of the architectural survey, conducted in 1997. The 1997 study, covering 81,120 acres, resulted in the completion of Virginia Department of Historic Resources Field Forms for 193 properties at the reconnaissance level by Historic Research & Planning Associates and Traceries, and fifteen properties at the intensive level by Traceries. The second on-site survey, covering the same 81,120 acres, anticipated the identification, documentation, and assessment of 182 properties at the reconnaissance-level and twenty-four properties at the intensive-level. One of the major aspects of the study is the preparation of the survey report that addresses any and all of the eighteen VDHR historic themes identified in the on-site fieldwork. This survey report records all of the properties documented during the second survey phase, comparing and contrasting the findings with those of Phase I. The primary component of the report are recommendations regarding for survey work, additional documentation, and the listing of any of the resources, either individually or as districts, to the Virginia Landmarks Register and the National Register of Historic Places. The determination of two potential historic districts was reached by the completion of Preliminary Information Forms (PIF) – Weems and Kilmarnock.

Formed in January 1651, Lancaster County was created by the division of Northumberland and York Counties. The county was settled in the early 1640s by the English, who were moving up from the lower Virginia settlements along the James and York Rivers, and by settlers coming south from Maryland. In its earliest days, Lancaster County's economy was agrarian based, and like the rest of the Northern Neck and Tidewater region, was driven by the tobacco trade. With the decline of this trade and the planter class, and the impoverishment that followed the Civil War, a water-based industry emerged as the leading commercial enterprise in the county with local waters yielding bountiful quantities of fish, crabs and oysters. The county's way of life is still based on its proximity to tidal rivers that lead to the Chesapeake Bay, although the economy is now equally maintained by both recreation and commerce. The architectural development, as recorded during the two survey efforts, was directly impacted by the economic stability of the county. Thus, two distinct periods of growth – Antebellum (1830-1860) and Reconstruction/Growth (1865-1917) – were noted, with the majority of properties documented dating from these periods.

The second survey phase resulted in the completion of Virginia Department of Historic Resources Field Forms for 206 properties, 182 at the reconnaissance level and twenty-four at the intensive level. Each resource was architecturally defined, physically assessed, photographed with black-and-white film, and documented for its contribution to the historic

context of Lancaster County. Following the reconnaissance survey, ten properties were recommended for further investigation at the intensive-level. Additionally, it has been determined based on the two phases of intensive level survey that sixteen primary resources and two districts should be comprehensively surveyed, researched and documented, and assessed on a Preliminary Information Form (PIF) for their individual potential or as a historic district. A comprehensive archaeological investigation should be conducted on the previously identified properties that have been demolished, deteriorated, or hold potential for yielding important historic information. Priority should be given to prehistoric sites, underwater sites, and properties threatened by development.

All of the twenty-four properties recorded at the intensive level during the Phase II were presented to the VDHR Evaluation Team for assessment. Fourteen of the properties were determined to be potentially eligible by the Evaluation Team and, therefore require further documentation in the form of a PIF or National Register Nomination Form. Additionally, the village of Weems and the town of Kilmarnock were researched and documented as potential historic districts, which is defined by the National Register of Historic Places as possessing a significant concentration, linkage, or continuity of sites, buildings, or structures united historically or aesthetically by plan or physical development. The Evaluation Team found that neither Weems nor Kilmarnock is eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places as presented in the Preliminary Information Forms.

ACKNOWLEDGMENTS

E.H.T. Tracerics, Inc. wishes to thank Patrick J. Small and William H. Pennell, Jr. of Lancaster County and members of the Historic Resources Commission and Board of Supervisors for their assistance and patience. Special recognition is given to Louise Jesse and F.W. "Butch" Jenkins, Jr. for their unyielding participation in the survey. Mary Ruffin Hanbury and Margaret T. Peters of VDHR also deserve recognition and praise once again for assisting E.H.T. Tracerics, Inc. in meeting the needs of the county and the state.

A special acknowledgment goes to the informative and inspiring property owners and residents of Lancaster County, who allowed unlimited access to their homes and family histories. E.H.T. Tracerics wishes to also thank the owners and occupants of the twenty-four properties documented at the intensive level. E.H.T. Tracerics would also like to thank the remarkable staffs of the Mary Ball Washington Museum and Library; the Foundation for Historic Christ Church; the Library of Virginia; VDHR Archives, and the Lancaster County Historical Society for their continuing assistance.

Once again, Mr. and Mrs. James McCaig deserve a special word of appreciation for opening their home to the surveyors overnight and providing assistance with the documentation of so many of Lancaster County's greatest resources.

INTRODUCTION

Project Purpose and Goals

The Phase Two Historic Architectural Survey of Lancaster County, Virginia is a survey project funded in October 1998 under the terms of the Historic Preservation Fund Matching Grant Program (RFP Number 98-99-5). The Virginia Department of Historic Resources (VDHR) in conjunction with Lancaster County contracted E.H.T. Tracerics, Inc. to conduct a reconnaissance and intensive-level survey of Lancaster County, Virginia that would include approximately 206 properties. Additional components of the project encompassed the preparation of a detailed survey report that augmented the historic context prepared in 1997. The survey report included the Phase II survey findings, comparing and contrasting them to the findings documented during Phase I; research and compilation of Preliminary Information Form for two potential historic districts; two scripted slide shows on the purpose and findings of the project; and recommendations regarding further study of any, or all, of the resources or VDHR themes retaining significance and integrity within the established historic context.

Scope of Work

The project anticipated the survey of previously identified properties as well as those resources not previously identified that met the fifty-year-age requirement and were located within the boundaries of Lancaster County. Each resource was assessed, surveyed, documented, and photographed at the reconnaissance or intensive-level on Virginia Department of Historic Resources Field Forms. This process allowed for a thorough study of each resource, its date of construction, building materials, architectural style, and use. All of the properties were entered into the Integrated Preservation Software Database (IPS), which allowed for recordation, comparison, and contrast of each of the resources identified. Within the established significance of Lancaster County, each resource was assessed for its contribution with recommendations for further study as a potential individual landmark or historic district.

Staffing

Funded by VDHR in conjunction with Lancaster County, the Historic Architectural Survey of Lancaster County was contracted to E.H.T. Tracerics, Inc., an architectural history firm specializing in historic preservation. Laura V. Trieschmann served as Project Manager/Architectural Historian. A role she performed during Phase I, Ms. Trieschmann responsible for overseeing the completion of the project, augmenting the historic context, and writing the final survey report, as well as conducting the final assessment of all documented resources. Architectural historians Christopher V. Novelli and Robin J. Weidlich were responsible for conducting the reconnaissance survey for 182 properties, focusing on specific VDHR historic context themes. The survey team, in conjunction with Ms. Trieschmann, conducted the intensive-level surveys and were responsible for the archival research and documentation conducted at local, state and federal repositories. Mr. Novelli and Ms. Weidlich were responsible for the IPS data entry and assisted Ms. Trieschmann in the completion of the Preliminary Information Forms for Weems and Kilmarnock.

HISTORIC CONTEXT THEMES

The Virginia Department of Historic Resources (VDHR) has developed eighteen historic themes that capture the context of Virginia's heritage from the earliest times. These themes are defined in Chapter 4: Survey Findings of this report. Whenever possible, the documented resources are placed within the eighteen historic context themes established by VDHR to allow for a better understanding of the development impacts affecting the survey area. Eleven of the eighteen themes are discussed here as they pertain to the extant historic resources recorded during the Phase II survey of Lancaster County. The most prevalent theme is the Architecture/Community Planning theme, followed closely by the Domestic theme. Resources relating to the Commerce/Trade, Education, Religion, Funerary, Health Care/Medicine, Ethnicity/Immigration, Government/Law/Political, Subsistence/Agriculture, and Recreation/Arts themes were also identified, although only minimally. The remaining seven themes –Transportation/Communication, Social, Settlement Patterns, Military/Defense, Technology/Engineering, Landscape, and Industry/Processing/Extraction – were not identified during this survey.

During Phase I, seventeen of the eighteen themes were documented, excluding the Landscape theme. The change in the number of themes recorded during each survey phase may be attributed to the methodology employed. In Phase I, the on-site survey work initially focused on only six of the eighteen historic themes, specifically Domestic, Subsistence/Agriculture, Religion, Education, Industry/Processing/Extraction, and Commerce/Trade.¹ This methodology provided a comprehensive reconnaissance-level survey of specific building types. For example, properties related to the Industry/Processing/Extraction theme, particularly those illustrating the steamboat and seafood industry for which Lancaster County was so heavily dependant in the 19th and early 20th centuries was extensively recorded in Phase I. Thus, no resources related to this theme were identified in Phase II.

The first phase attempted to record, or note on USGS maps, all pre-1880 properties. The second survey phase recorded, or noted on USGS maps, all pre-1925 properties. The construction dates of properties identified in Phase I stretched from the 1670s to 1960, while the resources documented for the first time in Phase II ranged from the 1760s to 1933. Collectively, both phases of survey have comprehensively documented resources dating from the 17th, 18th, and 19th centuries, while providing a wide sampling of early to mid-20th century properties relating to all eighteen historic context themes. Yet, both phases of the survey recorded more primary resources dating from the second half of the 19th century than any other period.

The Phase I and Phase II databases contain a total of 455 records – 270 properties were documented in Phase I and 185 properties were identified for the first time in Phase II. Of the properties recorded in Phase II, 182 resources were surveyed at the reconnaissance level and twenty-four at the intensive level. Twenty of the properties surveyed at the

¹ The vast number of properties associated with the remaining twelve themes ultimately prompted the reconnaissance survey of resources related to all eighteen themes during Phase I.

intensive level in Phase II were initially recorded at the reconnaissance level during the first phase of the survey project. This higher level of documentation enabled a more in-depth study of several architecturally significant dwellings and resulted in the clarification of construction dates and the evolution of the structures as seen today. For example, documentation archived at VDHR and the Mary Ball Washington Library suggested the original portion of Oakley (051-0020) was erected in the period between 1730 and 1750. The intensive survey, which required interior access, resulted in a clarification of the construction date to the period 1750-1765. Construction dates for the Coppedge House (051-0134), Public View (051-0139), and Ring Farm (051-0169) were also re-evaluated based on physical evidence recorded during the intensive level survey.

The following discussion, grouped alphabetically by identified historic context themes, includes all 182 properties recorded at the reconnaissance level and the twenty-four resources documented at the intensive level during the Phase II survey of Lancaster County. Where applicable, a comparative analysis and/or reference to properties recorded in Phase I has been made.

THEME: ARCHITECTURE/COMMUNITY PLANNING

Noted at the conclusion of Phase I, the majority of properties in Lancaster County, typically the domestic resources, were constructed for a particular function and often were influenced by the shapes, materials, detailing, or other features associated with the architectural styles that were currently in vogue. The surveys documented vernacular interpretations of the traditionally high style architectural detailing commonly associated with cities, which often served as laboratories for new styles. As these new fashions spread from the cities to the suburbs and to the rural communities, the styles were transformed to accommodate smaller resources and varied materials. Often referred to as vernacular or folk housing, the rural buildings incorporated stylistic detailing and popular ornamentation, if only in a diluted state. This resulted in a number of the properties surveyed to be denoted with the architectural description of “other,” a generic term applied by VDHR for vernacular buildings with little or no stylistic ornamentation.

Any applied architectural ornament detailing the buildings in Lancaster County is generally restricted to the primary façades of the buildings and their interiors. The simplified detailing on the exteriors adorned cornice returns, molded entablatures, modillions, bracketed posts on porches, and projecting front gables with paired window openings. On the interior, the fashionable ornamentation was higher in style, and generally restricted to the first floor. It was displayed on the mantels, chair boards and rails, window and door casings, baseboards, ceiling medallions, and stairs. The intensive level surveys conducted in both Phase I and Phase II documented that many of the interior elements ornamenting dwellings from the mid- to late 19th century were similar in design, if not identical. The fashionable ornamentation for any given period and/or style was often published in architectural magazines and books, and thus, could be easily produced by local craftsmen. Additionally, the steamboats that traveled to the Northern Neck from Baltimore often brought such mass-produced architectural elements to the region.

The survey of Lancaster County, which experienced two distinct periods of development and growth, revealed nine different styles. Largely domestic, the buildings' styles range from 18th century Colonial to 20th century Colonial Revival, with the Queen Anne, Gothic Revival, and Colonial Revival styles dominating. The Phase I survey recorded seven architectural styles that were not identified during the second survey effort – Georgian, Italianate, Second Empire, Classical Revival, Spanish Colonial, Tudor Revival, and Art Deco.

Colonial Style

The Colonial style, extending from 1600 to the 1830s, was commonly employed in Lancaster County in the 18th century. The style is characterized by steeply pitched side gable roofs with little or no overhang, massive end or central chimneys of brick and/or stone, and small window openings. Adopted as the national form, the hall/parlor plan common to this style is distinctly recognized through the building's three bay wide plan, with the central entry placed slightly off center. Another common plan is the three-bay wide central-passage, single-pile plan, distinguished by its one story height and steeply pitched side gable roof.

The Phase I survey recorded forty examples of the Colonial style, although not all of the documented examples are extant. The second reconnaissance survey phase identified only two additional properties displaying the Colonial style and form – Chowning Ferry Farm (051-0003) and the house at 1632 Belle Isle Road (051-5092). The dwelling at Chowning Ferry Farm was originally just three bays wide, although subsequent alterations have enlarged the structure to five bays in width. The building is crowned by a steeply pitched gambrel roof, a rare roof form for Colonial-era structures in the Tidewater region. As the structure was recorded at the reconnaissance level, the original interior plan of the circa 1750 house was not analyzed.

The interior plan of the former dwelling at 1632 Belle Isle Road, dating from the third quarter of the 18th century, has a central-passage, single-pile plan. The wood frame structure is set upon a brick pier foundation with large brick end chimneys. Small symmetrically placed openings hold 8/8 double-hung windows that are balanced by front gable dormers with 6/6 sash. The stylistic detailing, generated more by the form than applied ornament, is also derived through the double-shouldered exterior end chimney, the boxed cornice, and the interior design. Although subsequently renovated, original Colonial style elements on the interior include the dogleg stair with a narrow rail and thin square newel post and balusters.

Initially identified during Phase I, the Coppedge House (051-0134) is one of the finer examples of the Colonial hall/parlor plan in Lancaster County. Dating from the middle of the 18th century, the now vacant dwelling is three bays wide with an off-center main entry. The building is heated by a massive exterior end brick chimney, constructed at the base of English bond with a Flemish bond shaft. The chimney is finely detailed with glazed headers and double-shoulders, design elements indicative of the 18th century.

The intensive level survey recorded a significant number of Colonial style dwellings that have been subsumed within Greek and Gothic Revival style structures. This was documented at Oakley (051-0020), Hampton Gardens (051-0098), Saratoga (051-5041), and Public View (051-0139). Although much of the Colonial style detailing is no longer extant in these structures, elements of its original stylistic design and plan are visible. The original dormer windows at Oakley (circa 1750) hold thin and delicate muntins typical of the second half of the 18th century. The overmantel in the parlor at Public View (circa 1790) is sheathed with wooden boards. The four rectangular panels compliment the finely detailed mantel. Typically, in fine Colonial style dwellings, the walls were plastered. The exception was the

fireplace walls, which were often completely sheathed with wooden boards. The panels at Public View follow this design, yet, do not cover the entire wall.

Federal Style

Features commonly associated with the Federal style are low-pitched roofs, smooth symmetrical facades, elliptical fanlights, and slender sidelights. During the Federal period (1780-1840), ornamental details, particularly interior elements, echoed the work of the Adam brothers. The first survey recorded ten examples of Federal style architecture in Lancaster County, four of which no longer stand. Although no new properties reflecting the Federal style were noted during the Phase II survey, an intensive level survey was performed at Bondfield (051-0135). Noted in the Phase I survey report, Bondfield is a five bay wide wood frame structure covered with a low-pitched side gable roof. The interior of the circa 1806 dwelling exhibits the interior detailing commonly associated with the Federal period. Of note are the slightly projecting casings with cornerblocks, elegant crown molding, and finely detailed plaster medallion. Original to the building is the dogleg stair with a paneled wall stringer, bracketed carriage stringer, and tapered round balusters that support the half-cylinder crook of the rail. As fashions dictated, specific public spaces on the interior were renovated to reflect the Greek Revival style of the Antebellum period.

Early Classical Revival Style

The Early Classical Revival style, popularized in 1770 by Thomas Jefferson, looked to Roman Classicism for inspiration. Drawing on the temple form, the style typically features a one-story temple front with variations on the Roman orders, often taking the form of a front gable portico with four supporting columns. Typically, a raised first story reflects the stereobate and stylobate of the temple. Classical moldings are unornamented and generally painted white.

Collectively, the two survey phases recorded eight properties associated with the Early Classical Revival style, four having the traditional two-tiered entry porch with Tuscan columns. Commonly seen in Lancaster County, the porches are three bays wide on raised brick foundations with paired supports and pedimented front gable roofs. Virtually identical in plan, the examples include Monaskon (051-0017), Hampton Gardens (051-0098), Chase Manor (249-5011), Edgley (051-0041), and Public View (051-0139). Reflective of the Early Classical Revival, the buildings are all five bays wide and two bays deep with a central-passage plan. The bays are marked by the elongated window openings with a variety of lights. The side gable roofs have a shallow cornice and are terminated with massive exterior end brick chimneys.

Greek Revival Style

As a stylistic influence, the Greek Revival filtered down to even the most modest of rural farmhouses. Grander houses generally featured a columned portico supporting a triangular pediment – as on a Greek temple. Country builders accomplished the same effect simply by turning the gable end of a house to the street, boxing in the gable with a triangular raking cornice, adding pilasters to the corners, and painting the building a pristine white. The Greek Revival style, extending from 1825 to 1860, was extremely popular in Lancaster County. Thirty-five domestic properties and three churches, were identified as exhibiting the Greek Revival style during the first survey phase. Of those, five properties were recorded at the intensive level during Phase II, including the Period 2 addition to Oakley (051-0020), Retirement (051-0148), Hampton Gardens (051-0098), White Marsh United Methodist Church (051-0027), and Morattico Baptist Church (051-0066).

The imposing dwelling known as Retirement, located on Little Bay Road, was constructed in 1857 for property owner Hugh Henry Hill (about 1835-1880). In form and style, the building is reflective of the late Federal style and the Greek Revival style. The wood frame structure measures five bays in width, standing two stories in height on a slightly raised four-course American bond brick foundation. The central entry is marked by a three-light transom and fixed sidelights above recessed panels. The original single leaf entry door is delicately ornamented with raised panels, a motif that was also noted on the entry door of Bondfield.

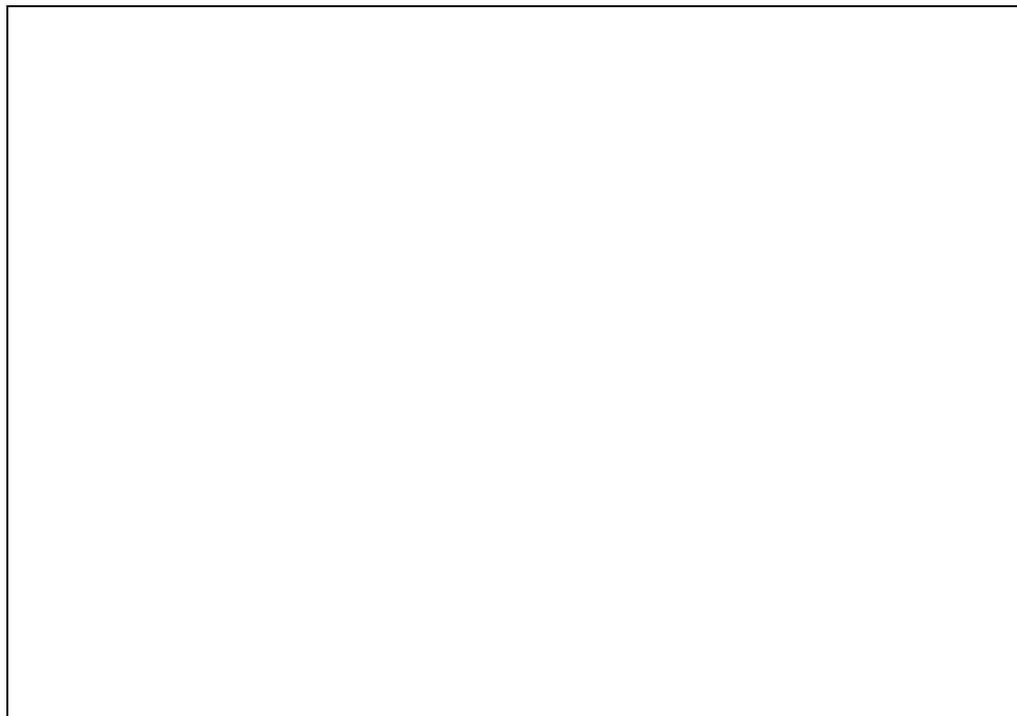


Figure 1: Greek Revival Portico at Oakley (051-0020)

A significant number of the properties displaying the Greek Revival style were originally constructed in the Colonial era, or denoted Federal style elements. Each of these enlarged resources was documented through physical evidence discovered during the intensive level

A significant number of the properties displaying the Greek Revival style were originally constructed in the Colonial era, or denoted Federal style elements. Each of these enlarged resources was documented through physical evidence discovered during the intensive level survey. Excellent examples include Greenfield (051-0083), Melrose (051-0051), Sanders House (051-0185), Epping Forest (051-0008), Holyoak (051-0046), Oakley (051-0020), Hampton Gardens (051-0098), and Bondfield (051-0135). Overwhelmingly, the enlarged structures were finished with limited stylistic detailing on the exterior, with the higher style ornamentation on the interior.

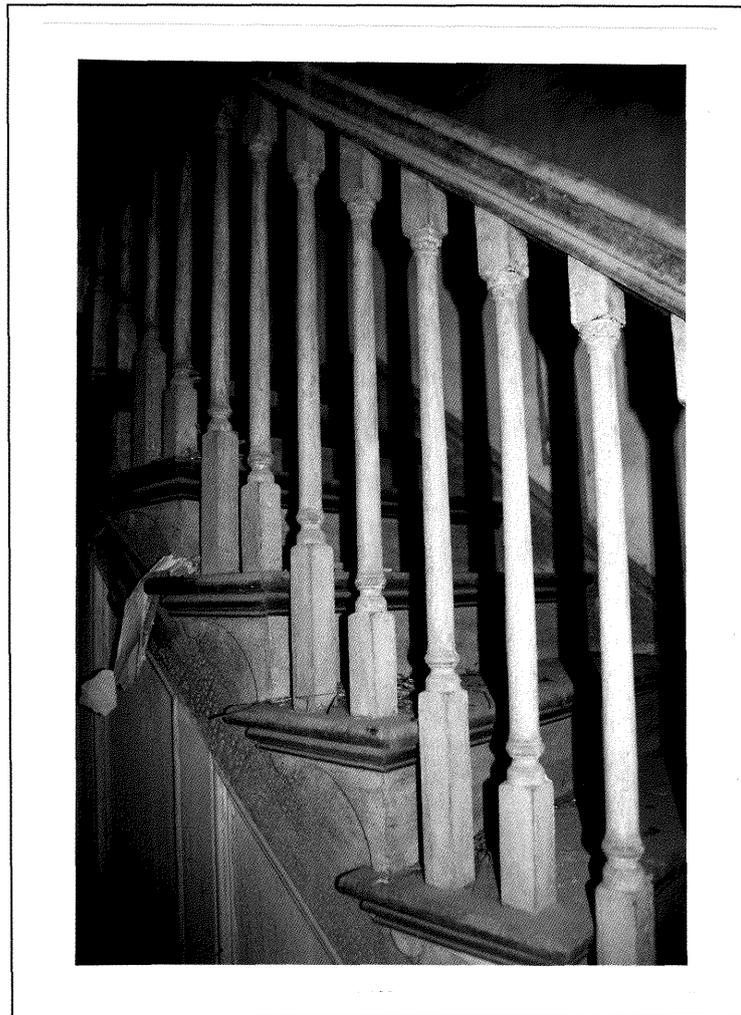


Figure 2: Stair Detail at Oakley (051-0020)

The interiors of many of these Greek Revival-style dwellings are remarkably intact as originally designed, displaying details that are similar in form and ornament. With the frequent use of the summer hall in the central-passage plan during this period, many of the resources have exceptionally ornate, high style interior embellishments. Typically, within

the interiors viewed, the summer halls were spacious, containing two double-leaf main entry openings and a grand hollow-newel stair. The stairs are all similarly trimmed with molded wall stringers, paneled and bracketed carriage stringers, thin square or tapered round balusters, and ornately turned newels. One of the most outstanding features on the stairs are the round rails with landing newels, easements, and gooseneck crooks. Striking similarities were noted on the interiors of Melrose, Bondfield, Retirement, Levelfields (051-0048), Greenfield, the Glebe (051-0198), Sanders House, and Pop Castle (051-0075). It can be inferred from the resemblances that local construction trends and/or the same carpenters were responsible for the form and detailing of the summer halls and stairs. Yet, to date, only the elegant stair of Melrose has been documented as the work of prominent local cabinetmaker William Pierce.

One feature that consistently appeared in many of the Greek Revival-style Antebellum period dwellings was the square-edged casing with recessed center panel and crosssetted lintel. Often, the lintels had a slight pitch, being segmental- or lancet-arched in form. The crossset form and arched lintel were commonly mimicked on the back shelf of the mantels. This was noted throughout Hampton Gardens, Levelfields, and Greenfield.



Figure 3: Parlor at Levelfields (051-0048)

Gothic Revival Style

During the Phase II survey of Lancaster County, thirty-four resources were found to exhibit the Gothic Revival style, identified by its steeply pitched roof, decorative bargeboard, and one-story porches with flattened Gothic arches. Noted by Andrew Jackson Downing, the Gothic Revival style was a revolt against the rigid demands of classic forms. This artistic rebellion railed against formal gardens, symmetrical buildings, and imposing classic order on the natural landscape.

Predominately modest in detail when compared with high style Gothic Revival archetypes, the resources of Lancaster County display the traditional steeply pitched open pediment and ornately arched openings. Commonly, in rural communities like Lancaster County, the rigid box of the traditional I-house form was distorted by the addition of a single projecting pediment or gable on the primary elevation. This stylistic feature was often added to existing dwellings, as noted at Holyoak, or incorporated into the original design. The pediments recorded typically were open, with tympanums pierced with narrow window openings. In Lancaster County, the influence of Andrew Jackson Downing's Gothic Revival is visible well into the four quarter of the 19th century.

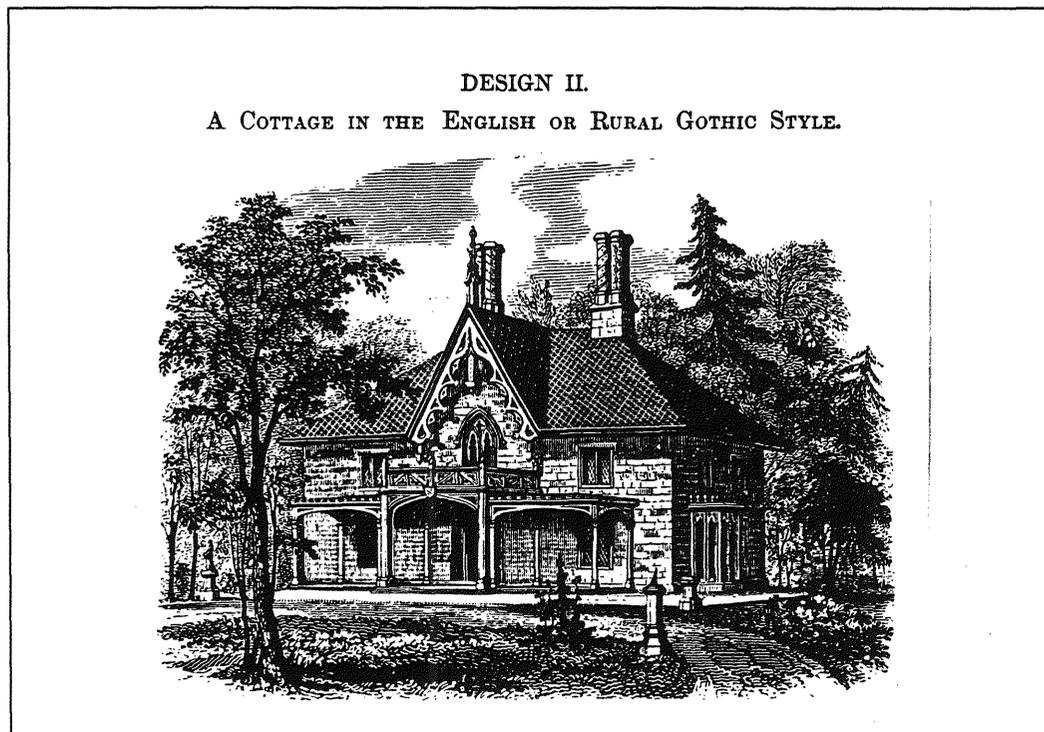


Figure 4: Design II from Andrew Jackson Downing's *Victorian Cottage Residences*



Figure 5: 429 John's Neck Road (051-5200)

Queen Anne Style

Fifty-seven Queen Anne style resources were identified, making it the most popular style documented. Although this dominant style traditionally lent itself well to a variety of building forms and uses, including schools, hotels, and commercial buildings, only single-family dwellings were recorded during the Phase II survey. The Queen Anne style was immensely popular in Lancaster County, as well as in the rest of the United States. However, many of the Queen Anne style buildings of Lancaster County are more restrained than the Queen Anne-style houses in more urban locations. In their attempts to mimic the style, often the irregular forms and asymmetrical massing were lost, but many of the techniques and details associated with the style remained. The form of the buildings may be traditional and symmetrical, however, the detailing is pure Queen Anne with canted projecting bays, sawn balusters, cornice returns with dentil molding, and chamfered posts with brackets.

The now vacant dwelling on Mary Ball Road (051-5050) exhibits many of the traditional Queen Anne style elements popularized during the Victorian era, albeit minimally. The main block of the building is based on the traditional I-house form, with a three-sided projecting bay augmenting the plan. Similarly, the house at 240 South Main Street (249-5025) utilizes a traditional rectangular form stylistically enlarged by the projecting corner tower with conical roof and wrap-around porch. Both dwellings employ limited stylistic



Figure 6: House on Mary Ball Road (051-5050)



Figure 7: House at 240 South Main Street (249-5025)

detailing common to the Queen Anne style, including triangular windows, overhanging eaves with narrow cornice moldings, and 2/2 windows.

Extremely asymmetrical in form and massing, the large dwelling at 58 Church Street (249-5023) was constructed in the early part of the 20th century. This two-and-a-half-story wood frame dwelling provides an excellent example of the picturesque Queen Anne style, characterized by irregular forms, wrap-around porches, and lacy, decorative woodwork. Typical Queen Anne features include thin turned balusters with Tuscan columns, interior brick chimneys with decorative caps, wide bedmolding and friezeboards, multi-light stained glass windows, and a steeply pitched hipped roof with intersecting gables.



Figure 8: House at 58 Church Street (249-5023)

Colonial Revival Style

Within the survey area, forty-six buildings were documented that exhibit the Colonial Revival style. Identifying features of the style commonly include accentuated main entry doors, symmetrically balanced facades, single and paired double-hung sash windows, and side gable or gambrel roofs. Despite its frequent use for domestic buildings, the style also lent itself well to commercial and institutional buildings such as banks, hotels, and post offices.



Figure 9: House at 74 Church Street (249-5028)

The resources are typically detailed with corbeled brick chimneys, classically inspired door surrounds, and symmetrical facades marked with a central entry and double-hung windows. The central-passage entry is commonly flanked with sidelights and covered by a front gabled portico supported by Tuscan columns. Notable examples include the house on Foster Lane (051-5140), Pembroke House (051-5034), the house at 625 Chesapeake Drive (051-5025), and 2252 Windmill Point Road (051-5013). The three-bay wide dwelling at 74 Church Street (249-5028) in Kilmarnock is an excellent illustration of the high style elements applied to many rural buildings. This imposing two-story building is constructed of wood frame on a solid brick foundation. A projecting pediment that extends from the pent roof accentuates the central entry, which is framed by five fixed sidelights. Flanking the entry are Palladian-like windows consisting of a full-size 6/1 sash and narrower 2/1 sash windows. The required symmetry indicative of the style is maintained on the second story with 6/1 window openings. The overhanging hipped roof, now sheathed in asphalt shingles, is pierced at the center by a five-light eyebrow dormer. One-story wings project from the side elevations of the structure, maintaining the symmetry.



Figure 10: House at 2252 Windmill Point Road (051-5013)

All of the Colonial Revival style resources recorded are constructed of wood frame on brick foundations. The majority of these structures are sheathed with weatherboard siding or asbestos shingles, although a few examples of brick facing were documented. One of the best examples is the brick faced dwelling at 2252 Windmill Point Road (051-5013). This modest two-story building is reminiscent of its Georgian and Federal style counterparts with its strict symmetry, elongated 8/8 and 6/6 windows, exterior end brick chimney, semi-circular arched frontispiece adorning the central entry, and imposing side gable roof.

Bungalow/Craftsman Style

One of the most popular style and building form noted in the rural regions of Lancaster County was the Bungalow/Craftsman. Indicative of the Bungalow/Craftsman are the low-pitched gable roof, wide overhanging eaves, exposed roof rafters, decorative false beams under the eaves, and full-width front porches with roofs supported by tapered square columns set upon brick posts or turned posts with square balusters. The substantial number of resources reflecting the typical elements resulted in a sampling of the style, rather than a comprehensive survey. Thus, during the second survey phase, fourteen properties were identified as Bungalow/Craftsman. Overwhelmingly, throughout the county, the bungalow form is finished with traditional Craftsman style detailing, such as the exposed rafter ends, paired and triple windows, staggered wood shingles, and inset porches. Yet, a significant number of Craftsman-style buildings with irregular, non-bungaloid plans were recorded. Additionally, as a result of mail-order catalogues and the transportation of goods from Baltimore by steamboat, many Queen Anne style dwellings were finished on the interiors

with high-style Craftsman elements. This was noted in three virtually identical dwellings in Weems – 3778 Weems Road (051-0145), 3798 Weems Road (051-0144), and 3940 Weems Road (051-0142). Dating from the early 1920s, the three dwellings display the Queen Anne style on the exterior, including projecting bays, stained glass, wrap-around porches, and cross gables. On the interiors, the buildings are Craftsman in style, with unpainted wood finishes, square newels with recessed panels, segmental- and flat-arched openings supported by columns on piers, square-edged casings with projecting lintel caps, and smooth-finished stone facing in a color that contrasts with the wood finishes.



Figure 11: House at 3798 Weems Road (051-0144)

Other Styles

The building types that did not conform to a particular style were designated as "Other." This occurred thirty-five times during the survey and largely included commercial and vernacular buildings, such as the commercial buildings at 27 Alfonso Road (051-5021) and 5277 Mary Ball Road (051-5056), and the abandoned wood frame school on Field Trail Road (051-5068). Most of the domestic examples did not conform to any style because the original structure had been severely altered, losing or obscuring the original forms and details. Two excellent examples are the abandoned houses on Field Trail Road (051-5067) that date from the second quarter of the 19th century.

THEME: COMMERCE/TRADE
RESOURCE TYPES: Specialty Stores

Noted during the first survey, Lancaster County retains a limited number of resources associated with the Commerce/Trade theme as many of the crossroads structures did not survive the rapid growth and construction that occurred during the 20th century. Though many of the original small stores have been replaced, a few examples of this building type remain. Many of these buildings, modest in scale and constructed of readily available materials, were located along country roads, at the wharves, and at crossroads such as Windmill Point, Irvington, Kilmarnock, White Stone, and Lively. These structures are typically set close to the road, with little or no exterior ornamentation to draw the attention of passers-by.



Figure 12: Commercial Building on Windmill Point Road (051-5016)

This theme was a primary focus of the Phase I survey, with forty-six commercial properties recorded. Of those, thirty-nine served as stores with a sampling of banks, offices, and service stations. In Phase II, nine commercial properties, specifically stores and service stations, were documented. Ranging in date from 1885 to 1920, the stores documented include two distinct building forms that also are varied in construction material. The two-story wood frame store on Windmill Point Road (051-5016) was constructed at the turn of the 20th century to serve the small residential community of Palmer. Reminiscent of a single-family dwelling, the building is three bays wide with a rectangular plan. Paired 2/2 windows, suggestive of storefront windows, flank the doublewide entry on the primary elevation. The steeply pitched front gable roof is finished with overhanging eaves, bedmolding, and ogee-molded cornice returns.

In contrast, the circa 1910 store at 2102 North Main Street in the town of Kilmarnock (249-5036) is constructed of brick, laid in all stretcher bond. In form, this one-part commercial block is a simple box with a decorated façade that is somewhat urban in its overtones. A sizable wall area exists between the windows and cornice line to provide a place for advertising and make the façade appear larger and more urban than would otherwise be the case. The primary façade is three bays with a central entry flanked by double-hung window openings that are now boarded up. The stepped parapet roof on the façade, creating the false-front arrangement common to small buildings of this period, hides the shallow gable roof.

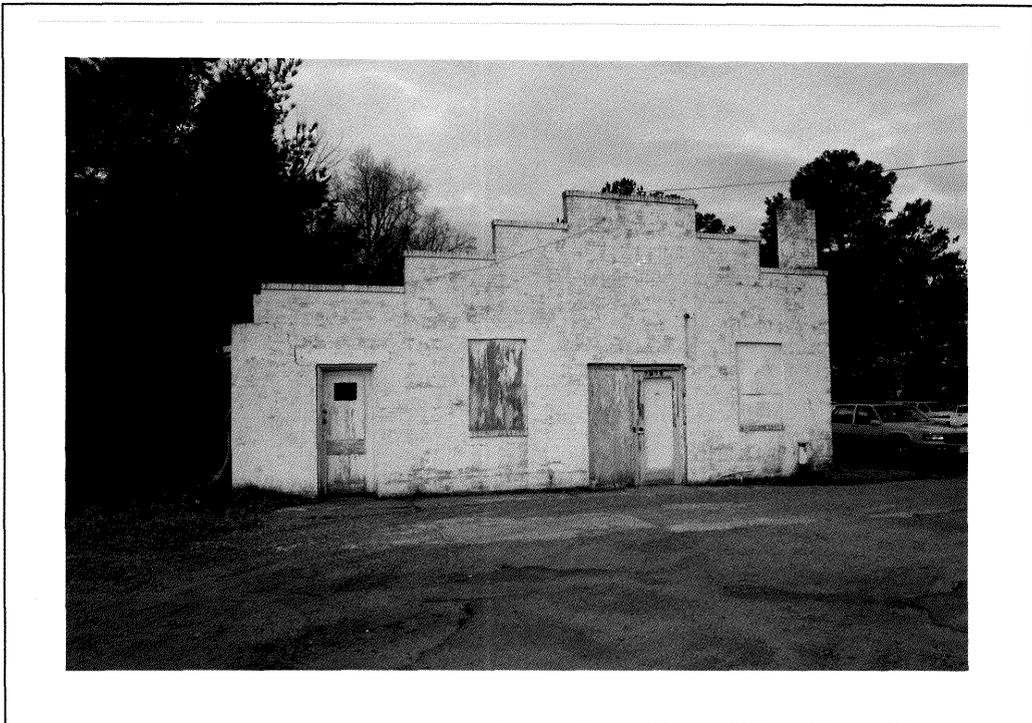


Figure 13: Commercial Building at 2102 North Main Street (249-5036)

Service Stations

The growth of vehicular traffic destined for the Northern Neck in the early part of the 20th century prompted the construction of numerous service stations that provided not only gasoline, but also a limited selection of groceries. Collectively, Phases I and II have recorded six service stations in Lancaster County dating from 1885 to 1925. Of these, only three were purpose-built gas stations – the Ottoman Gas Station (051-0114), the service station at 1252 Morattico Road (051-5091), and the former station at 5360 Mary Ball Road (051-5211).

Like the specialty store at 2102 North Main Street, the service station on Morattico Road has a central entry flanked by double-hung window openings. The stepped parapet, again creating the false-front arrangement hides the shallow pitch of the roof. The influence of the Craftsman style is displayed on the overhanging canopy, with its half-hipped roof, overhanging eaves, exposed rafter ends, and tapered square posts set upon brick piers. Beneath the canopy stand several gasoline pumps dating from the latter part of the 20th century. The main block of the rectangular building is constructed of smooth-faced concrete blocks. In contrast, rock-faced concrete blocks accentuate the primary façade, an ornamental construction material that wraps slightly around the corner of the structure to read as quoins. Patented in 1900, rock-faced concrete block instantly became one of the leading building materials in the United States. The concrete blocks were a cheap, quick, and easy alternative to more traditional materials, with a block costing between thirteen and twenty cents to make in 1910. Advertisers also pointed out that it was fireproof, required no paint, and needed little care.² A combination of changes in both taste and technology in the 1930s led the industry to shift production from the rock-faced concrete block to the more utilitarian and less decorative plainface block.³



Figure 14: Service Station at 1252 Morattico Road (051-5091)

² Pamela H. Simpson, *Cheap, Quick, and Easy: Imitative Architectural Materials, 1870-1930*. (Knoxville, TN: The University of Tennessee, 1999), p. 23.

³ Simpson, p. 27.

THEME: DOMESTIC

RESOURCE TYPES: Single-Family Dwellings and Secondary Domestic Outbuildings

During this phase of the architectural survey of Lancaster County, 188 resources out of a total of 205 properties were documented as being associated with the Domestic theme. The resource types identified include 188 single-family dwellings, 4 guesthouses, two mobile homes, two camp cabins, two servant's quarters, and 252 associated outbuildings, such as sheds, well houses, privies, kitchens, and garages. Intense development of domestic buildings in the Tidewater region, and Lancaster County specifically, began during the Antebellum period (1830-1860) and continued at a greater pace in the Reconstruction and Growth period (1865-1917). Thus, 153 of all the 205 primary resources recorded in Phase II date from this latter period. The increase in domestic development was largely sparked by the steadily increasing economy of Lancaster County, with profits generated by improved transportation routes and agricultural production. The greatest period of growth occurred between 1865 and 1915, with 153 of the domestic resources recorded dating from this fifty-year span. The majority of these improvements occurred between 1890 and 1899, with 79 primary dwellings recorded in Phase II. Notably, the greatest number of domestic resources recorded in Phase I date from 1870 to 1879. The discrepancy in the growth and development of domestic improvements in Lancaster County is directly associated with the Phase I methodology that attempted to more comprehensively record pre-1880 domestic properties.

The domestic resources documented during the on-site survey are typically two-stories to two-and-a-half-stories in height. Overwhelmingly, the buildings are constructed of wood frame with weatherboard cladding, and set upon slightly raised brick foundations. Foundations are solid in form, generally brick piers that have been infilled with concrete blocks or bricks. The roofs are primarily side gable, and typically clad in standing seam metal or re-clad with asphalt shingles. The chimneys, predominately constructed of brick, are equally interior or exterior end, and often ornamented with corbeled caps. The majority of residential buildings have central-passage plans, although a significant number of side-entry plans were documented, particularly on buildings dating from the early part of the 20th century. In total, 111 of the single-family dwellings have one-story porches on the façades. The wood frame porches are typically three-bays wide (75%), with Tuscan columns or turned posts. A single example of a two-story porch type was recorded, although ghosting of this particular porch was noted at several other properties. Twenty-one wrap-around porches were recorded, all ornamenting Queen Anne style dwellings of the late 19th century.

Overwhelmingly, the domestic buildings of rural Lancaster County displayed the I-house form, a three-bay wide/one-room deep configuration. The I-house is always two-stories in height, with a side gable roof and central-passage entry. In Virginia, this form began as early as the 1760s and continued well into the 1920s. Of the 188 domestic resources recorded at the reconnaissance and intensive levels in Phase II, about forty-five dwellings exhibit the I-house form, or a variation of this popular form. The intensive survey documented that six of the primary resources recorded at this level of study were enlarged by the addition of the I-house form. Typically, the I-house configuration was

constructed as the main block or primary façade of the enlarged building, while the original Colonial-era hall/parlor structure was reduced to functioning as a rear ell or side wing.

Many of the properties surveyed in Phase II included historic outbuildings representative of the rural county's agricultural nature. Associated domestic outbuildings recorded included sheds, summer kitchens, well houses, guesthouses, and garages to name a few. Of the 252 identified, 114 outbuildings were documented as historic. This included five guesthouses and carriage houses, seven privies, one gazebo, and two servant quarters. The greatest number of historic resources was associated with the self-sufficient nature of the property, and included five well houses, fifteen dairies, five smokehouses, and two summer kitchens. The most prevalent outbuilding identified was the shed, which tended to be a catchall term for generic outbuildings. A total of 121 sheds were documented, with fifty-four deemed historic. The utilitarian function of the outbuildings dictated the predominantly wood frame, one- to two-story, front gable form.

Like the more suburban regions of Virginia, rural communities during the 20th century were predicated on the use of the automobile, making garages and carports essential features of the landscape. A total of sixty garages and two carports were identified during the survey, thirty-six of which were determined to be historically associated with the primary dwelling. Like the well houses, smokehouses, and sheds, the garages are generally one-story in height, constructed of wood frame with little or no applied detailing associated with any given period or architectural style.

Although architecture style will be discussed under the Domestic theme, a more in-depth description and comparison will be examined in the Architecture/Community Planning theme. For a discussion of residential development during the European Settlement to Society Period (1607-1749) and the New Dominion (1945-present), see the Phase I "Historic Architectural Survey Report of Lancaster County, Virginia," prepared in 1997.

SINGLE-FAMILY DWELLINGS

Colony to Nation (1750-1789)

In general, the dwellings erected during this period continued to be modest in form and detailing. Typically Colonial in style, the dwellings presented hall/parlor plans with steeply pitched side gable roofs and massive exterior end chimneys. From this period, three domestic resources were recorded for the first time – Oakley (051-0020), Chowning Ferry Farm (051-0003), and the house on Belle Isle Road (051-5092). Additionally, dating from 1750-1775, five dwellings recorded in Phase I were intensively documented during Phase II. Thus, within the Lancaster County databases, there are twenty-two domestic resources dating from the Colony to Nation Period.

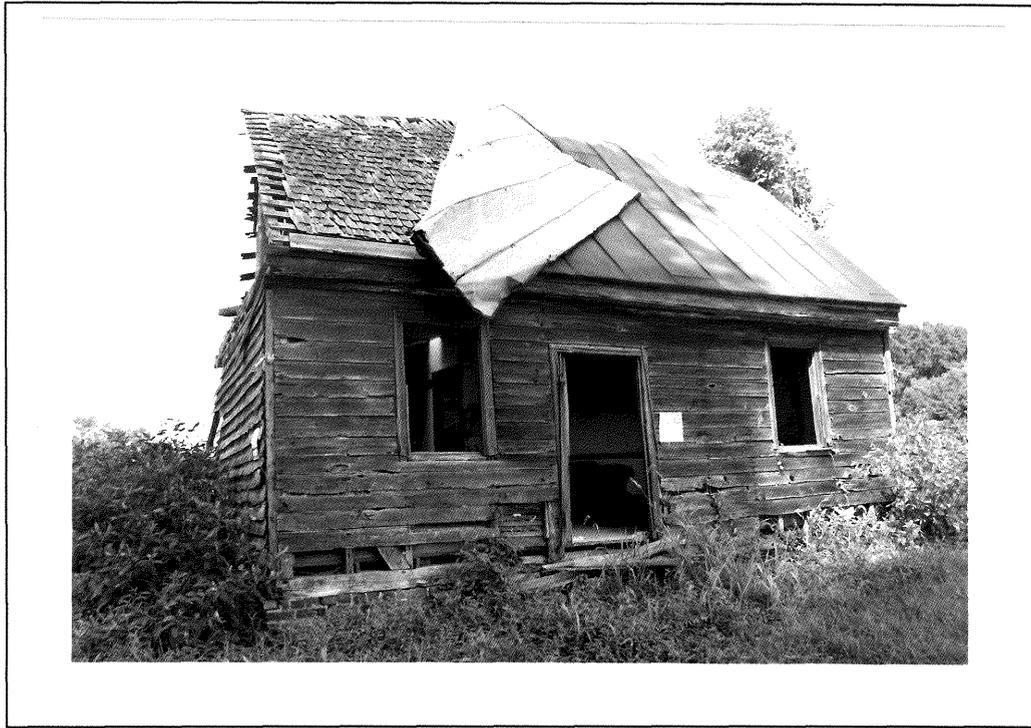


Figure 15: Hall/Parlor Coppedge House (051-0134)

Two of the most notable dwellings from this period are the Coppedge House (051-0134) and the house on Belle Isle Road. Both buildings are one story in height with a side gable roof and double-shouldered exterior end brick chimneys. The severe state of deterioration at the Coppedge House, erected circa 1750, exposes the post and beam framing of the structure and the wood shingle cladding of the roof under standing seam metal. The three-bay wide building has a hall/parlor plan augmented at the rear by a one-room deep addition. Typical of this Colonial form, the main entry is slightly off-center as it provides direct access into the public space of the dwelling. Commonly referred to as the hall, this public space is serviced by an imposing Flemish bond brick chimney and detailed with baseboards, chair boards, molded casings, and a tall mantel. The private parlor is accessed from the interior of the structure only, and is more modestly detailed and lacks a fireplace. Documented in Phase I, the Hurst House (051-0133) is another excellent example of a domestic resource from this period that retains its original hall/parlor plan.

The evolution of the modest open hall/parlor plan to the more fashionable closed central-passage plan is exhibited at the former dwelling on Belle Isle Road. This one-story wood frame dwelling, set upon a brick pier foundation, demonstrates the evolution of the domestic form by the 1760s in rural Virginia. The form retains the single-pile configuration for circulation purposes, while introducing the central hall for the sake of privacy, circulation, and cleanliness. This narrow public space is flanked by two private rooms, each served by exterior end chimneys.

Often, existing hall/parlor dwellings were enlarged by the addition of a second parlor to create the central-passage plan. This was noted numerous times during Phases I and II of the survey, including Level Green (051-0113) and Crescent Cove (051-0040). Yet, the dwelling on Belle Isle Road was the only recorded example of a one-story, central-passage dwelling that was originally constructed with this plan. Dating from circa 1760, the dwelling displays rigid symmetry with a narrow central entry flanked by single window openings.



Figure 16: Oakley (051-0020), Original Hall/Parlor Portion of Building.

The central-passage configuration displayed at the one-story house on Belle Isle Road became transitional as the one-story dwelling became two stories. The new form, coined "I-house" by Fred B. Kniffen in the 1930s, was two stories in height, rather than one story. The two-story I-house dwelling was easily identified with its side gable roof, central-passage/single-pile plan. The one-room deep plan maintained the circulation of the traditional forms, while providing two private spaces separated by the public hall. This two-story form became popular in Virginia as early as the 1760s, prompting many wealthy property owners to enlarge existing dwellings. Identified examples of enlarged plans include Holyoak (051-0046), Public View (051-0139), Ring Farm (051-0169), and Apple Grove at Chase's Cove (051-0177). Often, the existing structures were captured within the enlarged plan and reduced to serve as secondary living spaces. The new I-

house addition would often become the main block of the dwelling, presenting the primary façade, while the original portion of the building became a rear ell or side wing. Such is the case at Oakley (051-0065), a circa 1750 hall/parlor dwelling that was enlarged in the 1830s by the construction of an I-house addition. Ornamented with high style detailing of the period, the I-house was sited to face north on Morattico Road. Consequently, the western facing hall/parlor section of the building was hidden from public view on the south side of the I-house.

Early National Period (1790-1830)

Collectively, Phases I and II recorded twenty-seven properties dating from the period between 1790 and 1830. The plan of the domestic resources dating from the Early National Period is generally the central-passage, double-pile configuration. However, two of the three dwellings from this period that were recorded in Phase II originally had one-room plans that were enlarged during subsequent economically prosperous periods. The one-and-a-half-story rear ell of Hampton Gardens (051-0098) was constructed between 1800 and 1820. Like Oakley, the original portion of the building was largely obstructed from public view by the construction of the Greek Revival I-house addition in the 1840s. Similarly, Saratoga (051-5041) originally had a one-room plan, dating from 1790-1800. This portion of the building was enveloped within the L-shaped main block that was constructed on the southeastern portion of the structure at the turn of the 20th century. The original portion of the building was two-bays wide, set upon a full English basement, and appears to have been one-and-a-half stories in height.

The imposing single-family dwelling known as Bondfield (051-0135) was constructed circa 1806 with the traditional central-passage plan. Yet, the imposing five bay wide building is more Georgian in plan with a double-pile configuration set upon a three-course American bond brick foundation. Prior to the on-site intensive level survey, Bondfield was given a construction date of 1856. On-site survey and documentation indicated this Federal style building was actually erected soon after the Carter family acquired the property in 1806. The rigid symmetry of the central-passage plan is amplified through the single window openings, which are elongated on the first story. The interior of the building was renovated in 1856 with the application of Greek Revival style detailing. The embellishment of the building with fashionable ornamentation is indicative of the Antebellum period, a time of economic prosperity countywide.

Antebellum Period (1831-1860)

During the Antebellum period, the population of Lancaster County increased and profits generated by tobacco production directly impacted the economic growth of the Northern Neck. The rising economic status of landowners coupled with the opportunities afforded them via the steamboat brought new trade and purchasing options to the county. Prominent residents were able to renovate and substantially enlarge existing dwellings with fashionable architectural detailing that was shipped to the region by steamboat.

Although minor stylistic elements were applied to the exteriors, they were more commonly used to embellish interior spaces. This high style ornamentation, typically Greek Revival in style, was found on mantels, plaster ceiling medallions, window and door casings, hardware, chair rails, crown molding, and baseboards. Documented during the intensive level surveys, many of the interiors are similarly detailed, if not identically ornamented with prefabricated elements. For example, the existing dwellings at Ring Farm (051-0169), Greenfield (051-0083), and Bondfield (051-0135) were enlarged and detailed with ornate plaster ceiling medallions, highly detailed dogleg stairs, and crown molding.

The surveys identified forty domestic properties dating from this period, eight of which were documented in Phase II. All of the buildings are constructed of wood frame with gable roofs. The majority of the dwellings are set upon brick pier foundations, several of which have been infilled. Three of the dwellings display the I-house form, being three bays wide and one room deep – the house on Irvington Road (051-5159), 107 Woods Drive (051-5161), and the house on Main Street (051-5204). A single example of a front gable dwelling, measuring two bays wide and three bays deep, was recorded. In form, this modest building at 5294 Mary Ball Road (051-5219) displays the I-house plan with the main entry turned to the narrower side elevation. Two dwellings, Retirement (051-0148), and 156 Shady Lane (051-5177), have the more Georgian configuration, measuring five bays in width rather than three.

Expansion of the traditional I-house form at the time a structure was constructed was noted during the Antebellum period with three examples of L-shaped dwellings. Each of the buildings has the I-house form with a central-passage plan augmented by a one-bay wide projecting bay on the façade. The identified properties include the house on Rappahannock Drive (051-5028), 12133 River Road (051-5144), and the house on Route 605 (051-5047).

One of the most ornate domestic examples noted during Phase II is the transitional Federal/Greek Revival style dwelling known as Retirement (051-0148) on Little Bay Road near White Stone. The building was constructed for Hugh Henry Hill (about 1835-1880) in 1857 using slave labor and building materials shipped directly from Baltimore to Hill's dock on Tabb's Creek. On the exterior, the imposing two-story dwelling reflects the strict symmetry of the Federal style, while on the interior, the fashionable Greek Revival style is presented. Interestingly, Retirement is virtually identical on the interior in plan and ornament to Melrose (051-0051) and Levelfields (051-0048). All three of the properties were documented to have been constructed in 1857. Documentation gathered during the 1997 intensive level survey of Melrose revealed local cabinetmaker William Pierce designed and constructed the stair. The similarities in the design and form of the stair at Melrose with those at Levelfields and Retirement suggest Pierce could have been responsible for the work performed on the interiors of these two dwellings as well.

Civil War Period (1861-1865)

The economy of Lancaster County, like the rest of the Confederacy, declined quickly during the Civil War period. Many 18th and early 19th century dwellings were destroyed by troops passing through the region or simply abandoned by property owners, and few domestic improvements were made. Consequently, no domestic resources were recorded during the Phase II survey of Lancaster County from the period between 1861 and 1865.

Reconstruction and Growth Period (1866-1917)

A total of 147 properties from the Reconstruction and Growth period were recorded during the Phase II survey. Together with the findings of Phase I, which documented 73 domestic resources between 1866 and 1917, the Reconstruction and Growth period proves to have been the greatest period of development in Lancaster County. Of those recorded in Phase II, more single-family dwellings were constructed in the years from 1890 to 1910. This development period is twenty years later than that documented during Phase I, which recorded more domestic resources in the years between 1870 and 1889.



Figure 17: I-House with Rear Ell on Lara Road (051-5023).

Overwhelmingly, the two-story I-house is the dominant form, augmented by one-story ells, projecting two-story bays, or corner towers as need and stylistic modes dictated. Ornamental detailing remains confined to the full-width front porch, cornice returns, and interiors. The single-family dwellings are constructed of wood frame, typically on brick or concrete block pier foundations. Full-width front porches are generally one story in height and three bays wide with stylized posts and brackets. The side gable roof is dominant, although a number of hipped and gambrel roofs were recorded. In an attempt to be fashionable, many side gable roofs are embellished with open pediment gables at the center. The raked gable is reflective of the Gothic Revival, although the shallow pitch is less stylized. Brick chimneys moved within the main block of the buildings as stoves and central heating became more common. In turn, this allowed for more window openings to be symmetrically placed at the center of the side elevations, and allowed for more nature light and better ventilation.



Figure 18: I-House with Pedimented Gable on Regina Road (051-5049).

Illustrative of the economic prosperity of the period is the Bellows-Christopher House (051-0175) on Ocran Road. The original portion of the building, now making up the rear ell, was constructed in the middle part of the 19th century. Influenced by fashionable architectural designs and building materials readily available via steamboat from Baltimore, Captain Joseph Foster Bellows substantially enlarged the one-room structure by constructing an imposing Queen Anne style addition in 1903. As demonstrated at Oakley and Hampton Gardens, the original building was hidden at the rear of the new, more fashionable dwelling that was sited to face Ocran Road. The rectangular form of

the 1903 building is augmented by the wrap-around porch, projecting two-and-a-half-story bays, and intersecting gables of the imposing roof. Stylistically, the building is Queen Anne with ornate brackets, bargeboard, colored slate tiles, and corbeled brick chimneys. On the interior, the building continues to reflect the high style elements of the period with fancy-turned balusters and newels on the stair, bulls-eye corner blocks, molded base blocks, and wood paneled ceilings.

Noted in Phase I, Bellows had three smaller, yet highly detailed dwellings constructed on the property for his children in 1904. Virtually identical in form, the houses have hipped roofs with projecting front gables, two-story canted bays, wrap-around porches, and corbeled interior brick chimneys. Each of the buildings was constructed with prefabricated materials produced by W.Q. Garret and Company in Baltimore and transported by steamboat to Lancaster County. An interior survey of the Bellows-Humphreys House (051-0171) records the interior of the dwelling is just as ornately finished as that of the larger Bellows-Christopher House.

Several modest domestic forms emerged during the Reconstruction and Growth period, particularly in the first part of the 20th century. This included the bungalow and American foursquare. During the first thirty years of the 20th century, the nation experienced a building boom of small single-family houses. This growth was spurred by a social movement to improve housing, as well as the development of the suburb. Rural counties like Lancaster were not strongly impacted by the growth of suburbs as many larger towns and cities were. However, enclaves of housing developments did occur along crossroads and in villages such as Irvington, Kilmarnock, and White Stone. Similar to the pattern books of the early 19th century, magazines published designs for the small model houses complete with plans for prefabricated frames, specifications for fireproofing, and novel conveniences like electricity, plumbing, and gas ranges.

The bungalow form mimics the plan and massing traditionally associated with the Queen Anne style. Yet, the bungalow form invariably is one- to one-and-a-half-stories in height. Erroneously known as a style rather than a form, the bungalow is covered by a low-pitched, intersecting gable roof that encompasses the wrapping porch. The irregular interior plan allows for additional window openings and direct access to the porch from various secondary rooms. The modest arrangement of the wood frame buildings makes them one of the most popular low- to middle-income domestic forms in growing communities across the United States. These dwellings are typically trimmed with stone and brick, half-timbering, exposed rafter ends, multi-light fixed windows, and massive porch supports, thus melding the bungalow form with the Craftsman style perpetually.

The two phases of survey in Lancaster County recorded seventeen domestic buildings from this period that illustrate the bungalow form. Remarkably, the two bungalow dwellings documented in Phase I exhibit stylistic detailing associated with the Queen Anne style, such as patterned shingles and ornately corbeled chimneys. The bungalows documented in Phase II are indicative of the Craftsman style, with such detailing as exposed rafter ends, sunburst motifs, and brackets. Excellent examples dating from

1900-1915 include the houses at 10656 Mary Ball Road (051-5018), 667 Chesapeake Drive (051-5026), and 72 North Main Street (249-5031).



Figure 19: Bungalow at 72 North Main Street (249-5031).

Another of the popular building forms of the late 19th and early 20th centuries was the American foursquare, commonly ornamented with Colonial Revival- and Craftsman-style detailing. The term foursquare is often used in reference to an architectural style, yet it means a particular house form – just as bungalows and cabins are forms rather than styles. The two-story, four-rooms-per-floor plan without a hall is a much-used concept that references the hall/parlor plan of the 18th century. Although the foursquare is one of the most popular early 20th century forms nationwide, the form was not prevalent in Lancaster County.



Figure 20: American Foursquare House on Mary Ball Road (051-5058).

Four illustrations of the American foursquare exhibiting architectural detailing fashionable in the early part of the 20th century were documented in the survey. The freestanding dwelling on Mary Ball Road (051-5058) is a good example of the form, dating from between 1905 and 1920. The building has the characteristically distinguished two-story height, hipped or pyramidal roof with pronounced eaves and dormers that light an extra half-story, large front porch (now enclosed with screens), and the lack of ornate exterior ornament. The overall shape is a cube, and the main entry opening is located off-center. Two dwellings exhibiting the American foursquare configuration were noted in Phase I, although the buildings were constructed in the 1920s.

World War I to World War II Period (1918-1945)

The Phase II survey documented twelve domestic resources dating from the World War I to World War II period. Phase I recorded nine resources, four of which are located in the Lancaster Court House Historic District. The limited number of properties throughout the county from this period reflects the constant population of the region, the lack of housing improvements, as well as the methodology employed during the survey. The domestic resources dating from this interval are comparable in form, style, and composition to those prevalent in the latter part of the Reconstruction and Growth period, particularly after 1900. Generally, the houses are one-and-a-half stories to two-stories in height with solid foundations. The roofs are side gable with an equal number of interior

and exterior brick chimneys. Interestingly, as reported in Phase I, more brick buildings were documented during this early 20th century period than any other previous period. Unlike historic predecessors, however, the brick houses erected between 1918 and 1945 are more often wood frame structures clad with brick facing.



Figure 21: Cape Cod and American Foursquare on South Side of Route 3 in Kilmarnock.

The bungalow form was the most prevalent configuration noted during this phase of the 20th century, representing five of the twelve domestic properties documented. The American foursquare was also noted a few times, often adorned with Colonial Revival style detailing fashionable in the 1920s and 1930s.

Representative of the suburban-like development along crossroads communities and small rural towns is the Cape Cod – an 18th century building type that was revived in the second quarter of the 20th century with the increasing need for mass-produced housing at a low cost. The three-bay wide form is one to one-and-a-half stories in height with a side gable roof and a single end chimney. Unlike its ancestor, the 20th-century Cape Cod house is pierced with dormers that allow the upper story to be more fully utilized. The facades are commonly marked with entry porticoes or porches. Like the I-house form of the late 19th century, the Cape Cod is augmented by rear additions and projecting bays on the facade. A number of Cape Cod houses were recorded in Kilmarnock, Weems, Irvington, and in the vicinity of the Lancaster Court House.

Secondary Domestic Outbuildings

Summer Kitchens

Although seven detached summer kitchens were recorded during Phase I, no freestanding kitchen structures were identified in Phase II. Overwhelmingly, the summer kitchens recorded in Phase II are connected to the main dwelling by a one-story hyphen. This was noted at Pembroke House (051-5034) at 667 Route 695 and the house on Route 605 (051-5047). Both of the two-story summer kitchens were connected to the main block of the dwelling in the 20th century. The wood frame kitchens have shallow pitched side gable roofs, each now sheathed in standing seam metal. The wide overhanging eaves of the structures mimic those of the main dwellings. No longer serving as separate structures, these mid- to late 19th century kitchens retain their interior brick chimneys.

Smokehouses

Of the five smokehouses documented in Phase II, only the structure recorded at Chowning Ferry Farm (051-0003) displays the archetypal form of a smokehouse. The circa 1830 building is constructed of brick, laid in five-course American bond. Technically one-story in height, the nature of the structure required the gable roof to be very steeply pitched, thus presenting a half-story clad in weatherboard. The small square openings on the side of the building are deeply recessed and located high within the wall surface. The other four examples of smokehouse, all of which date from the turn of the 20th century, are one story in height with gable roofs. For example, the wood frame structure on Courthouse Road (051-5208) has a steeply pitched roof and is set upon a stone foundation. Now sheathed in vertical metal sheets, the building is devoid of openings, save the entry opening on the north elevation.

Privy

One-story privies, or outhouses, were noted thirteen times in Lancaster County during Phase II. These single room structures are all narrow in form with a shed roof or gable roof. The wood frame examples date from the middle part of the 19th century to the second quarter of the 20th century, and include the property on Route 605 (051-5047), Wake Forest (051-5019), 7942 River Road (051-5093), and the property on Brightwaters Drive (051-5004).



Figure 22: Dairy at 20825 Mary Ball Road (051-5172).

Dairy

Dairies or milk houses are structures built at the source of water to ensure the protection of the spring from pollutants and animals, as well as provide a cool, clean space for storing dairy products. Often functioning in the same manner as springhouses, dairy structures were typically constructed of brick or stone, which offered the best insulation, and were located at the base of a slope where the spring usually emerged from the ground. In some cases, the water was channeled through troughs that were located in the floor or were slightly raised from the floor of the structure. The water flowed continuously through the house, supplying a steady inflow of cooling water. In order to prevent mildew and mold, adequate ventilation was required, usually accomplished with the use of louvers or roof ventilators. Customarily the buildings were boxy with shed or gable roofs and a single entry door. The dairy is generally a small structure, large enough to provide a cooling container for the milk cans.

Few examples of the dairy or milk house survive in Lancaster County. Of the fifteen identified, the best example was recorded at 20825 Mary Ball Road (051-5172). This squat one-story structure is raised from the ground on wood piers. The wood frame dairy is clad with narrow vertical planks and is covered by a sloping shed roof. Exposed rafter ends support the overhanging roof of this particular dairy.

Garages

In 1900, more than 8,000 cars were on the road nationwide; just fifteen years later the number was well over two million. America's fascination with the automobile made a tremendous impact on the laying of new roads and the siting of resources within a property. In addition, the trend caused the manipulation of traditional styles and forms as the garage struggled to be architecturally compatible and non-intrusive to the rural landscape.



Figure 23: Garage at 4581 Windmill Point Road (051-5009).

By the 1920s, the main dwelling house and the garage were being erected simultaneously. Traditionally, garages of this period mimicked the architectural style and detailing exhibited on the dwelling. This was particularly true in regard to building materials, roof form, and building plan. A total of sixty garages were recorded during the Phase II survey in Lancaster County.

THEME: EDUCATION
RESOURCE TYPES: Schools

During the second phase of the architectural survey in Lancaster County, four properties were identified that historically or currently have associations with the Education theme. Of those, one property documents the building type utilized prior to the establishment of the public school system, while two of the resources record the school buildings constructed under the jurisdiction of the Board of Education. The final example is a single-family dwelling (051-5168) that was utilized for a short period of time as a school.

The wood frame school building on Field Trail Road (051-5068) was constructed at the turn of the 20th century, several years prior to the establishment of the Lancaster County Board of Education during the 1906-1907 school year. This one-room structure, set upon a brick pier foundation, has a central brick chimney that originally served a stove. Devoid of applied ornament, the building is three bays wide with a central entry and one bay deep. Now abandoned, the building is severely deteriorated and retains no window sashes or doors. The building's original use as a rural school was gleaned from United States Geological Survey (USGS) maps, rather than from its vernacular form, ornamentation, or location.

As recorded in Phase I, the Board of Education constructed appropriate school buildings countywide to serve the slowly growing population. These early school buildings are very similar in form, massing, style, and material to many of the schools, libraries, and recreational facilities erected between 1933 and 1939 by the Public Works Administration (PWA). Each of the buildings, predominately constructed of brick, followed standardized plans that allowed for quick and inexpensive construction while providing adequate classroom and administrative space. The PWA noted that the plan of the school depended on the kind of educational program to be used. "For example, in an elementary school where many different kinds of activities are carried on in each classroom, rooms of 22 by 35 feet or larger may be required. On the other hand, in an elementary school where only academic work is taught in the classrooms and where there are separate rooms for a library, for nature study, art music, etc., the tendency is to make the classrooms 22 by 30 feet and the special rooms 22 by 40 feet or 22 by 45 feet."⁴

The utilization of a standardized plan, although not necessarily one of the PWA, is particularly apparent when viewing the number of one-story brick school buildings dating from the 1920s through the 1940s that mark the landscape of Lancaster County. Constructed in the 1930s, the Mount Jean School (051-5042) on Irvington Road and the Ottoman School (051-5095) on Payne's Shop Road strongly resemble the form, massing, and plan recommended and funded by the PWA in this period. The two school buildings are similar, if not identical, to the New Mollusk School (051-0105) recorded in Phase I. The buildings are horizontally massed, contrasted by massive hip roofs and interior brick chimneys. The brick walls are pierced by ribbons of elongated 6/6 double-hung, wood sash windows with continuous sills. The double-leaf entries are recessed within semi-circular arched openings detailed with keystones and splayed brick lintels.

⁴ Richard Guy Wilson, *Public Buildings: Architecture Under the Public Works Administration, 1933-1939*, Volume I, (New York, NY: Da Capo Press, 1986 reprint), p. xxi.

THEME: ETHNICITY/IMMIGRATION

RESOURCE TYPES: Properties that exemplify the ethos of immigrant or ethnic groups

Lancaster County is located within the oldest and most prominent plantation area. During the late 18th and early 19th centuries, the county was home to numerous self-sufficient agricultural estates of all sizes. The two resources identified to have association with the Ethnicity/Immigration theme – Saratoga (051-5041) and Chowning Ferry Farm (051-0003) – exemplify the vernacular architecture associated with the African-American culture of Lancaster County during the Antebellum Period (1830-1860).

As stated by John Michael Vlach in *Back of the Big House*, “only a small percentage of plantation slaves was employed as domestic servants. Even if a plantation’s labor force included hundreds of slaves, the domestic staff would usually not number much more than half a dozen. Work in the Big House – unlike field labor, which would usually end at sunset – had a perpetual quality because house slaves were always on call.”⁵ “Big House” slave quarters, as Vlach labeled them, were generally set behind or to the side of the planter’s residence, where they would not contend with it visually. Yet, the smaller, subordinate buildings were often viewed as an indicator of wealth, providing visitors with an inventory of a portion of the plantation’s labor force.⁶ Typically, the slave houses were clustered together, often creating street-like patterns. Many of the cabins were almost duplicate in design, illustrating an early practice of mass production of dwelling units. This building type was typically constructed by black craftsmen and artisans, who employed the same craftsmanship that went into the elegant houses of the plantation owners. A similar level of detail within the original portions of the primary dwellings at Saratoga and Chowning Ferry Farm is simulated in the slave quarters.

Several building types were used to house the slaves. The smallest consisted of only one room, usually square in plan. The most common type during the late antebellum period was a two-room structure that usually had its chimney centrally located between the two rooms. Another type of slave quarter was, in its plan, essentially a double-pen house built two stories high. Often the first floor would serve as a kitchen with the sleeping space on the upper story. During Reconstruction, many former slaves’ houses continued to be occupied by their residents.

The circa 1820 slave quarter recorded at Saratoga (051-5041), located at 11545 Route 3, is typical of the one-room building type. The wood frame structure stands one-and-a-half stories in height with a very steeply pitched side gable roof. Now sheathed with asphalt shingles, the roof is constructed of rough-split logs that serve as common rafters and collar beams. Subsequent renovations to the building have resulted in the loss of the exterior end chimney, although ghosting of the stack’s location can be seen on the west elevation. The vernacular building has a rough-split post-in-ground foundation, weatherboard siding with beaded cornerboards, and a boxed cornice. The narrow window opening on the primary

⁵ Vlach, p. 18.

⁶ Vlach, p. 21.

elevation, facing south, holds a 4/1 sash with square-edged casings. The entry has a vertical plank door and a large rough-cut log threshold.

The one-story slave quarter recorded at Chowning Ferry Farm (051-0003), located on Route 627, appears to date from the 1830s. The wood frame structure has a single room plan set upon a brick pier foundation. The gable roof, presently sheathed with standing seam metal, has a very steep pitch that allows for living space in the upper half-story. The building is sited to the east of the main dwelling, which was constructed in the mid-18th century. It is set within a row of agricultural structures, including a wash house, several sheds, barn, smokehouse, and family cemetery.

THEME: FUNERARY

RESOURCE TYPES: Cemeteries and Graves

In contrast to the twenty-four resources associated with the Funerary theme identified during the first survey of Lancaster County, only four additional properties were recorded during Phase II. Of those documented, two property is representative of the family cemetery, a common type of funerary internment in rural communities. A total of eight family cemeteries were recorded during Phase I. The remaining two cemeteries documented in Phase II are directly associated with religious institutions, specifically Catholic and Baptist. Thus, the Phase I and II surveys have collectively recorded eighteen cemeteries associated with churches.

The examples of family cemeteries revealed during the second survey of Lancaster County were found on Main Street (051-5204), just outside of Kilmarnock, and at Chowning Ferry Farm (051-0003). The gravesite on Main Street is located to the northwest of the primary dwelling, on the edge of a wooded area. The six granite headstones are divided into two sections, each surrounded by an early 20th century wall of concrete block and brick with a metal rail. The cemetery was established in 1882 with the internments of Sarah A. Smither and Josephine P. Smither. The last burial was for Matthew Donahue in 1907. The property includes a mid-19th century I-house and shed.

The family cemetery at Chowning Ferry Farm (erected 1750-1765) is located to the rear of the property, and is surrounded by an ornate metal fence. This historic site is extremely overgrown, making it difficult to compute the number of gravemarkers and the dates recorded on them.

Religious cemeteries in Lancaster County tend to be small and modest in plan. Families are grouped closely together in assigned plots, which commonly have been arranged in rows sited directly behind or adjacent to the church buildings. One of the largest cemeteries documented during the Phase II survey is found at St. Francis Catholic Church (249-5030) in Kilmarnock. The cemetery was established in 1892, seven years after the construction of the modest wood frame church to the north. Currently a functioning cemetery with hundreds of markers, the oldest gravestone was laid in 1892 with the internment of John W. Elmore (1861-1892). The markers, which vary in size and shape, are grouped together by family. Several of the groupings are framed within short metal fences or boxwood landscaping.



Figure 26: Beulah Baptist Cemetery (051-5054)

The Beulah Baptist Cemetery (051-5054) is another excellent example of a late 19th to early 20th century graveyard accentuating an adjacent church. The cemetery, dating from 1906, contains several hundred markers, ranging in shape and size. Various graves have granite headstones as well as stone ledgers set parallel to the ground that covers the burial opening.

THEME: GOVERNMENT/LAW/POLITICS

RESOURCE TYPES: Public Administrative and Service Buildings

One of the major thematic focuses of the first survey phase was those resources related to Government/Law/Politics. As a result, fourteen properties dating from the middle part of the 18th century through to the early 20th century were documented. These included the courthouse, jail, clerk's office, and old post office, all within the Lancaster Court House Historic District (051-0081). This first survey also recorded six postal facilities, including the Regina Post Office (051-0223), the Kilmarnock Post Office along South Main Street (249-5014), the Irvington Post Office on Steamboat Road (051-0205), the Edgehill Roller Mill near Somers (051-0232), and the Weems Post Office (051-0231).

During the second survey phase, only one property associated with this theme was identified – the Nuttsville Post Office (051-5064). Constructed in the latter part of the 19th century, the two-story wood frame building is covered by a front gable roof trimmed with an ogee-molded cornice and returns. The building is three bays wide with a central entry flanked by expansive four-light windows. In form and detailing, the Nuttsville Post Office reflects the rural nature of the community, serving both as a post office and general store. This is further accentuated by the lack of window openings on the second story of the building's primary elevation. Rather, the sizable wall plane is embellished with Coca-Cola's "It's the real thing" advertisement and the name and zip code of this postal area.

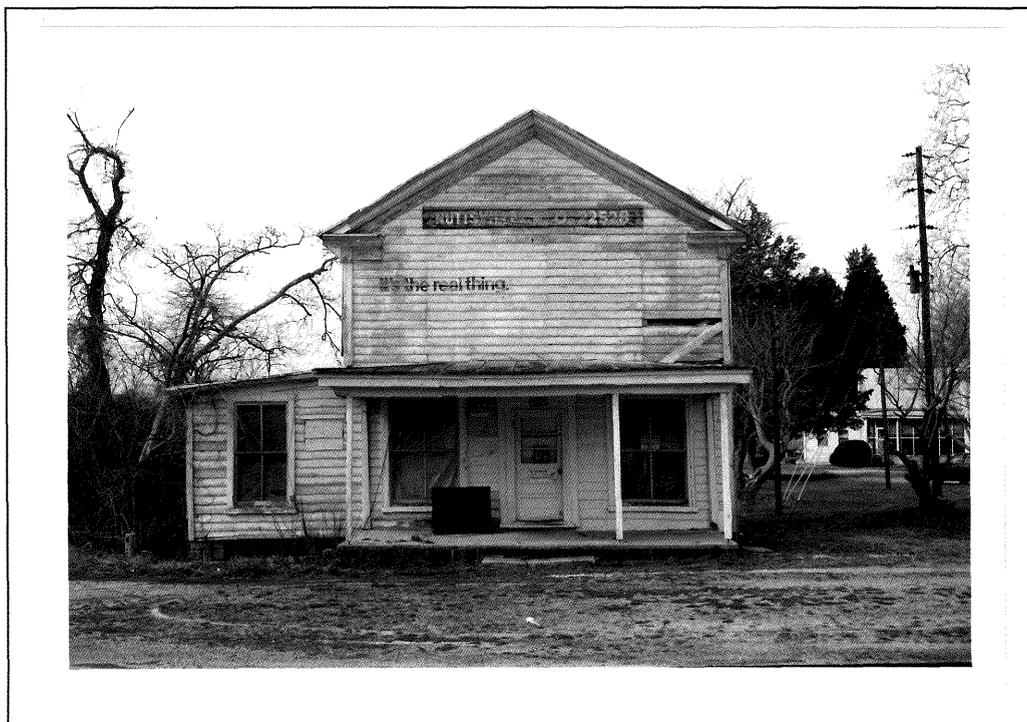


Figure 27: U.S. Post Office, Nuttsville (051-5064)

THEME: HEALTH CARE/MEDICINE
RESOURCE TYPES: Clinic and Medical Business

The Phase II survey recorded two properties that maintain historical association with the Health Care/Medicine theme – the doctor’s office at 6827 Morratico Road (051-5078) and the two clinics associated with the Dr. B.H.B. Hubbard House (051-0122). Two of these three medical clinics represent the rural nature of the county in the latter part of the 19th century, while the third building reflects the growth of the community by the second quarter of the 20th century.

Recorded at the reconnaissance level, the doctor’s office at 6827 Morratico Road is a one-story wood frame structure dating from the turn of the 20th century. Set upon a brick pier foundation, the small rectangular building is modestly finished with weatherboard siding, corner boards, exposed rafter ends, 2/2 windows with shutters and projecting lintels, and a steeply pitched front gable roof. The two bay wide façade is fully captured within the one-story front porch, a feature that measures half the depth of the main block. The two rooms of the clinic, consisting of a waiting room/office and examination room, are heated by a central brick chimney that is ornately corbeled.



Figure 28: Doctor’s Office at 6827 Morratico Road (051-5078).

Located at the bustling crossroads of Routes 3 and 695 in White Stone, the Hubbard property was documented at the reconnaissance level during Phase I and at the intensive level during Phase II. Dr. Hubbard (1873-1940) was a prominent local resident of the county, graduating from the University of Maryland in 1894 at the age of twenty-one. The

first clinic, or medical office, on the property dates from about 1890, being moved to the site when Hubbard purchased the property in 1895. It is located at the western corner of the property, sited to the rear of the main dwelling. The two-story wood frame building appears more as an agricultural outbuilding than a medical office. The office and examination room were located on the first floor with office space on the second floor. Covered by a front gable roof, the building is two bays wide and three bays deep.



Figure 29: The Interior of Dr. Hubbard's Second Medical Office (051-0122)

To the north of the circa 1890 office is the second of Dr. Hubbard's medical clinics, a structure specifically erected for this purpose. Appropriately sited along Route 695, the one-story building was constructed in 1924 to replace the wood frame clinic at the rear of the property. It is constructed of oversized ceramic bricks with square brick posts supporting the front gable roof and enclosed pediment. This building was one of the first fireproof structures in the White Stone area. Composed of three rooms, the building contained a waiting room and general office, an examination room with pharmacy, and an operating room. The general office was located at the front of the building affording Dr. Hubbard the opportunity to greet and assist patients first hand. Upon the 1939 death of the doctor, the medical office was closed permanently. This act served to preserve the 1920-1930 medical equipment, supplies, and records, as well as the medicine, just as Dr. Hubbard had left them.

THEME: RECREATION/ARTS
RESOURCE TYPES: Theaters

The Recreation/Arts theme encompasses the activities related to the popular and the academic arts including fine arts and the performing arts; literature; recreational gatherings; entertainment and leisure activity; and broad cultural movements. The circa 1925 theater on Mary Ball Road in Lively (051-5055) was the only property documented in the second survey that was historically associated with the Recreation/Arts theme. In addition to a number of outdoor recreational facilities, the first survey phase recorded two theaters – the 1928 Fairfax Theater in Kilmarnock (249-5026) and the 1930s movie theater in Irvington (051-0223). Together, these three contemporary theaters represent a specific building type created by the motion picture industry in the second quarter of the 20th century.

No longer functioning as an auditorium, the Lively Theater reveals its original use through the placement of window openings. The façade and western ends of the side elevations are pierced by openings on each of the building's two stories, while the eastern end of the structure reads as a one-story building. This suggests that a stage and/or screen was located at the eastern end of the theater, opposite two-tiered auditorium seating. A second story balcony, projecting from the south elevation, provided space for theater-goers during the intermission of a stage performance or prior to the showing of a motion picture. This partially enclosed balcony appears to be original to the building, based on its rock-faced concrete block supports. This material, of which the main block of the building was also constructed, was a popular and inexpensive building material between 1900 and 1930.

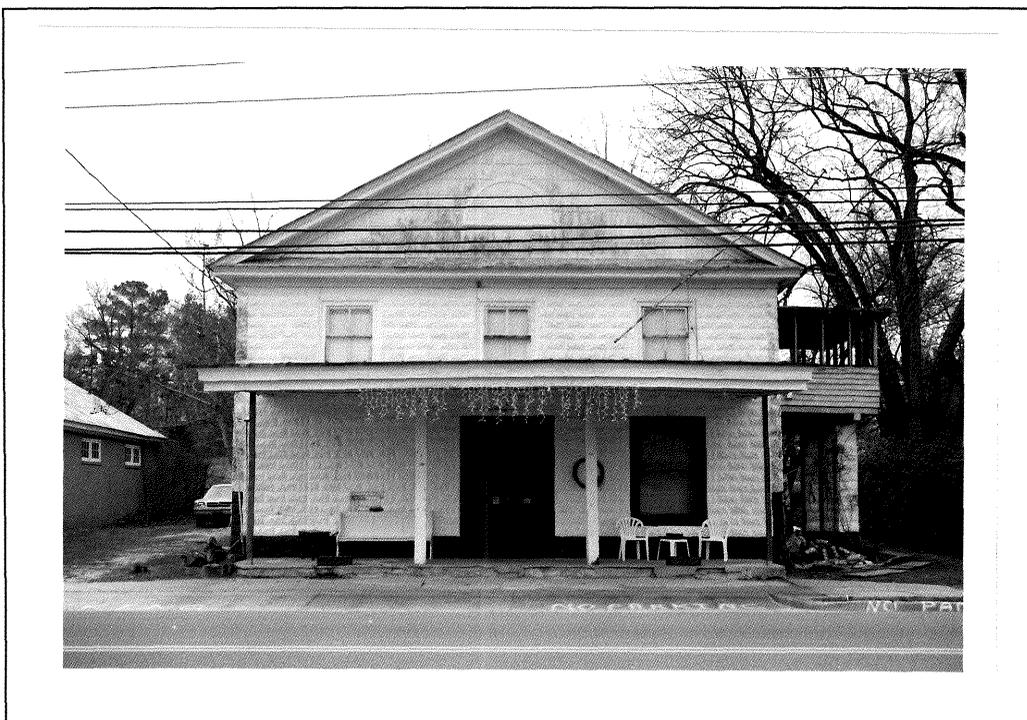


Figure 30: Lively Theater (051-5055)

THEME: RELIGION

RESOURCE TYPES: Places of Worship and Church-related Residences

The Phase II reconnaissance survey of Lancaster County documented three properties related to the Religion theme. One of these properties – the building at 1525 Alfonso Road (051-5033) – is a single dwelling that draws its historical significance and association with this theme because of its former use as a Baptist parsonage. The remaining two properties are church buildings, Beulah Baptist Church (051-5054) and St. Francis Catholic Church (249-5030). Additionally, two churches recorded during the Phase I reconnaissance survey were documented at the intensive level in Phase II – White Marsh United Methodist Church (051-0027) and Morattico Baptist Church (051-0066).

In plan, many of the church buildings recorded in Lancaster County display the typical “Virginia church plan.” The rectangular Basilican plan of these churches is drawn from the Anglican wood frame parish church buildings of the late 17th and 18th centuries. The interiors of these structures are open, generally consisting of a single room that is two stories in height. Noted at both White Marsh United Methodist Church and Morattico Baptist Church, the interiors have a double-aisle that leads to the pulpit located at the center of the north wall. Additional seating for the parishioners is found in the second floor gallery, which is illuminated by clerestory lighting. The high style ornamentation fashionable at the time these churches were erected was applied to the interior spaces, particularly along the gallery and supporting columns, rather than on the exterior of the structures

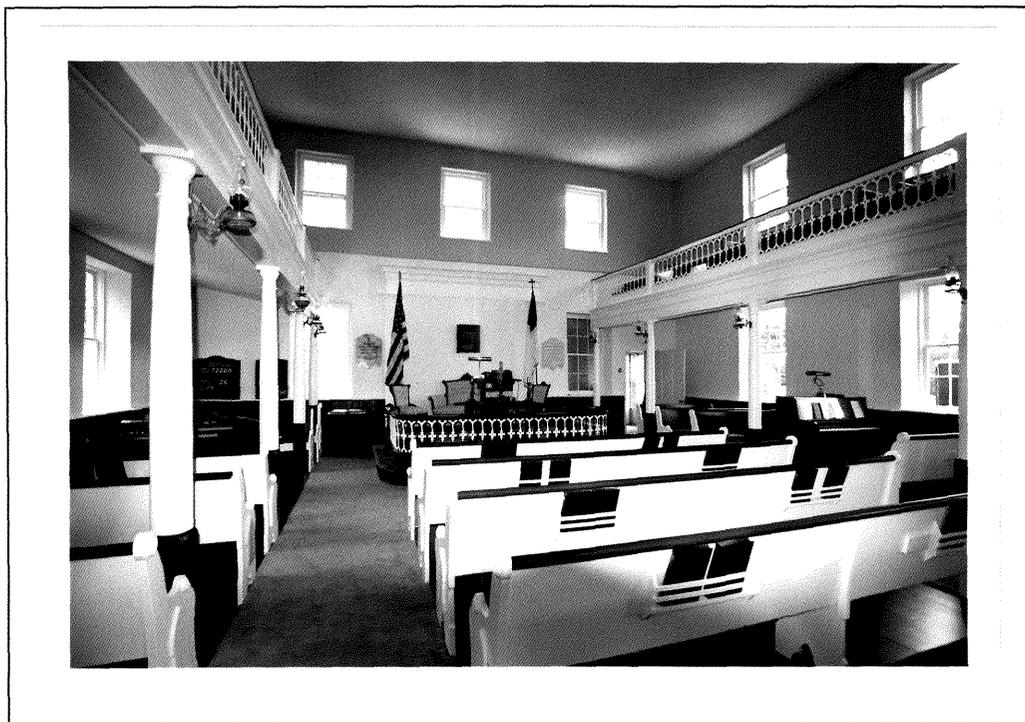


Figure 31: White Marsh United Methodist Church, Interior (051-0027)

The congregation of the White Marsh United Methodist Church was founded in 1792, serving as the mother church of Methodism in the Northern Neck. The structure, constructed of Flemish bond brick, stands two stories with clerestory windows lighting the upper gallery. The exterior of the 1848 building is limited in applied stylistic detailing, although the symmetry, boxed cornice, and casings reflect the Greek Revival style fashionable during the middle part of the 19th century. On the interior, the Basilican plan of the building is more highly detailed with classical and Gothic Revival style ornamentation.

Similar in form and detailing is the 1856 Morattico Baptist Church on Morattico Church Road. The congregation of the church was organized in 1778 at Morattico House, the residence of Alexander Hutton. All Baptist churches in the Northern Neck – white and African-American – can trace their roots to this congregation. The Greek Revival style building is constructed of five-course American bond brick. Stylistic ornamentation is found on the exterior through the lancet arched windows and entry openings. Two stories in height, the second floor gallery is illuminated by the Palladian-like clerestory window on the northeast elevation. On the interior, the Basilican plan is finished with classical details including Tuscan columns and pilasters, elaborate crown molding, and ceiling medallions.

St. Francis Catholic Church in Kilmarnock is another excellent example of the Basilican plan as commonly constructed throughout rural Virginia. This modest one-room structure, dating from 1885, is constructed of wood frame on a brick foundation. It stands one-and-a-half stories in height and measures one bay wide and four bays deep. The exterior is largely devoid of applied ornamentation, yet the stylistic influences of the period are illustrated with the elongated 4/4 windows, pent roof and pediment, overhanging cornice, and square cupola.

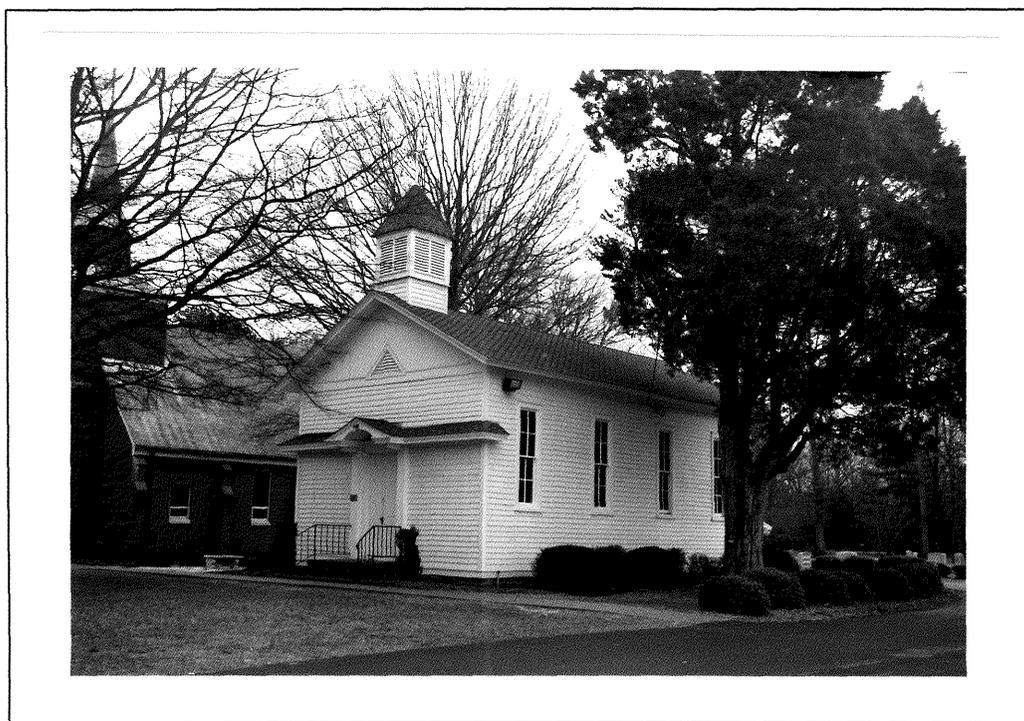


Figure 32: St. Francis Catholic Church (249-5030)

THEME: SUBSISTENCE/AGRICULTURE

RESOURCE TYPES: Farmsteads; Agricultural Fields, and Animal Facilities

Agricultural production in Lancaster County played a significant role in defining its character through a wide variety of agricultural-related buildings. Because of 20th century growth and development within the county, however, the number of farm buildings is limited. Just twelve properties were documented during the second survey phase that historically and/or currently have an association with the Subsistence/Agriculture theme. The shed (121 identified) and barn (28 identified) were the most common agricultural building types recorded. It should be noted that during the second survey phase, no icehouses or springhouses were recorded at the reconnaissance level.



Figure 33: Barn on Mary Ball Road (051-5059)

Dairy Barns and Hay Barns

Typically clad in wood weatherboard, set either vertically or horizontally, the various barns documented in the survey have gambrel and gable roofs with a variety of roof extensions. Twenty-three barns on eighteen properties were recorded at the reconnaissance level, including those at Wake Forest (051-5019), 3471 Irvington Road (051-5017), and 1632 Belle Isle Road (051-5092). The wood frame structures range in date from 1820 to 1949. Two properties maintained barns as the primary resources – 5218 Mary Ball Road (051-5213) and Mary Ball Road (051-5059). This latter example, a dairy barn on Mary Ball Road, was erected at the turn of the 20th century, and stands with a shed as the only historic resources on the property. The wood frame barn is clad with weatherboard siding and corner

boards. The rectangular plan is augmented by a five bay deep shed addition. The two-story height of the barn is accentuated by the steeply pitched gambrel roof with flared eaves.

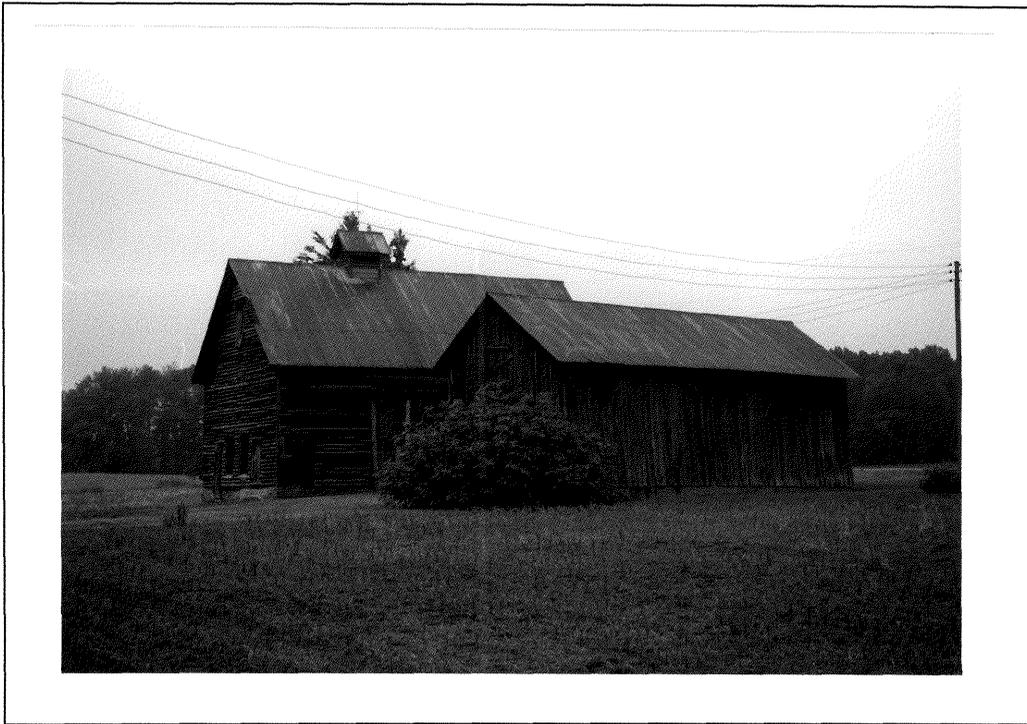


Figure 34: Barns on Foster Lane (051-5140)

Similar to the two-and-a-half-story wood frame barn documented during Phase I at Ring Farm (051-0169) is the two-story barn on Foster Lane (051-5140). The older of two wood frame barns on the property, this circa 1885 barn is set upon a solid brick foundation. It is clad with horizontally laid weatherboard siding and contains numerous vertical plank entry doors. The steeply pitched gable roof, sheathed in standing seam metal, is trimmed along the overhanging eaves with scalloping. In contrast, the adjacent one-story barn (circa 1900) is set upon a solid concrete foundation and has vertical weatherboard cladding. The gable roof is not as steeply pitched, nor does it display the scalloped ornamentation of its counterpart.

The oldest barn documented during the Phase II survey was recorded at 1632 Belle Isle Road (051-5092), on property historically associated with the circa 1759 plantation manor house known as Belle Isle (051-0001). The circa 1820 two-story barn is three bays wide, set upon a brick pier foundation. The pegged mortis-and-tenon structure is clad with weatherboard siding, and displays hand-hewn beams and rafters. The weatherboard cladding has both circular saw and pit saw marks.

Animal Shelters and Poultry Shelters

Three examples of an animal shelter, a partially open structure providing cover for livestock, were documented during the survey. With a rectangular form, the shelter at Retirement (051-0148) is enclosed by wood frame on three sides and covered by a shed roof. Poultry

shelters, used to house hens, were identified five times in the survey, all of which were determined to be historic. The buildings are typically one story, being constructed of wood frame with horizontal wood boards capped by a shed or gable roof. Examples of poultry shelters noted included those associated with the house on White Chapel Road (051-5020), the house at 2982 White Chapel Road (051-5061), the house on Foster Lane (051-5140), and the house on Courthouse Road (051-5208).

Wash Houses

Eight historic wash houses were identified in Lancaster County during the second survey effort. Identical in form and materials, the wash houses at Berryville Farm (051-5178), the house on Windmill Point Road (051-5153), and the house on Weems Road (051-5036) are all one-story in height with weatherboard cladding. Each of these modest structures displays the identifying two bay deep plan with a covered cut-away porch covered by a gable roof.



Figure 35: Wash House in Irvington (051-5003-0118)

Corncrib

The survey included the identification of four corncribs, three of which were determined to be historic. These include the front gable wood frame structures at Bondfield (051-0135) and on the property of the 1900 house on Ocran Road (051-5030), and the shed roof corncrib at 1632 Belle Isle Road (051-5092).

Granaries

The limited number of openings, the short pier foundations of wood, stone, or concrete block, and the raised thresholds distinctly mark these rectangular structures. All of these elements safeguard and preserve the grain from rodents. The two-story granaries located at the rear of the property at 27 Alfonso Road (051-5021) also display the characteristic openings in the gable end, which provide access to the grain bins on the first floor and the attic-drying floor.

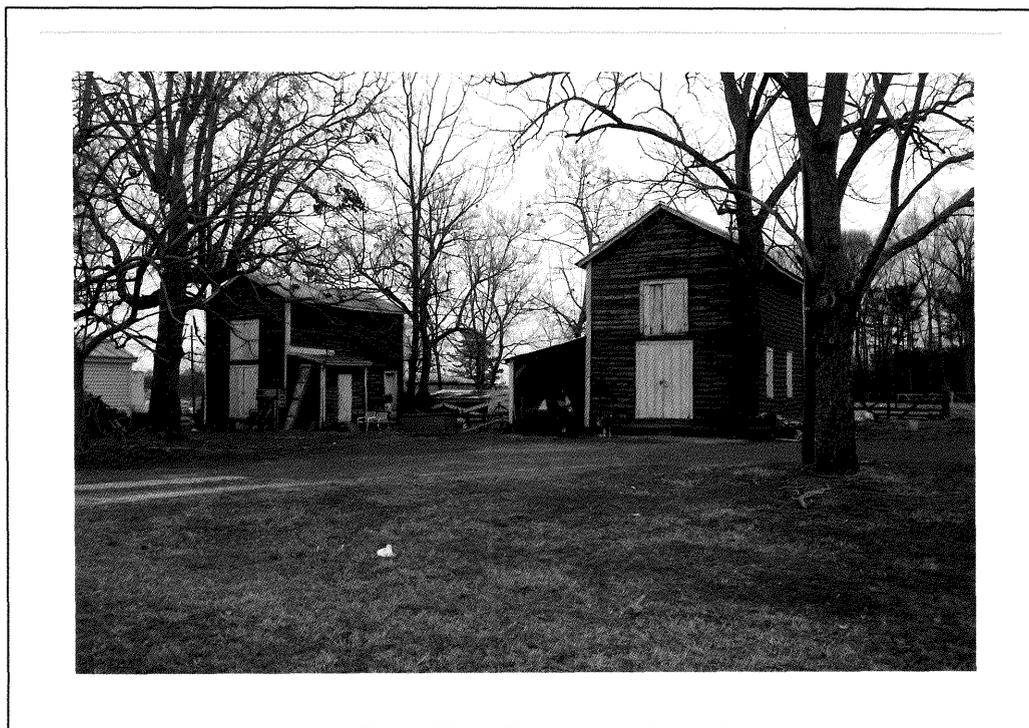


Figure 36: Granaries at 27 Alfonso Road (051-5021)

Sheds

Many of the properties surveyed include sheds, which served a myriad of uses. They generally are constructed of wood frame covered by gable or shed roofs. The shed is typically one story with a square or rectangular form set directly on the ground. Of the 121 documented, only fifty-four were determined to be historically associated with the properties.

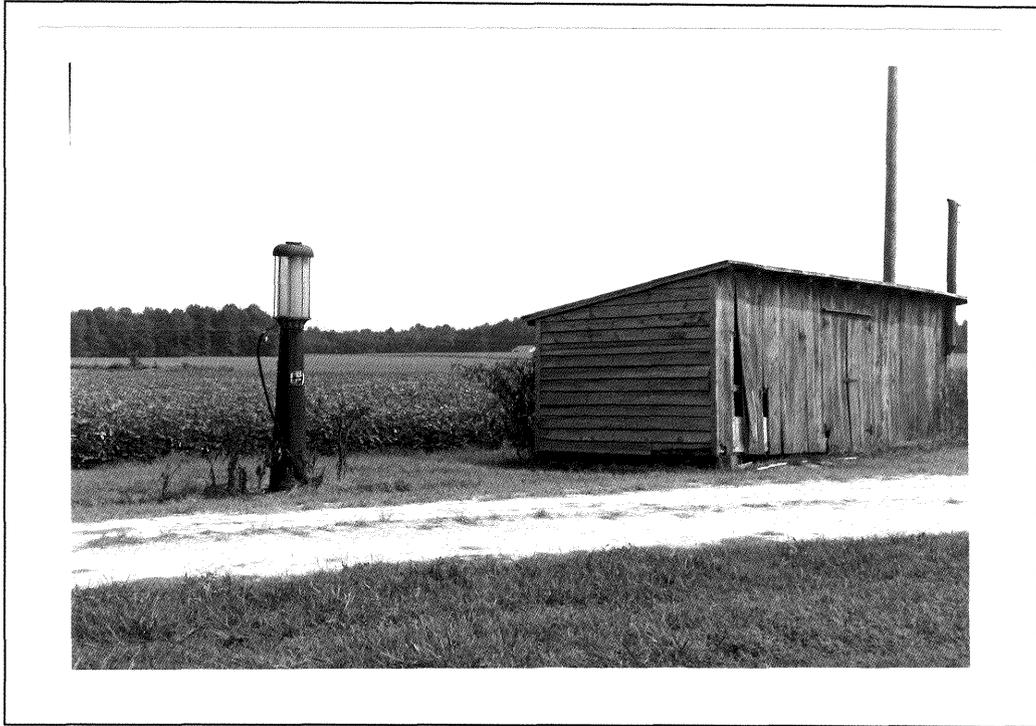


Figure 37: Shed and Gasoline Pump at Oakley (051-0020)

Other Farm Structures

Worthy of note are two particular structures recorded during the intensive level survey of Oakley (051-0020), specifically a gas pump and windmill.

The visible gravity pump at Oakley is typical of the gas pumps introduced in the late 1910s. These tall (ten to eleven feet high) structures featured a five- or ten-gallon glass cylinder on the upper extremities, with a ladder-like measuring indicators mounted inside. The gas was hand-pumped into these cylinders, and then gravity-fed into the tank. Since the consumers could now see the product they were buying, gas companies began to dye the gasoline to establish product identity. The visible pump was enormously popular in the 1920s, although one peculiar flaw endemic to this device became quite obvious – as the sun shone upon the gasoline in the cylinder, it caused a disgusting brown film to form. The pump companies eventually solved this problem by using tinted glass.

Windmills are dependable low-cost devices used for pumping water from deep beneath the ground. Originally constructed of wood frame, most windmills constructed after the turn of the 20th century were mounted on 25-30 foot steel skeleton towers. Typically of its type, this structure has small vanes that regulate the direction of the metal-bladed turbine and galvanized steel sails. The rotary motion of the turbine was transmitted through a series of gears and rods to a pump located on the ground.

RESEARCH DESIGN

Objectives

The goal of the survey project was to gather and evaluate information about the historic properties and their resources in an effort to more fully comprehend and support their contribution to Lancaster County's heritage. The project was intended to: 1) synthesize and complete documentation of previously identified historic properties into a computerized database format; 2) collect additional information on and survey previously unidentified or unevaluated historic properties and potential historic districts; and 3) heighten public awareness about historic resources in Lancaster County to encourage citizens' appreciation of their history.

Scope of Work

The project was organized into basic tasks:

- 1) the survey and documentation approximately 204 historic resources -- 180 to the reconnaissance-level and twenty-four to the intensive-level; and
- 2) the identification of potential historic districts and individual eligible properties for listing on the Virginia Landmarks Register and the National Register of Historic Places. Individual properties were determined to be eligible following an intensive-level survey, while potential historic districts were evaluated by the completion of a Preliminary Information Form (PIF).
- 3) the augmentation of the historic context prepared during the Phase I Historic Architectural Survey of Lancaster County, conducted in 1997.
- 4) the preparation of a Survey Report which includes the survey findings of Phase II, with a narrative comparing those findings with Phase I, and recommendations regarding further study of any, or all, of the resources or VDHR themes retaining significance and integrity within the historic context.

Methodology

Approach

E.H.T. Tracerics, Inc. approached this project as a coordinated effort of experienced professional architectural historians working with the Economic Development Department, the Lancaster County Historic Resources Commission, and the Virginia Department of Historic Resources (VDHR) in an effort to produce a cost effective survey that would meet VDHR's high standards and the needs of Lancaster County. This was accomplished by working closely with Lancaster County and its representatives to identify important architectural resources; by taking full advantage of the Integrated Preservation Software Database (IPS) to document and analyze historic properties; by understanding the history and geography to ensure that selected cultural

resources accurately illustrate the County's historic context through the best-preserved and least-altered examples as subsumed under VDHR's eighteen historic context themes; by utilizing years of sound survey experience to ensure an efficient effort; by employing a management methodology that is designed to result in an on-time performance; and by maximizing the potential of an experienced staff.

To achieve the desired products, E.H.T. Tracerics, Inc. organized a team with the credentials, skills, and successful experience to do the work. The team was composed of three members: a Project Manager/Senior Architectural Historian and two Architectural Historian/Surveyors. The Project Manager/Senior Architectural Historian managed the administration of the survey project, directed the tasks, and was responsible for preparing the survey report. Having served in this capacity during the Phase I survey, she also functioned as the primary architectural historian, working with the team to evaluate the resources based on the historic context and preparing the recommendations for further work or listing in the National Register. The Architectural Historians were responsible for conducting the reconnaissance-level survey and, in conjunction with the Project Manager, the intensive-level surveys. Additionally, the Architectural Historians were required to conduct the primary and secondary research, prepared the draft Preliminary Information Forms, and manage the survey documentation – synthesizing and consolidating information, undertaking data entry, locating the properties and resources, and updating records as appropriate. The survey team collectively conducts the initial assessment of the properties and participates in the final scripted slide presentation.

Basic to the methodology was the determination of criteria for selecting properties to be surveyed using VDHR standards, historic themes and requirements, while meeting the needs of Lancaster County. This was a team effort that allowed on-site decision-making. A system was established to select properties for survey by synthesizing the VDHR standards, the eighteen VDHR historic context themes, the basic historic context outline, and VDHR contractual requirements. Next, a plan was developed for managing the information on the previously recorded properties, for updating records as necessary, and for identifying and surveying 206 resources for survey at the reconnaissance and intensive levels.

The recordation of the properties to VDHR standards ensured the successful completion of the contract. Implementing the Survey Design, 182 resources were surveyed to a reconnaissance level with twenty-four properties documented at the intensive level. Each reconnaissance level survey form recorded a single property, including its primary and secondary resources. Each completed form for resources that contained a contributing primary resource included a detailed physical description of that primary resource as well as a brief description of the secondary resources on the property. It also included a brief evaluation of the property as an entity, placing it in its local historical and architectural context. Labeled, black-and-white photographs that document the property, focusing on the primary resource, accompanied all forms. The photographic documentation included a range of two to five views, with an average of four views of the primary resource and a minimum of one photograph per contributing secondary resource or group of secondary resources if located close together. The photographs sufficiently illustrate the architectural character of the primary resource: at least one photograph was taken at close

secondary resources was completed for each surveyed property. The site plans were prepared neatly in pencil on graph paper. The site plan sketch included the main road and any significant natural features. A copy of the relevant section of the USGS Quadrangle map was submitted with each form.

The intensive level survey form used for this level of survey requires complete and comprehensive coverage of individual resources. The survey process included a physical examination on the interior and exterior of the primary resource and its related secondary resources, producing a detailed description and evaluation of the property. Labeled, black-and-white photographs that document the resource, accompanied all forms. The photographic documentation included a range of ten or more views that adequately document the primary resource, any secondary resources, and the property's immediate and general setting or context. Interior inspection, interior photos, and a main floor plan of the property's primary resource were also included. A simple site plan sketch of the property indicating the relationship between primary and secondary resources was completed for each surveyed property. The site plans were prepared neatly in pencil on graph paper. The site plan sketch included the main road and any significant natural features. A copy of the relevant section of the USGS map was submitted with each form. Twenty properties documented to the intensive level in Phase II were recorded to the reconnaissance level during the Phase I survey effort in 1997.

Representative examples of cultural resources over fifty years were selected for recordation using our understanding of the history of Lancaster County and related architecture. With assistance from the VDHR staff and the Historic Resources Commission of Lancaster County, survey priorities were established. Efforts were made to identify the best-preserved and least-altered examples of various resource types subsumed under the eighteen VDHR historic themes. Special attention was paid to early outbuildings and structures, significant buildings in poor condition or threatened by imminent destruction, resources related to ethnic minority cultures, pre-1860 resources, including outbuildings and farm structures, previously surveyed properties that warranted updated or additional information, and significant buildings that may be affected by transportation network improvements (i.e. road or railroad construction). All properties with primary resources more than fifty years of age were surveyed or noted on the USGS maps for future documentation.

To summarize, E.H.T. Tracerics, Inc. approached this project with a commitment to understanding the historic context and development of modern Lancaster County before we began the survey, with a sound background in IPS, with a thorough understanding of VDHR's survey requirements, with knowledge of Virginia architecture and its related resources, and with a commitment to preparing a survey that would take advantage of the talents and experience of our staff.

Work Plan

Implementation of the proposed work was based on an incremental process as outlined in the following ten task descriptions.

TASK 1:	PROJECT ORGANIZATION AND MANAGEMENT
TASK 2:	SURVEY DESIGN
TASK 3:	INITIAL PUBLIC PRESENTATION
TASK 4:	SURVEY
TASK 5:	IPS
TASK 6:	EVALUATION OF PROPERTIES
TASK 7:	ARCHITECTURAL SURVEY REPORT
TASK 8:	PRELIMINARY INFORMATION FORM
TASK 9:	PRODUCTS SUBMISSION
TASK 10:	FINAL PUBLIC PRESENTATION

TASK 1: PROJECT ORGANIZATION AND MANAGEMENT

Project organization consisted of establishing a work schedule, coordinating the team members and County staff, establishing work assignments, arranging for the necessary materials to undertake the work tasks, and maintaining the project schedule. The project manager functioned as liaison between the County, VDHR, and the project team. Activities included regular monitoring of the project's progress, preparation of the monthly progress reports, and attendance at required progress meetings with the County and VDHR representatives.

The project was managed through a system of task-oriented hierarchy. Incremental monitoring was combined with milestone review indicated as "Results" for each task listed in the Work plan. The Monthly Progress Reports recorded milestone completion for VDHR review.

TASK 2: SURVEY DESIGN

Prior to determining the appropriate survey design, all existing materials relevant to Lancaster County contained within the VDHR archives were reviewed. Other information reviewed included indices, topographic maps, and unpublished survey reports. New materials archived at repositories at the county, state and federal level were also studied.

The survey design began through consultation with the County and VDHR staff to review the documentation gathered during Phase I survey effort and the evaluate the needs of Lancaster County. The actual on-site survey focused on those properties known to contain the best-preserved and least-altered examples (over fifty years of age) of various resources types subsumed under the following eighteen VDHR historic themes:

- 1) Domestic;

- 2) Subsistence/Agriculture;
- 3) Education;
- 4) Religion;
- 5) Commerce/Trade;
- 6) Industry/Processing/Extraction;
- 7) Ethnicity/Immigration;
- 8) Funerary;
- 9) Government/Law/Political;
- 10) Health Care/Medicine;
- 11) Landscape;
- 12) Military/Defense;
- 13) Recreation/Arts;
- 14) Settlement Patterns;
- 15) Social;
- 16) Technology/Engineering;
- 17) Transportation/Communication; and
- 18) Architecture/Community Planning.

Those properties containing resources over fifty years of age and/or having significant association to the eighteen historic context themes were noted on USGS maps, thus allowing for future survey documentation.

By consulting with the County's planning staff, the survey team was able to fully document the properties potentially affected by future development projects. Documents, including the local comprehensive plan, Virginia Department of Transportation Six-Year Plan, and public utility plans, were reviewed.

TASK 3: INITIAL PUBLIC PRESENTATION

During the initial phase of the project, a public meeting was held to introduce the Phase II survey efforts to interested Lancaster County officials, the Historic Resources Commission, members of the local historical association, residents and property owners. This general presentation introduced the survey team, explained the survey effort and its history, addressed County and VDHR preservation goals, and presented the survey design. The presentation included slides that illustrated the VDHR survey process, historic context themes, and the potential for protecting the County's historic architectural resources.

TASK 4: SURVEY

Implementation of the survey design was initiated with organization and scheduling based on routing, grouping of properties, weather conditions, and staffing availability. This work was revised and updated throughout the survey effort.

Upon completion of a survey schedule, the surveyors began the on-site survey work. The surveyors followed assigned routes (selecting specific properties when necessary or locating pre-selected properties) and initiated the reconnaissance-level survey. All work followed VDHR standards, and properties selected during the on-site survey met the published Survey Criteria. Selected properties were documented to the reconnaissance or intensive level on the appropriate VDHR survey form. Each property and its contributing resources were photographed on the exterior and interior where appropriate (and possible). The photographs taken on-site were developed as the survey progressed. Each photograph was properly labeled and placed within labeled negative envelopes. Color slides were taken and labeled as appropriate throughout the survey effort. All information collected during this task was filed into property file folders.

Twenty of the properties documented at the intensive level had been comprehensively recorded in the 1997 Phase I survey to the reconnaissance level; thus, exterior black-and-white photographs, site plans, architectural descriptions, and IPS data entry had previously been completed by Tracerics. Consequently, most of the intensive level documentation conducted during Phase II was reduced to include an interior survey with floor plans, architectural description, black-and-white photographs, slides, and augmentation of the IPS database. Exterior documentation was gathered only when significant alterations and additions had been performed on the primary resource, or when the reconnaissance level survey warranted expansion.

Surveyed areas that appeared to have potential as historic districts were identified for additional research, photographed to the standards of the Preliminary Information Forms, and documented with sketch maps. For those properties which were fifty years or older, but not selected to be surveyed, were noted on USGS maps.

Concurrent with the on-site survey, archival primary and secondary sources were researched at local, state, and federal repositories. The comprehensive bibliography prepared in Phase I was expanded. As information from the archival sources was gathered, it was synthesized with individual property survey files, as well as collected for use in the development of the survey report.

TASK 5: IPS

Information collected during the on-site survey and recorded on the field forms was entered into the VDHR-IPS database. An IPS Property record was also prepared for each property previously surveyed and on file at VDHR archives, regardless of its association with the current survey. Properties for which IPS records existed, specifically those documented at the intensive level, were expanded.

As on-site and archival work was completed, the photographs and archival data were reviewed. Each IPS property record were edited and expanded by the surveyor responsible for the on-site survey of the property. Each record were completed, reviewed, and revised as appropriate.

At appropriate intervals throughout the project, each IPS property record was reviewed for accuracy and consistency. Upon review of the database and following corrections, frequency reports and tabular reports were generated. These reports provided organized data for analysis and incorporation into the architectural survey report. All required reports were generated for inclusion in the survey report.

TASK 6: EVALUATION OF PROPERTIES

Reports generated by IPS were analyzed and properties that were considered potentially eligible for listing in the Virginia Landmark Register and the National Register were evaluated within the context of the entirety of the survey database, historic themes and historic context.

TASK 7: ARCHITECTURAL SURVEY REPORT

This step consisted of assembling and synthesizing the archival and on-site findings in preparation for drafting the final report and to meet submission requirements. One set of VDHR survey file envelopes was labeled by hand in pencil and the appropriate documentation filed within each envelope for submission to VDHR. The labeled photographs and negatives were placed in the appropriate envelopes. The site and USGS maps, indicating the surveyed properties, were prepared. Additional materials collected during the archival research and on-site survey process were filed within associated property files. One set of manila file folders was labeled and filled with the appropriate documentation for submission to the county. Documentation included labeled photographs, location, and site maps, IPS generated survey reports, and any other relevant research.

A final report was prepared to conform to the VDHR Guidelines for survey reports. The survey findings recorded in the report related all of the surveyed properties associated with the relevant historic themes to the historic context discussion prepared in Phase I. Illustrations, including photographs, drawings, maps, tables, charts or other graphics were prepared. The draft document was prepared for distribution to the County and VDHR staff on May 17, 1999 and then revised in accordance with their comments.

TASK 8: PRELIMINARY INFORMATION FORM (PIF)

The potential historic districts of Weems and Kilmarnock, as identified in Phase I, were researched, documented, and photographed as part of the on-site survey. Boundaries for the potential districts were analyzed and proposed based on the historic context of the community and justified by a Statement of Significance. The draft PIFs were submitted to VDHR, Lancaster County Officials, and local historians for review.

TASK 9: PRODUCTS SUBMISSION

The survey data and reports were exported by E.H.T. Tracerics for import into VDHR's master database. Two diskettes containing Lancaster County's survey data were prepared for submission

-- one for VDHR and one for Lancaster County. Two diskettes holding a copy of the text of the Architectural Survey Report in Word were prepared. Two original unbound and ten bound copies of the Architectural Survey Report were prepared – one original unbound and five bound copies for VDHR and one original unbound and five bound copies for Lancaster County. One sets of IPS-generated survey forms, photographs, maps and other materials were prepared for submission to VDHR in survey file envelopes. The second hard-copy set of survey forms, photographs, maps, and other materials were prepared for submission to the county in manila file folders. One set of negatives was prepared for VDHR..

TASK 10: FINAL PUBLIC PRESENTATION

At the completion of the survey, a final presentation was made to a selected official body in the County. This presentation summarized the findings and responded to questions and issues. In addition, a presentation was made to the VDHR National Register Evaluation Team focusing on proposed historic districts outlined in the PIFs and those intensive-level properties deemed potentially eligible for the National Register.

Expected Results of the Survey

As presented in VDHR's Request for Proposal (RFP-98-99-5) and defined in the contract, it was expected that 180 resources would be surveyed to the reconnaissance-level and twenty-four properties surveyed at the intensive-level. In addition to the survey, documentation was conducted for two potential historic district, and appropriate recommendations were made to VDHR and Lancaster County.

Through the implementation of the Survey Design, it was anticipated that the survey would provide a comprehensive sampling of architecture and other resources related to the eighteen VDHR historic themes assigned by VDHR. Given the heavy concentration of residential buildings in Lancaster County, it was anticipated that the Domestic theme would be the best represented; in addition, it was anticipated that the freestanding single-family dwelling would be the most prevalent type to be surveyed.

SURVEY FINDINGS

LANCASTER COUNTY DATABASE HOLDINGS

The survey and documentation of properties in Lancaster County was completed to the approved standards of the Virginia Department of Historic Resources (VDHR). The results of the project survey are as follows:

One Hundred and Eighty-two (182) Properties Were Recorded to the Reconnaissance Level. Each Reconnaissance Level Survey Form recorded a single property, including primary and secondary resources.

- One Hundred and Eighty-two (182) properties were evaluated as historic and fully surveyed to the Reconnaissance Level. Each form provided a detailed physical description of the primary resource as well as a brief description of the secondary resources on the property. It included a brief evaluation of the property, placing it in its local historical and architectural context. Labeled, black-and-white photographs that adequately document the property's resources accompanied each form. Adequate photographic documentation included several views of the primary resource and a minimum of one photograph per historic secondary resource or group of secondary resources if they were located close together. Photographs illustrated the architectural character of the resource, with at least one photograph taken at close range. A simple site plan sketch of the property indicating the relationship between primary and secondary resources was included for each surveyed property. The site plan sketch indicated the main road and any significant natural features such as creeks and rivers. A copy of the relevant section of the USGS map was filed with each form.

An Additional Twenty-four (24) Properties Were Recorded to the Intensive Level.

- Twenty-four (24) additional properties were evaluated as historic and fully surveyed to the Intensive Level. The Intensive Level Survey Form used for this level of survey required complete and comprehensive coverage of individual resources. The survey process included a physical examination of the exterior of the primary resource and its related secondary resources, producing

a detailed description and evaluation of the property. In all instances, a physical examination on the interior of the primary resource was also included. Labeled, black-and-white photographs that document the resource accompanied all forms. The photographic documentation included a range of ten or more views that adequately document the primary resource, any secondary resources, and the property's immediate and general setting or context. For interior inspections, interior photos and a main floor plan of the property's primary resource were also included. A simple site plan sketch of the property indicating the relationship between primary and secondary resources was completed for each surveyed property. The site plans were prepared neatly in pencil on graph paper. The site plan sketch included the main road and any significant natural features. A copy of the relevant section of the USGS map was submitted with each form.

SUMMARY AND ANALYSIS OF SURVEY FINDINGS

Summary

The VDHR-Integrated Preservation Software System (VDHR-IPS) is a computer system developed by the National Park Service and customized to meet VDHR's computer needs and desires. VDHR-IPS contains an individual database for Lancaster County, created as part of the Phase I survey project. Collectively, the Phase I and Phase II databases contain a total of 455 records. Of these 455 records, 270 were documented in Phase I and 185 were documented in Phase II. Twenty of the properties surveyed at the intensive level in Phase II were initially documented at the reconnaissance level in first phase of the survey project, and are therefore located in the Phase I database. This information has been included with the findings presented for Phase II.

Various computer-generated IPS reports have been produced for this phase of the survey, and includes:

- 1) Inventory of All Properties by VDHR ID Number
- 2) Inventory of All Properties Alphabetically

**LANCASTER COUNTY SURVEY, PHASE II:
INVENTORY OF ALL PROPERTIES BY VDHR ID NUMBER**

PAGE 1

**LANCASTER COUNTY SURVEY, PHASE II:
INVENTORY OF ALL PROPERTIES ALPHABETICALLY**

ANALYSIS OF SURVEY FINDINGS

Statistical information was derived from the survey findings by producing computer-generated reports. These reports are designed to yield specific kinds of information for the appropriate analysis of survey findings. Some of the information entered into the database is factual, based upon quantitative analysis; other information is evaluative, and is based upon E.H.T. Tracerics' understanding and evaluation of architectural and historical data collected during the survey. The computer-generated reports represent both factual and evaluative assessments, and provide statistics on important trends and aspects of the built environment of Lancaster County.

The following analysis was prepared by architectural historians at E.H.T. Tracerics, Inc. and is based upon a professional understanding of the historic properties and resources surveyed, taking into consideration the needs and requirements of Lancaster County and VDHR.

- Identification of Properties

Each record in the database represents a property, that is a location defined by a perimeter measurement, such as a lot or parcel of land or a determined environmental setting. Two hundred and five properties were identified and surveyed during the course of this project. These properties were identified in three ways: first, by using the property archives located at the county level and at VDHR; second, through visual identification of primary resources that were not indicated on the historic maps but appeared to hold architectural significance associated with the recent past; and third, properties identified as historic but not surveyed in Phase I.

- Categorization of Properties

Each property record was initiated with the determination of a property category for the property as an entity. This categorization reflected the type of resource that was considered to be the primary resource and the source of the property's historicity. The five property categories are as follows: building, structure, site, district, and object. The definitions used are included in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* as follows:

Building: A building, such as a house, barn, church, hotel, or similar construction, is created to shelter any form of human activity. "Building" may also refer to an historically, functionally related unit, such as a courthouse and jail or a house and barn.

District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Site: A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, when the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

Structure: The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object: The term "object" is used to distinguish between buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature and design, movable, it is associated with a specific setting or environment, such as statuary in a designed landscape.

In Virginia, it is anticipated that a property will include at least one resource, usually considered its primary resource. The historic character of that resource is usually the basis upon which the determination of the property's overall historic or non-historic status is made.

The proper categorization of a property is dependent on the proper identification of the primary resource. For example, a property that includes a large residence built in the 1870s and several outbuildings from the same period would be categorized as a "BUILDING." Another property that includes a large residence built in 1995 near the foundation of an 18th century farmhouse would gain its historic status from the archeological potential of the site that is composed of the foundation and its environs, not from the no longer extant original building nor from the new house, therefore this property would be categorized a "SITE."

LANCASTER COUNTY SURVEY: PROPERTY CATEGORIZATION	PHASE I FINDINGS	PHASE II FINDINGS
Buildings	239	205
Sites	25	0
Structures	2	0
Objects	1	0
Districts	<u>3</u>	<u>1</u>
TOTAL CATEGORIZED PROPERTIES	270	206

Of the 206 properties identified in Phase II, twenty-one of those were previously documented at varying levels during Phase I. The level of documentation for these twenty-one properties ranged from the creation of an IPS record in the Lancaster County database with no on-site survey to a reconnaissance level survey of the property with recommendations for further documentation. Twenty of these properties were selected for intensive level survey and research during the Phase II process. The IPS database was updated with the documentation gleaned from this additional survey work. A single property for which an IPS record was made but not surveyed in Phase I at the owner's request was recorded at the reconnaissance level in Phase II. This record was updated in the Phase I IPS database to reflect the survey work conducted in Phase II.

- Determination of Historic Status

The identification of properties and their categorization was followed by the determination of a historic status for the property. For this survey, historic was defined as possessing the capacity to convey reliable information about the physical and cultural development of Lancaster County. It was not interpreted as a measure of the level of significance of that information.

Properties were considered HISTORIC if:

- the primary resource was fifty years of age or more; and
- the resource possessed the capacity to convey reliable historic information about the physical and cultural development of Lancaster County.

Properties were determined to be NON-HISTORIC if:

- the primary resource was less than fifty years of age;
- no primary resource was visually evident; and
- the primary resource was altered to a level that any historic integrity it might hold was significantly obscured.

LANCASTER COUNTY SURVEY, PHASE II: PROPERTY CATEGORIES	TOTAL	HISTORIC
Buildings	205	205
Districts	<u>1</u>	<u>1</u>
TOTAL CATEGORIZED PROPERTIES	206 total	206 historic

- Primary Resources

For the 206 properties included in the Phase II database, only ten different primary resource types were identified. The following report identifies the number of each identified resource type of the property's primary resource:

LANCASTER COUNTY SURVEY: PRIMARY RESOURCE TYPE	NUMBER IDENTIFIED IN PHASE I SURVEY	NUMBER IDENTIFIED IN PHASE II SURVEY
Archaeological Site	5	0
Bank	2	0
Barn	0	2
Bridge	1	0
Camp Cabin	2	1
Car Showroom	1	0
Cemetery	25	0
Church	18	4
Clubhouse	2	0
Commercial Building	27	5
Courthouse	1	0
Fellowship Hall	4	0
Fire Station	1	0
Guesthouse	2	0
Hotel/Inn	3	0
Jail	1	0
Lighthouse	1	0
Mill	3	0
Monument/Marker	1	0
Office/Office Building	4	1
Pier	1	0
Post Office	5	1
Processing Plant	2	0
School	6	3

LANCASTER COUNTY SURVEY: PRIMARY RESOURCE TYPE	NUMBER IDENTIFIED IN PHASE I SURVEY	NUMBER IDENTIFIED IN PHASE II SURVEY
Service Station	1	2
Shed	1	0
Single Dwelling	170	186
Tavern/Ordinary	1	0
Theatre	<u>2</u>	<u>1</u>
TOTAL HISTORIC PRIMARY RESOURCES	293	206

- Identification and Count of Resource Sub-Types [WUZITS]

For each property surveyed in Lancaster County, a complete list of the resources associated with the property was compiled. In each case, the primary resource was surveyed and documented; the other historic resources were counted and recorded in a counter field and then described in a secondary resources notes field. Each property count not only included a count of the resources by general type, but a determination and count of the specific resource sub-type. These resource sub-types, classified as "wuzits" in the database, refer to the *original* purpose for which the resource was constructed and range from single-family dwellings to corn cribs to cemeteries. For the 206 properties documented in the database, 533 "wuzits" were identified (forty-six different types). A complete list in alphabetical order of the type of "WUZITS" identified and the number of each wuzit counted in the course of this survey was compiled.

LANCASTER COUNTY SURVEY, PHASE II: RESOURCE SUB-TYPE	NUMBER FOUND ON ALL PROPERTIES	NUMBER FOUND TO BE HISTORIC
Animal Shelter	3	2
Archaeological Site	2	NA
Barn	23	22
Boathouse	1	0
Camp Cabin	2	1
Carport	2	0
Carriage House	1	1
Cemetery	7	7

LANCASTER COUNTY SURVEY, PHASE II: RESOURCE SUB-TYPE	NUMBER FOUND ON ALL PROPERTIES	NUMBER FOUND TO BE HISTORIC
Church	5	4
Commercial Building	5	5
Corncrib	4	3
Dairy/Milk House	15	9
Garage	60	36
Gazebo	3	1
Granary	2	2
Greenhouse	1	0
Guest House	4	4
Kitchen	2	2
Mobile Home	2	0
Observatory	1	1
Office/Office Bldg.	2	2
Other (playhouse)	1	0
Pool House	1	0
Pool/Swimming Pool	4	0
Post Office	1	1
Potato House	1	1
Poultry Shelter	5	5
Privy	13	7
Pump (Gasoline Pumps)	3	2
Pump House	5	5
Ruins	3	NA
School	3	3
Servant Quarters	2	2
Service Station	2	2
Shed	121	54
Silo	4	0

LANCASTER COUNTY SURVEY, PHASE II: RESOURCE SUB-TYPE	NUMBER FOUND ON ALL PROPERTIES	NUMBER FOUND TO BE HISTORIC
Single Dwelling	189	186
Smoke/Meat House	5	5
Stable	5	3
Studio	1	0
Tennis Court	1	1
Theatre	1	1
Wash House	8	7
Well House	5	2
Windmill	1	1
Workshop	<u>6</u>	<u>5</u>
TOTAL	534	387

These lists reveal that forty-six different resource sub-types were identified for the 206 properties recorded in the database. It also reveals that despite the variety of resource sub-types, the most heavily represented resource sub-type, by far, was the single-family dwelling. Thirty-six percent of the total number of primary resources surveyed were single-family residences. This statistic is not surprising given that Lancaster County emerged in the early to mid-19th century, and continues today as an important residential community in the Northern Neck of Virginia.

When comparing the findings of Phase I with those of Phase II, it should be noted that only one additional wuzit types was identified in the second survey process – servant quarters. Additionally, of those resources identified in Phase I, forty-three wuzits were not identified in Phase II. The on-site survey conducted in Phase I had an established methodology that focused on particular historic context themes, specifically Domestic, Religion, Industry/Processing/Extraction, Subsistence/Agriculture, Education, and Commerce/Trade. Thus, every attempt to document specific resources, such as banks, classrooms, courthouses, fellowship halls, fire stations, hotels, and mills, were comprehensively surveyed in Phase I.

- VDHR Historic Themes and Period Contexts

VDHR has defined eighteen cultural themes for Virginia's material culture history from prehistoric times to the present. Although a surveyed property may relate to one or more of the defined themes, only the most relevant themes are indicated in the database. The following list shows the number of historic properties within the current boundaries of Lancaster County that are primarily associated with eleven of the eighteen historic context themes.

LANCASTER COUNTY SURVEY, PHASE II: EIGHTEEN THEMES	Number of Associated Properties
Architecture/Community Planning	206
Commerce/Trade	9
Domestic	188
Education	4
Ethnicity/Immigration	2
Funerary	6
Government/Law/Political	1
Health Care/Medicine	2
Industry/Processing/Extraction	0
Landscape	0
Military/Defense	0
Recreation/Arts	2
Religion	6
Settlement Patterns	0
Social	0
Subsistence/Agriculture	12
Technology/Engineering	0
Transportation/Communication	0

- Architectural Style

Lancaster County is host to a variety of architectural building styles. Below is a computer-generated report listing the style and the number of properties of that style found as a part of this survey.

ARCHITECTURAL STYLE	NUMBER OF RESOURCES
BUNGALOW/ CRAFTSMAN	14
COLONIAL	7
COLONIAL REVIVAL	46
EARLY CLASSICAL REVIVAL	3
FEDERAL	3
GOthic REVIVAL	46
GREEK REVIVAL	5
OTHER	35
QUEEN ANNE	57

A substantial number of primary resources, particularly those constructed in the 18th and early 19th centuries, display more than one architectural style or stylistic influence. Typically, only the architectural style of the original portion of the building was listed in IPS. However, if the main block of the building displayed another style, it was noted to aid in the documentation of the structure's development. For example, during the Antebellum period (1830-1860), many of the Colonial dwellings were substantially enlarged with the addition of an I-house and detailed with Greek Revival embellishments particularly on the interior. Thus, both Colonial and Greek Revival were noted in IPS. All subsequent secondary architectural detailing applied to the resources was described at length in the description statement for each resource. A discussion of high style architectural fashions and vernacular trends as they pertain to Lancaster County is found in the Architecture/Community Planning section of the Historic Context Themes in this report.

- Source of Date

Because Lancaster County was largely improved by early to late 19th century dwelling houses, dating the resources was based on a variety of sources. Below is a computer-generated report listing the source of the date and the number of times that source was utilized throughout the survey.

SOURCE OF DATE	NUMBER OF RESOURCES
INSCRIPTION	2
LOCAL RECORDS	1
OWNER	17
OWNER/SITE VISIT	3
SIGN/PLAQUE	4
SITE VISIT	197
SITE VISIT/WRITTEN	7
WRITTEN DATE	1

- Condition of Primary Resource

Condition of the primary resource and the historic outbuildings for the 206 historic properties was recorded as part of this study:

CONDITION	NUMBER OF RESOURCES
EXCELLENT	15
GOOD-EXCELLENT	5
GOOD	96
GOOD-FAIR	4
FAIR	45
POOR	33
DETERIORATED/ RUINOUS	4
REMODELED	4

Expectedly, the majority of properties surveyed in Phase II were occupied and in good to excellent physical condition. However, the methodology of the project elected to survey as many unoccupied and severely deteriorated properties as possible to ensure documentation

was conducted at least to the reconnaissance level before the primary resource was lost. Of the twenty-four properties documented at the intensive level, eight of the primary resources were unoccupied and in a state of notable deterioration.

Conclusion

The information gleaned from computer-generated reports and presented here is only a small sampling of the type of analysis that can be done using VDHR-IPS. At this stage, all of the survey information has been entered into the database and is available for retrieval and analysis as necessary. The findings listed in this report are generally summary findings; the information can be further analyzed by looking at the actual computer-generated reports and customizing them to meet specific needs and requests.

SURVEY RECOMMENDATIONS

A. Recommendations for Further Study

- Phase III Architectural Survey at the Reconnaissance Level

The first survey phase, conducted in 1997, completely surveyed properties previously identified by the Lancaster County Historical Resource Commission and VDHR that were associated with the eighteen historic context themes. The on-site work was centered on pre-Civil War resources and properties directly associated with religion, education, agriculture, and/or the seafood and steamboat history of the county. The second survey phase, conducted in 1999, identified properties not previously documented by the county and VDHR, which were noted by Tracerics on the USGS maps during Phase I. This included architecturally significant resources as well as historically noteworthy properties. The reconnaissance survey focused on properties dating from the latter part of the 19th century and early 20th century, while the intensive survey generally centered on late 18th and early 19th century resources.

Although a substantial number of historic properties have been documented in Lancaster County during Phases I and II, additional survey work remains. This includes a small number of late 19th century vernacular dwellings, a building type well represented in the first two phases of on-site survey work. Additionally, a substantial number of bungalows dating from the first half of the 20th century remain unsurveyed, although a sampling of this building form was documented during both phases. It is therefore suggested that a third reconnaissance level survey be conducted in an effort to document all properties in Lancaster County that are fifty years or older. Each of the unsurveyed resources was documented on USGS maps, recording date range, use, and style. This method of recordation will allow for a more thorough survey of all historic properties in the county. It is recommended, therefore, that additional survey phases more fully document those resources noted on the USGS maps but not surveyed in 1996-1997 or 1998-1999.

- Properties to be Surveyed at the Intensive Level

The following properties were included in either the Phase I or Phase II surveys at a reconnaissance level; however, the architectural and/or historical significance of the primary resource or outbuildings warrants intensive level survey as these properties may be eligible for the Virginia Landmarks Register and/or National Register of Historic Places.

Phase I Properties:

<u>VDHR #</u>	<u>Property Name</u>	<u>Address</u>
015-0017	Monaskon	Route 774
051-0095	House, Route 626	Route 626
051-0130	White Stone Beach Hotel	Beach Road
051-0133	Hurst House	Route 615
<u>VDHR #</u>	<u>Property Name</u>	<u>Address</u>

051-0003	Chowning Ferry Farm	Route 627
051-0138	House, Tomlin Trace	Tomlin Trace
051-0172	William Lorenzo Bellows House	2002 Ocran Road
051-0173	Wooten House	Ocran Road
051-0174	Bellows House	Ocran Road
051-0198	The Glebe	Route 200
051-0201	Kendall Hall	Route 200
051-0202	Captain Bussells House	104 Steamboat Road
051-0214	Enon Hall	116 Enon Hall Road
249-5012	James Brent House	Noblett Lane

Phase II Properties:

VDHR #	Property Name	Address
051-5004	House, Brightwaters Drive	Brightwaters Drive
051-5045	House, 77 Sunset Drive	77 Sunset Drive
051-5055	Theater, Mary Ball Road	Mary Ball Road
051-5090	Enthapines	3952 Irvington Road
051-5095	Ottoman School	Payne's Shop Road
051-5140	House, Foster Lane	Foster Lane
051-5152	Buchman Farm	2579 Windmill Point Road
051-5178	Berryville Farm	296 Beach Road
051-5216	Osceola	4091 Mary Ball Road

- Phase I Archaeological Survey

As indicated in the Phase I Historic Architectural Survey of Lancaster County, the vast number of previously documented, but demolished, properties in Lancaster County requires a Phase I Archaeological Survey. The potential properties recommended for study are as follows (priority should be given to those in italics):

VDHR #	Property Name	Quadrangle
051-0002	Belmont Site	Urbanna
051-0006	Clifton	Fleets Bay
<i>051-0008</i>	<i>Epping Forest</i>	<i>Lively</i>
051-0015	Midway	Urbanna
051-0016	John Mitchell House Site	Lively
051-0018	Morattico	Morattico
051-0019	Oak Hill	Irvington
<i>051-0020</i>	<i>Oakley</i>	<i>Lively</i>
051-0021	Overseers House	Irvington
051-0023	Spinsters House	Irvington
051-0024	Spring Hill Farm	Irvington
<i>051-0025</i>	<i>Towles Point</i>	<i>Urbanna</i>

VDHR #	Property Name	Quadrangle
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051-0030	<i>Queenstown</i>	<i>Irvington</i>
051-0035	<i>Fort Site</i>	<i>Irvington</i>
051-0036	Norwood	Lively
051-0039	Brown House	Lancaster
051-0043	House (WPA)	Lancaster
051-0044	Kirk Hall	Irvington
051-0051	Melrose	Lancaster
051-0055	Plain View	Lancaster
051-0056	Ridgefield	Lively
051-0057	Riverside	Lively
051-0071	Windmill Point Light	Deltaville
051-0072	Ball's Mill	Lively
051-0073	Beulah	Lively
051-0077	Dunaway Place	Lively
051-0079	Mitchell Site	Lancaster
051-0082	Shackleford House	Lancaster
051-0086	Merry Point Ferry	Irvington
051-0089	VDOT Route 688	Irvington
051-0125	Taft Fishing Company	Irvington
051-0169	<i>Ring Farm</i>	<i>Irvington</i>
	<i>Dymer Creek: Possible Wreckage of Harriet De Ford</i>	
	A.T. Wright School	
	<i>Belle Island Indian Sites</i>	
	Devil's Bottom Road Dam	
	Mohon's Run Dam	
	Morgan Norris Office	
	Mount Knoddy	
	Old Presbyterian Meeting House	
	Peter Montaque/Richard Ball Burial Sites	
	Sullivan House	

- Preliminary Information Form (PIF) Documentation

The community of White Stone and the collection of domestic properties in Morattico (along Route 622 and Riverside Drive) were identified as potential historic districts with an intact number of significant late 19th and early 20th century buildings. This initial assessment, coupled with the on-site reconnaissance surveys of numerous resources and the historic context report established for the entire county, suggests that both of these communities are potentially eligible for listing as historic districts in the Virginia Landmarks Register and in the National Register of Historic Places. Therefore, it is recommended that further surveys, research and documentation, and assessments be conducted for White Stone and Morattico, and PIFs be prepared to enable evaluation of eligibility.

It is recommended that individual Preliminary Information Forms be prepared for the following properties studied at the intensive level:

VDHR #	Property Name	Address
051-0008	Epping Forest	677 Morattico Road
051-0015	Midway	836 River road
051-0020	Oakley	Morattico Road
051-0027	White Marsh United Methodist Church	Route 3
051-0040	Crescent Cove	Routes 604/731
051-0046	Holyoak	694 Morattico Road
051-0048	Levelfields	Route 3
051-0051	Melrose	854 Pinckardsville Road
051-0052	Lancaster Roller Mill	Kamps Mill Road
051-0060	Windsor Farm	Route 3
051-0066	Morattico Baptist Church	Morattico Church Road
051-0083	Greenfield	Greenfield Road
051-0122	Dr. BHB Hubbard House	Routes 695/3
051-0135	Bondfield	Route 200
051-0175	Bellows-Christopher House	Ocran Road
051-5092	House at 1632 Belle Isle Road	

B. Evaluation/Recommendations for Designation

Standards for Evaluation

The properties identified in the intensive-level survey of Lancaster County have been evaluated on a preliminary basis for their historic significance at the local, state, and national levels. As stated in the Secretary of the Interior's *Standards for Evaluation*, evaluation is the process of determining whether identified properties meet defined criteria of significance and whether they should, therefore, be included in an inventory of historic properties determined to meet the established criteria.

In association with the Secretary of the Interior's *Standards for Evaluation* is the Secretary of the Interior's *Guidelines for Evaluation*. These guidelines describe the principles and process for evaluating the significance of the identified historic properties. In evaluating the historic resources of Lancaster County, both the *Standards* and *Guidelines for Evaluation* were consulted. As a first step, the guidelines suggest that criteria used to develop an inventory of historic properties should be coordinated with the National Register of Historic Places. In the case of Lancaster County, the evaluation process was conducted using the National Register of Historic Places criteria and the Virginia Landmarks Register criteria. The National Register of Historic Places is the official national list of recognized properties, which is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior. The Virginia Landmarks Register criteria, established in 1966, are coordinated with those established for the National Register.

The National Register of Historic Places Criteria states:

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Similarly, the Virginia Landmarks Register criteria are set forth in the legislation as follows:

No structure or site shall be deemed a historic one unless it has been prominently identified with, or best represents, some major aspect of the cultural, political, economic, military, or social history of the State or nation, or has had a relationship with the life of an historic personage or event representing some major aspect of, or ideals related to, the history of the State or nation. In the case of structures which are to be so designated, they shall embody the principal or unique features of an architectural style or demonstrate the style of a period of our history or method of construction, or serve as an illustration of the work of a master builder, designer or architect whose genius influenced the period in which he worked or has significance in current times. In order for a site to qualify as an archaeological site, it shall be an area from which it is reasonable to expect that artifacts, materials, and other specimens may be found which give insight to an understanding of aboriginal man or the Colonial and early history and architecture of the State or nation.

Presently, twelve properties in Lancaster County have been listed on the Virginia Landmarks Register, ten of which have been listed on the National Register of Historic Place (those listed below in bold have been listed on the National Register):

051-0001	Belle Isle
051-0004	Christ Church
051-0009	Farmville/Fox Hill Plantation
051-0010	<i>Miss Ann</i>
051-0022	Saint Mary's Whitechapel
051-0026	Verville
051-0034	Corotoman Site (44LA13)
051-0050	Locustville
051-0075	Pop Castle
051-0081	Lancaster Court House Historic District
051-0029	Millenbeck Sites
051-5003	Irvington Historic District (National Register Nomination Pending)

A second consideration cited by the guidelines suggests that the established criteria should be applied within particular historic contexts. In the case of Lancaster County, the criteria were examined to determine how it might apply to properties within the given context. The historic contexts are synonymous with the eighteen historic themes developed by the VDHR and listed as follows:

Domestic Theme: This theme relates broadly to the human need for shelter, a home place, and community dwellings.

Subsistence/Agriculture Theme: This theme most broadly seeks explanations of the different strategies that cultures develop to procure, process, and store food.

Government/Law/Political Theme: This theme relates primarily to the enactment and administration of laws by which a nation, state, or other political jurisdiction is governed; and activities related to politics and government.

Health Care/Medicine Theme: This theme refers to the care of the sick, elderly and disabled, and the promotion of health and hygiene.

Education Theme: This theme relates to the process of conveying or acquiring knowledge or skills through systematic instruction, training, or study, whether through public or private efforts.

Military/Defense Theme: This theme relates to the system of defending the territory and sovereignty of a people and encompasses all military activities, battles, strategic locations, and events important in military history.

Religion Theme: This theme concerns the organized system of beliefs, practices, and traditions regarding the worldview of various cultures and the material manifestation of spiritual beliefs.

Social Theme: This theme relates to social activities and institutions, the activities of charitable, fraternal, or other community organizations and places associated with broad social movements.

Recreation and the Arts Theme: This theme relates to the arts and cultural activities and institutions related to leisure time and recreation.

Transportation/Communication Theme: This theme relates to the process and technology of conveying passengers, materials, and information.

Commerce/Trade Theme: This theme relates to the process of trading goods, services, and commodities.

Industry/Processing/Extraction Theme: This theme explores the technology and process of managing materials, labor, and equipment to produce goods and services.

Landscape Theme: This theme explores the historic, cultural, scenic, visual and design qualities of cultural landscapes, emphasizing the reciprocal relationships affecting the natural and the human-built environment.

Funerary Theme: This theme concerns the investigation of gravesites for demographic data to study population, composition, health, and mortality within prehistoric and historic societies.

Ethnicity/Immigration Theme: This theme explores the material manifestations of ethnic diversity and the movement and interaction of people of different ethnic heritages through time and space in Virginia.

Settlement Patterns Theme: Studies related to this theme involve the analysis of different strategies available for the utilization of an area in response to subsistence, demographic, socio-political, and religious aspects of a cultural system.

Architecture/Landscape Architecture/Community Planning Theme: This theme explores the design values and practical arts of planning, designing, arranging, constructing and developing buildings, structures, landscapes, towns and cities for human use and enjoyment.

Technology/Engineering Theme: While the technological aspects of a culture form the primary basis of interpretation of all themes, this theme relates primarily to the utilization of and evolutionary changes in material culture as a society adapts to the physical, biological, and cultural environment.

After determining how the criteria apply, the Secretary of Interior's *Guidelines for Evaluation* suggests that the integrity of a property should be accessed. In evaluating the integrity, factors such as structural problems, deterioration, and abandonment should be considered if they have affected the significance of the property. In surveying the properties of Lancaster County, the integrity of the resource was evaluated using the seven aspects as defined in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The aspects include location, design, setting, materials, workmanship, feeling, and association. The seventh aspect, association, was not always evaluated while conducting on-site survey work, and often requires further archival research.

Based upon the state and national guidelines and criteria, all of the properties in Lancaster County were evaluated for potential nomination to the Virginia Landmarks Register and National Register of Historic Places.

Recommendations for Designation to the Virginia Landmarks Register and the National Register of Historic Places:

Lancaster County currently contains ten properties listed on the National Register of Historic Places and twelve listed on the Virginia Landmarks Register. The research conducted for the historic context report indicated that at least fourteen other properties, identified during the Phase II survey of Lancaster County, are potentially eligible for individual listing in the Virginia Landmarks Register and the National Register of Historic Places. Additionally, two potential historic districts were selected. The Preliminary Information Forms (PIF) for the Kilmarnock and Weems districts can be found in the appendix of this report.

A total of twenty-four individual resources and two districts were identified through the intensive-level survey, the PIF, and the research and documentation phase of the project. Each property was presented to the VDHR Evaluation Team at the conclusion of the survey. Those properties found to be potentially eligible by the Evaluation Team have a rating score of 30 points or more. It should be noted that the scoring of a property below 30 points does not preclude it from listing, but suggests further documentation be compiled regarding the historical and/or architectural merit of the resource.

APPLE GROVE AT CHASE'S COVE

(051-0177)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from the mid-18th century, the single-family dwelling is a good example of a Colonial hall/parlor structure that was enlarged with an I-house form circa 1800. The original portion of the building retains many historic elements, including a double-shouldered Flemish bond exterior end chimney.
- **EVALUATION TEAM DETERMINATION** **Not Eligible**

REVEREND LEVI BALL HOUSE

(051-0149)

- National Register Area(s) of Significance: Ethnic Heritage (Black)
- VDHR Criteria for Potential Eligibility: Ethnicity
Funerary
- Criterion B: African-American Reverend Levi Reese Ball, D.D. (1854-1917) was the first seminary-trained minister to serve an African-American congregation in the Northern Neck. In 1892, he founded the Cavalry Baptist Church near Kilmarnock and served as its pastor for about ten years. For

seventeen years, he was the moderator of the Northern Neck Baptist Association. Dr. Ball was the motivating force behind the Northern Neck Industrial Academy at Ironsdale. Ball is buried on the property in the family cemetery.

- **EVALUATION TEAM DETERMINATION** **Eligible**

BELLOWS-CHRISTOPHER HOUSE **(051-0175)**

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: The dwelling was originally constructed in the middle part of the 19th century. It was substantially enlarged in 1903 by the Queen Anne style wing that now serves as the main block of the building. The materials used to construct this portion of the building were purchased in Baltimore and sent to Lancaster County by steamboat. One year later, in 1904, the property was subdivided and improved by the construction of three more modest dwellings that were similar in form and style, also transported from Baltimore. All four houses are located in a row on Ocran Road, each originally belonged to members of the Bellows family.

- **EVALUATION TEAM DETERMINATION** **Eligible**

BELLOWS-HUMPHREYS HOUSE **(051-0171)**

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: The Queen Anne style dwelling was one of three modest buildings erected by the Bellows family on Ocran Road in 1904. The materials used to construct the buildings were purchased in Baltimore and sent to Lancaster County by steamboat.

- **EVALUATION TEAM DETERMINATION** **Eligible**

BONDFIELD

(051-0135)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from circa 1806, Bondfield was originally constructed as a five-bay wide, two-bay deep dwelling in the Federal style. The structure was substantially altered in the middle part of the 19th century with Greek Revival detailing, a stylistic evolution common in Lancaster County with the shipment of architectural elements by steamboat.
- **EVALUATION TEAM DETERMINATION** **Eligible**

BUNTING'S GATE

(051-5220)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from the turn of the 20th century, Bunting's Gate is an excellent example of the L-house form common in Lancaster County. The building displays the pedimented center gable pierced with paired window openings. Other features less common to the region are the recessed panels between the paired window and the pointed lintel.
- **EVALUATION TEAM DETERMINATION** **Not Eligible**

COPPEDGE HOUSE

(051-0134)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from circa 1750, the Coppedge House is an example of the Colonial style dwelling erected in Virginia in the mid-18th century.
- **EVALUATION TEAM DETERMINATION** **Not Eligible**
The evaluation was greatly influenced by the structure's current state of deterioration and loss of integrity. Should the building be restore, this determination should be reevaluated.

FRANCIS POINT HOTEL (051-0065)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Referred to as a hotel because of its imposing size, not its use, the dwelling at Crab Point was constructed in 1895 for Isaac Hathaway Francis of Baltimore. The three-story Colonial Revival style house has a T-shaped plan, wrap-around porch, and pyramidal cupola on top of the hipped roof. The property also contains a well house and three-story observatory.
- **EVALUATION TEAM DETERMINATION Eligible**

HAMPTON GARDENS (051-0098)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Hampton Gardens represents two distinct building periods and forms/styles, including early 19th century Colonial and the I-house form with Greek Revival of the Antebellum period.
- **EVALUATION TEAM DETERMINATION Not Eligible**

HOUSE, 1632 BELLE ISLE ROAD (051-5092)

- National Register Area(s) of Significance: Architecture
Agriculture
- VDHR Criteria for Potential Eligibility: Domestic
Subsistence/
Agriculture
- Criterion C: In form and detailing, the circa 1760s house is representative of the modest Colonial style dwellings constructed in Virginia in the mid-18th century. The property, historically part of Belle Isle (National Register property), also contains a circa 1820 dogtrot barn and 1900s corncrib.
- **EVALUATION TEAM DETERMINATION Eligible**
The Evaluation Team recommended the nomination of this property to the National Register be prepared as an amendment to the previously designated Belle Isle.

HOUSE, MARY BALL ROAD (051-5050)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: The circa 1910 dwelling is representative of the dwellings constructed in Lancaster County during this period with its Queen Anne style detailing.
- **EVALUATION TEAM DETERMINATION Not Eligible**

HOUSE, 3778 WEEMS ROAD (051-0145)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from the 1920s, the house on Weems Road is a good example of the American Four-square with both Queen Anne and Colonial Revival styles detailing. The structure is a kit house, shipped by steamboat from Baltimore. The interior is detailed in the Craftsman style. This property is one of three in Weems owned, improved and subdivided by the Thomas family.
- **EVALUATION TEAM DETERMINATION Not Eligible**

HOUSE, 3798 WEEMS ROAD (051-0144)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from the 1920s, the house on Weems Road is an excellent example of the Queen Anne style dwellings erected in Weems in the second quarter of the 20th century. The structure is a kit house, shipped by steamboat from Baltimore. The interior is detailed in the Craftsman style. This property is one of three in Weems owned, improved and subdivided by the Thomas family.
- **EVALUATION TEAM DETERMINATION Not Eligible**

HOUSE, 3940 WEEMS ROAD

(051-0142)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion C: Dating from circa 1915, the house on Weems Road is an excellent example of the Queen Anne style dwellings erected in Weems in the first part of the 20th century. The structure is a kit house, shipped by steamboat from Baltimore. The interior is detailed in the Craftsman style. This property is one of three in Weems owned, improved and subdivided by the Thomas family.
- **EVALUATION TEAM DETERMINATION** **Not Eligible**

DR. B.H.B. HUBBARD HOUSE

(051-0122)

- National Register Area(s) of Significance: Architecture
Health Care
- VDHR Criteria for Potential Eligibility: Domestic
Health
Care/Medicine
- Criterion A: Dr. B.H.B. Hubbard (1873-1940) was a prominent citizen in White Stone, instrumental in the development of this crossroads community. The property contains the main dwelling and two doctor's clinics (1890 and 1924). The 1924 office retains all of its original medical supplies and equipment, including medicinal bottles.
- Criterion C: The main dwelling is one of the most unique buildings in the county, with its barrel-vaulted front porch and banded columns. The circa 1895 Queen Anne style dwelling is prominently located at the main intersection of White Stone.
- **EVALUATION TEAM DETERMINATION** **Eligible**

LEVEL GREEN

(051-0113)

- National Register Area(s) of Significance: Architecture
Agriculture
- VDHR Criteria for Potential Eligibility: Domestic
Subsistence/
Agriculture
- Criterion C: Dating from circa 1750, Level Green is a good example of the Colonial style dwelling erected in Virginia in the mid-18th century, and subsequently enlarged in the second quarter of the 19th century. During the Depression and World War II, the agricultural outbuildings were used as a produce canning company.
- **EVALUATION TEAM DETERMINATION** **Not Eligible**

**MORATTICO BAPTIST CHURCH
AND CEMETERY**

(051-0066)

- National Register Area(s) of Significance: Architecture
Religion
- VDHR Criteria for Potential Eligibility: Religion
Funerary
- Criterion A: The congregation, founded in 1778, was the pioneer Virginia Baptist Church, and all Baptist churches in the Northern Neck can be traced to the Morattico Baptist Church.
- Criterion C: Excellent example of an antebellum church that follows a form typically utilized in Virginia in the mid-19th century, with high-style Greek Revival details. The present church was constructed in 1856, and the cemetery dates from 1848.
- **EVALUATION TEAM DETERMINATION** **Eligible**

OAKLEY

(051-0020)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
Subsistence/
Agriculture
- Criterion C: Excellent example of mid-18th century Colonial dwelling that was enlarged with the addition of an I-house wing during the antebellum period. This addition, reading as the main block of the dwelling, has a high style Early Classical Revival style portico and all of its original interior detailing. In the latter part of the 19th century, the building was again enlarged and had Victorian era detailing on the interior. The property has a small family cemetery and several early 20th century outbuildings, including several barns, sheds, a windmill, and gas pump.
- **EVALUATION TEAM DETERMINATION** **Eligible**

PUBLIC VIEW

(051-0139)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
- Criterion A: Owned by the Chase family for over 150 years, the property was used as a “trial farm” for new agricultural practices in the 1930s and 1940s. Then-owner, Charles Carter Chase, was the county agent for the Department of Agriculture.
- Criterion C: Public View represents three distinct building periods and forms/styles, including late 18th century Colonial, the I-house form of the early 19th century, and the mid-19th century Greek Revival. The double portico and partially exposed brick chimney of Public View are rare elements in Lancaster County, as is the paneled overmantel in the original portion of the building.
- **EVALUATION TEAM DETERMINATION** **Eligible**

RETIREMENT

(051-0148)

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic
Subsistence/
Agriculture
- Criterion C: The dwelling is a good example of a transitional late Federal and Greek Revival style building, representative of the agricultural prosperity of the Northern Neck in the late 1840s and 1850s.
- **EVALUATION TEAM DETERMINATION** **Eligible**

RING FARM

(051-0169)

- National Register Area(s) of Significance: Architecture
Agriculture
- VDHR Criteria for Potential Eligibility: Domestic
Subsistence/
Agriculture
- Criterion C: The stages of construction at Ring Farm reflect the increased prosperity of Lancaster County in the mid-19th century. The property consists of a circa 1750 Colonial building that possibly was a kitchen; an early 19th century barn; and early 20th century carriage house. Historically, the property was the site of a racetrack.
- **EVALUATION TEAM DETERMINATION** **Eligible**

SARATOGA

(051-5041)

- National Register Area(s) of Significance: Architecture
Ethnic Heritage
(Black)
- VDHR Criteria for Potential Eligibility: Domestic
Ethnicity
Subsistence/
Agriculture
- Criterion C: The main dwelling at Saratoga was constructed in circa 1790, and enlarged at the turn of the 20th century to its L-shaped configuration. This

alteration included the addition of a second story. The original portion of the building was Colonial in form, standing 1-1/2-stories in height. Hand hewn joists, ghosting of a stair, the brick foundation, a mantel, and casings are extant in the original portion of the building. The property also contains a circa 1790 slaves quarter.

- **EVALUATION TEAM DETERMINATION** **Eligible**

WHARTON GROVE **(051-0087)**

- National Register Area(s) of Significance: Architecture
Religion
- VDHR Criteria for Potential Eligibility: Domestic
Religion
- Criterion A: Wharton Grove Campground was established in 1893, during the height of religious meeting camp revivals. It was a ten-day Methodist meeting camp, started by Dr. H.M. Wharton, an evangelist. The camp was one of three established on the Northern Neck in the late 19th century, and operated until the death of Dr. Wharton in 1927.
- Criterion C: The property retains six of the original two-story wood frame camp cabins which display rustic Queen Anne style detailing.

- **EVALUATION TEAM DETERMINATION** **Not Evaluated**
Deferred evaluation based on loss of integrity and the property's location within the proposed boundaries of the Weems Historic District (PIF).

**WHITE MARSH UNITED METHODIST
CHURCH AND CEMETERY** **(051-0142)**

- National Register Area(s) of Significance: Architecture
Religion
- VDHR Criteria for Potential Eligibility: Religion
Funerary
- Criterion A: The congregation, founded in 1792, was the Mother Church of Methodism in the Northern Neck of Virginia. The first meeting in this region was held at this site. This church has produced two bishops (Enoch George and David Seth Doggett).

- **Criterion C:** Excellent example of an antebellum church that follows a form typically utilized in Virginia in the mid-19th century, combining Greek Revival and Gothic Revival style details. The present church was constructed in 1848, and the cemetery dates from 1842.

- **EVALUATION TEAM DETERMINATION** **Eligible**

KILMARNOCK HISTORIC DISTRICT **(249-5037)**

- **National Register Area(s) of Significance:** Architecture
Commerce/Trade
Religion
Education
- **VDHR Criteria for Potential Eligibility:** Domestic
Religion
Commerce/Trade
Education
- **Criterion A:** The town of Kilmarnock is significant historically as the first chartered village in Lancaster County and, as an early center of education in the Northern Neck. Started as a crossroads community, Kilmarnock illustrates the development of a commercial corridor in a county dependant on the steamboat and fishing industries.
- **Criterion B:** Architecturally, the community features a number of late 19th and early 20th century buildings that reflect the fashionable styles and building forms of the period. Presently the largest of Lancaster County's three incorporated towns, Kilmarnock's original layout as a crossroads community remains evident, despite the subsequent rebuilding that followed three major fires in the 20th century. Fueled by tourism rather than by agriculture and the fishing industry, Kilmarnock continued to expand in the second quarter of the 20th century.
- **EVALUATION TEAM DETERMINATION** **Not Eligible**

WEEMS HISTORIC DISTRICT

(051-5220)

- National Register Area(s) of Significance: Architecture
Community Planning
Archeology
Religion

- VDHR Criteria for Potential Eligibility: Domestic
Religion
Settlement Patterns

- Criterion A: Weems is significant as the former sites of Robert Carter's Corotoman and Lancaster County's only religious meeting camp, Wharton Grove. Additionally, the community is recognized for its association with the steamboat and fishing industries that supported Lancaster County and the Northern Neck throughout the 19th and early 20th centuries.

- Criterion C: Architecturally, Weems retains a substantial number of Queen Anne style residential buildings, the majority of which were produced elsewhere and assembled along Weems Road.

- Criterion D: Corotoman, an 17th century plantation, was Robert Carter's rural seat consisting of hundreds of thousands of acres, focusing on the peninsula later known as Weems. The manor house that Carter constructed in the late 17th century was burned tragically in 1729, after which the property fell into ruin. Over the years, the abandoned buildings disappeared from view, hidden under the residential growth that commenced in the second quarter of the 19th century.

- **EVALUATION TEAM DETERMINATION** **Not Eligible**

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