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# LOUDOUN COUNTY, VIRGINIA HISTORIC RESOURCE SURVEY

## SURVEY REPORT



*Prepared for:*

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October 2003

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# URS

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Loudoun County, Virginia  
Historic Resource Survey

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# ABSTRACT

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In January 2003, the Loudoun County Department of Planning contracted with URS Corporation (URS) to prepare a historic context for the County and to conduct a survey of 750 representative historic resource types across Loudoun County that best illustrate the history of the County, especially in those areas and themes underrepresented in previous survey efforts. The purpose of this project was to collect information on historic resources from across the County, with the survey results from this project serving as a component of the Preservation Plan for the County developed by the Loudoun County Department of Planning. This preservation plan will become a component of Loudoun County's Comprehensive Plan and will provide a strategy for protecting, conserving, and integrating historic architectural resources into future planning efforts. The survey will also be used in conjunction with existing surveys and historic contexts to expand the available information about the County's significant architectural and historic sites.

Survey work was conducted in two phases, a windshield survey of representative property types, and a reconnaissance-level survey. All project fieldwork was conducted from March through August 2003. The survey identified 750 properties and included all 517 square miles located within the boundaries of present-day Loudoun County. The survey effort focused on the areas identified by the County as being under the greatest amount of development pressure and on areas identified as being underrepresented in the existing surveys, specifically post-Civil War resources. The resources surveyed represent the Virginia Department of Historic Resources (VDHR) themes of Domestic, Subsistence/Agriculture, Education, Military Defense, Religion, Transportation/Communication, and Commerce/Trade, with the majority of the properties being examples of Domestic architecture, and occur during all time periods, with most properties dating to the Reconstruction and Growth (1865-1917) Period.

Based upon the finding of this survey, between 8 and 10% of the surveyed resources are eligible for either the Virginia or National Register of Historic Places. An additional 2 to 5% may be eligible after further examination and research.

Based upon the results of this survey, the following recommendations are made:

- The County should undertake a re-survey of all properties previously surveyed, using a phased approach, as necessary;
- The County should undertake a program to conduct intensive-level survey of 100 properties from this survey effort and nominate those properties determined to be eligible for the National Register of Historic Places to the Register; and
- The County should focus future survey efforts on the New Dominion Period (1945-present), with an emphasis on the period from 1950 to 1970.

# ACKNOWLEDGEMENTS

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URS would like to acknowledge the numerous individuals who assisted us with this survey project at both the state and local levels. At the local level we wish to thank the Loudoun County Department of Planning, who funded this project and provided us with useful feedback and review. We also wish to thank the Loudoun County Citizen Advisory Committee for the Countywide Heritage Resources Preservation Plan, who provided us with information on underrepresented areas and resource types early on the survey process. We could not have completed this project without the support of three people at the Virginia Department of Historic Resources, David Edwards, Trent Park, and Quatro Hubbard we thank them for all their assistance.

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Loudoun County has an established tradition of recognizing its past and ensuring the preservation of its historic resources for future generations. Over 2,200 historic architectural sites and structures across the County have been documented and surveyed, with half of these surveyed by the Virginia Historic Landmarks Commission, now the Virginia Department of Historic Resources (VDHR), during the 1970s and 1980s. Much of the resultant survey data is focused upon historic resources located within the County's larger population centers, as well as those resources associated with persons and places significant to important events in the County's history.

As a part of this continued commitment to preserving Loudoun County's past, an emphasis was placed on the importance of the County's historic resources in the 2001 *Revised General Plan*. The plan calls for a comprehensive survey of historic resources and assessment of the significance and site integrity of each identified property. As a part of this effort, the Loudoun County Department of Planning contracted with URS Corporation (URS) to prepare a historic context for the County and conduct a survey of 750 representative historic resource types across Loudoun County that best illustrate the history of the County, especially in those areas and themes underrepresented in previous survey efforts.

The policies of the County's *Revised General Plan* recognize the importance of conducting a comprehensive survey of the County's historic and prehistoric cultural resources. The process of conducting cultural resources surveys is an ongoing effort, because as standing structures become older and archeological resources are identified, a systematic approach is necessary to record, document and evaluate their significance for the benefit of future generations. An architectural survey is the first, and often most crucial step in identifying, documenting, and evaluating standing structures. The information generated from architectural surveys provides private citizens, preservation organizations, and government agencies with a guide to historic places in the County. Architectural surveys also expand the available information about the County's significant architectural and historic sites that can be used to document underrepresented resource and expand the information on the County's architectural history.

Architectural surveys also create a permanent written and photographic record of the County's architectural heritage that can be used to facilitate informed decisions by landowners on issues pertaining to the use and adaptive reuse of their property. Architectural survey reports and inventories also provide information that allows property owners to pursue nomination to the National Register of Historic Places and the Virginia Landmark Register, as well as available local registers.

The area surveyed includes all 517 square miles located within the boundaries of present-day Loudoun County; the size of the individual historic resources surveyed varies. This survey effort focused on the areas identified by the County as being under the greatest amount of development pressure and on areas identified as being underrepresented in the existing surveys. Those areas have been identified by the Loudoun County Department of Planning as the Transition Policy Area and Dulles South and are located in the central and southeastern parts of the county (see Figure 1-2).

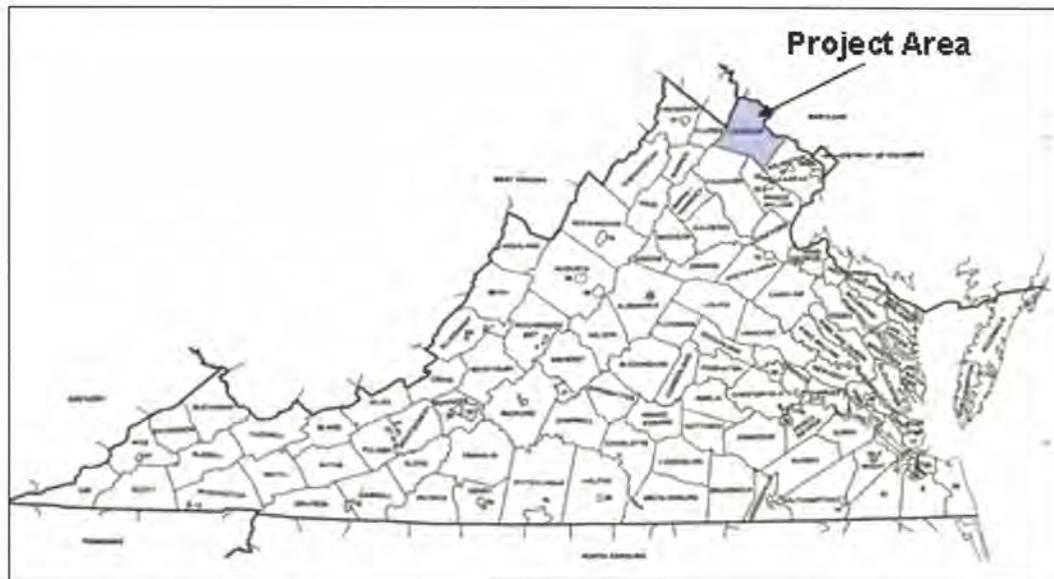


Figure 1-1: Map Showing the Location of Loudoun County, Virginia

Background research on the history of Loudoun County and the Piedmont provided information on the events that helped to shape the built environment of Loudoun County. This research was conducted in late February and early March 2003. Information on politics, wars, demographics, agriculture, industry, communities, education, religion, and transportation was gathered and then used to develop a historic context for the County. The historic context that resulted from this research allowed for the systematic classification of the surveyed properties.

Survey work was conducted in two phases. The first phase, undertaken in early March 2003, was a windshield survey which was conducted to gather data that was used to select properties for reconnaissance survey. The properties identified in the windshield survey included representative examples of the various resource types and conditions throughout the entire County for each of the VDHR historic themes.

The second phase of survey was the reconnaissance survey of 750 sites, which was conducted from late March to August 2003. A sufficient amount of information was collected on each site in order to place it within the context of Loudoun County's history and development. Sites that have been surveyed as part of the 2003 African-American architectural resources survey were not included in this survey. Maps showing the locations of all 750 surveyed properties are included in Appendix VI of this report.

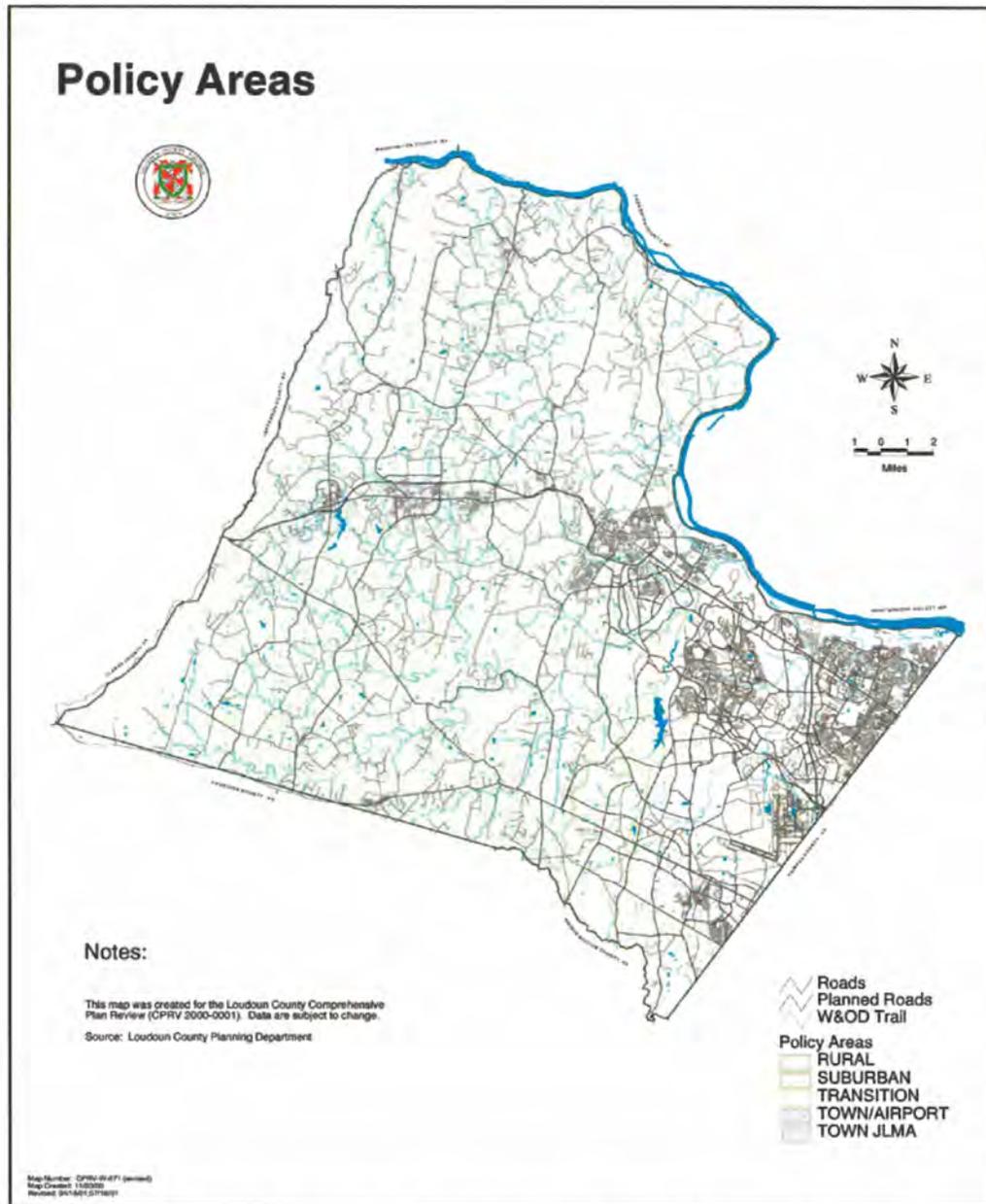


Figure 1-2: Map Showing the Locations of the Loudoun County Policy Areas

All fieldwork and background research was conducted by URS staff who meet or exceed the Secretary of the Interior’s *Professional Qualification Standards* (36 CFR61) in the disciplines of architectural history. Work was conducted under the supervision and direction of Mark R. Edwards, Principal Investigator. The project team included: Charles Arthur, Senior Architectural Historian; Jeffrey Durbin, Senior Architectural Historian; Mary Sayers-Doeden, Senior Architectural Historian; Amy Barnes, Architectural Historian; Caleb Christopher, Architectural Historian; Shelby Spillers, Architectural Historian; and Heather Yost, Architectural Historian.

## **2.1 SURVEY GOALS AND OBJECTIVES**

The goal of this project was to identify and survey 750 representative historic resource types that best illustrate the history of Loudoun County, especially in those areas and themes underrepresented in previous survey efforts. The 750 historic resources that were chosen for this survey were equally distributed throughout Loudoun County. The survey results from this project will be used in conjunction with existing surveys and historic contexts to expand the available information about the County's significant architectural and historic sites.

## **2.2 SURVEY METHODOLOGY**

### **Archival and Background Research**

For the purpose of gaining a better understanding of architectural resources that would be observed in the field as well as the purpose of developing the historic context, archival research was performed prior to and during the fieldwork portion of the Loudoun County survey. For individual properties the repositories whose collections were reviewed include the Library of Congress, the records of the VDHR, the Thomas Balch Library, the Loudoun Heritage Farm Museum, and the Loudoun Museum. The site files of the Loudoun County Planning Department were also reviewed. Among the primary source materials reviewed were newspapers, magazines, annual agricultural reports and censuses, photographs, and maps. These materials provided information about the development of Loudoun County and the Piedmont.

Among the primary source materials available at the various repositories were United States Geological Survey (USGS) maps denoting the locations of previously surveyed resources, other historic maps, and histories of the region, Loudoun County, and agricultural practices. Works Progress Administration (WPA) historic survey records, other cultural resource survey reports, and National Register nominations that can be found at VDHR in the surveyed resource files. Published and unpublished accounts of Loudoun County history were reviewed at the Thomas Balch Library along with additional resources including: historic maps, church records, land records, population and agricultural censuses, historic structures survey reports, vertical files with pamphlets, newspaper clippings on a wide number of topics, photographs, and genealogical information. The Loudoun Heritage Farm Museum focuses on the agricultural heritage of Loudoun County and houses both artifacts and records pertaining to the agricultural history of the County. Published and unpublished accounts of Loudoun County's agricultural history were reviewed along with historic maps, land records, population and agricultural censuses, farm records, newspaper clippings, and photographs.

### **Context Development**

It is the purpose of a historic context to synthesize information about a period of settlement and settlement patterns, political and military events, agricultural and industrial events and evolutions, and important social trends into a coherent chronology of events in the selected region. Because this study provides an in-depth context for Loudoun County, the research focused on identifying significant local and/or regional trends as well as broad regional and national historical patterns which had an impact on the built environment in Loudoun County from settlement to the present.

Context development began with map research to identify and date transportation corridors (roads and railroads), population movement, and settlement patterns to provide a broad temporal and geographic overview of the state. Maps and atlases portraying road and rail networks were also used for their comprehensive information and narratives. Maps provided by the Loudoun County Department of Planning which indicated the century of construction based upon tax data were also reviewed to identify areas with concentrations of historic structures. The typical industrial and agricultural products found in the state, particularly in the Piedmont and in Loudoun County, were identified, along with the types of facilities associated with each identified practice. The resulting overview of the region's history included the agricultural and industrial processes, technologies, land use patterns, and the influences that various ethnic groups had upon the rural landscape. This overview also served as a general template for the County-specific context and allowed for the classification of the surveyed properties.

The second step was the preparation of an overview of the historical development of Loudoun County's landscape. An emphasis was placed on the historical development of those physical resources associated with agriculture, including farmhouses, outbuildings, farmstead layouts, and agricultural landscape features (fields, pastures, orchards, fences, and farm roads) due to the rural nature of the County. The overview also addressed the County's physical geography and the natural resources that determined settlement patterns such as landforms, soil types, the availability of water, and prior ground cover. This effort, combined with the general overview of the region's history discussed above, resulted in the identification of a preliminary Loudoun County historic context.

The Loudoun County historic context was further refined, using the results of the field survey and synthesizing this information with all of the data previously gathered, to reflect the survey findings. This approach has several benefits. First, the main themes of the context were validated. Second, this work finalized the temporal divisions and resource types used in formalizing the context. Finally, this approach allowed for the creation of new sections of the context based on the fieldwork.

### **Field Survey**

URS surveyed seven hundred fifty (750) properties with historic architectural resources in Loudoun County. The survey of these properties was conducted in a two phase operation: windshield survey and reconnaissance survey. Following the fieldwork for the reconnaissance phase of the survey, the field data including photographs, field notes, and maps were used in the completion of VDHR Data Sharing System (DSS) survey forms.

Apart from the use of County property tax records, no research of archival records was completed for the individual properties included in the reconnaissance-level survey. While the County property tax records were helpful in arriving at approximate construction dates for primary buildings on each property, construction dates for many residences and all outbuildings included in the inventory were estimated using the stylistic evidence and physical fabric that the surveyors found at each property. These estimates represent the best judgment of the surveyors.

***Windshield Survey***

The windshield survey was conducted in order to gather data that was used to select properties for reconnaissance survey. Properties identified in the windshield survey were often the best-preserved or least-altered examples of various resource types throughout the entire County for each of the VDHR historic themes. The windshield survey was also to aid in the identification of historic resources in the Transition Policy Area and the Dulles South Planning Area.

The windshield survey process first identified potential properties for reconnaissance survey by comparing County property maps indicating relative construction dates with VDHR survey maps, which are based upon the 7½-minute series maps created by the U.S. Geological Survey (USGS). Individual properties and areas that were likely to have concentrations of historic properties were identified prior to initiation of the fieldwork. The windshield survey team then visited each area of the County which had been identified as areas likely to have example types of historic properties. The survey team recorded the property locations on USGS quadrangular maps and took approximately 100 representative digital photographs of the historic properties. At the County's request, the team paid special attention to the following types of resources:

- Early outbuildings and farm structures;
- Significant buildings that are in poor condition or that are threatened by imminent destruction;
- Significant buildings that may be affected by transportation network improvements (e.g., road construction) and future development; and
- Previously surveyed properties that warrant updated or additional information.

The results of the windshield survey were presented to the County on March 20, 2003. Having agreed upon a survey methodology and areas of the County where particular focus should be given and areas of the County that should be avoided, URS began the next phase of the survey.

***Reconnaissance Survey***

Reconnaissance level documentation began on March 27, 2003. The data recorded for each property at the reconnaissance level was guided by the requirements of the VDHR reconnaissance level documentation form. Information gathered for these properties included address, building descriptions, approximate dates of construction and any alteration, and data on important landscape attributes. A detailed physical description of the primary resource as well as a brief description of each of the secondary resources on the property was gathered during this phase of survey. A field form including all this information was completed for each property in the survey. Each field form also included a site plan, identification of the photographs associated with the property, and a notation of the building's condition and any known threat to the building. The field forms provided the surveyors a place to record any additional information about the property collected during the site visit. Examples of additional information include owner's names, oral history of property, and name of the property, and recommendations for further research.

Exterior black and white 35mm photographs and digital photographs of each historic resource accompany each surveyed property. Generally, the photographs include one or more photographs of the primary resource, and a minimum of one photograph for the contributing secondary

resources or group of secondary resources. A site plan was sketched at each property to indicate the buildings on the property in relation to each other. Significant landscape features such as ponds, creeks, or tree lines, were noted on the site plans.

Each of the properties has been plotted on the appropriate USGS quadrangle map. Geographic information, using Universal Transverse Mercator (UTM) coordinates, was generated for each property, using a hand-held unit. The official address of property has been determined using the Loudoun County Real Estate Tax, Assessment & Parcel Database.

Properties with “No Trespassing” or “Keep Out” signs were not included in the reconnaissance survey. Additionally, properties that were gated or otherwise inaccessible were not included in the survey. Finally, properties that did not appear to be fifty (50) years old, or that lacked sufficient architectural integrity as to convey the building’s history, were excluded from the reconnaissance survey.

### **Expected Results**

The goal of this project was to identify and survey 750 representative historic resource types that best illustrated the history of Loudoun County, especially in those areas and themes underrepresented in previous survey efforts. It was anticipated that as a group, the 750 historic resources to be chosen for this survey would be equally distributed throughout Loudoun County. However, partly due to major development in the southeastern corner of the County near Washington Dulles International Airport, the surveyed historic resources were actually more numerous in the northern half of the County.

Another goal of the survey was that the results from this effort would provide a permanent written and photographic record that facilitates informed decision making on issues pertaining to future planning efforts. Finally, a third goal of the survey was for it to be used in conjunction with the County’s existing survey data and historic contexts to expand the available information about the County’s significant architectural and historic sites. With the submission of the 750 properties that URS surveyed to Loudoun County, the County will have a more representative inventory of historic properties. In addition, the County will also have a total of 2,950 surveyed properties, representing properties that were constructed between the mid-eighteenth and the mid-twentieth centuries.

In terms of coverage, another objective of this survey was to focus primarily on previously undocumented post-Civil War sites and/or structures that met one or more of the following criteria:

- Significant buildings that were in poor condition or that were threatened by imminent destruction;
- Significant buildings that could be affected by transportation network improvements (e.g., road construction) and future development;
- Previously surveyed properties that warranted updated or additional information

Through the fieldwork phase of the survey, properties were identified for each of the three above criteria.

In addition to meeting the above criteria, properties were also considered for inclusion in this survey according to certain historic themes. The themes, adopted from VDHR, included: domestic architecture, commerce, industry, agricultural, transportation, and religion. With the exception of industry, resources representing these themes were identified during the fieldwork phase of the URS survey.

The geographic range of the URS survey included the areas located within the boundaries of present-day Loudoun County, which presently includes 517 square miles. This survey effort focused on the areas identified by the County as being under the greatest amount of development pressure and on areas identified as being underrepresented in the existing surveys. Those areas have been identified by the Loudoun County Department of Planning as the Transition Policy Area and Dulles South. Thus, an important project goal was to inventory two hundred (200) resources within the Transition Policy Area and Dulles South. Given the degree of development in these two areas, however, many historic resources have vanished during the past thirty years.

While the size of the individual historic resources to be surveyed varied, each resource would be documented with the same types of information. For each historic resource identified and surveyed, the following information will be gathered: location, site plan, photographs, building descriptions, approximate dates of construction and/or alteration, historic functions, current functions, owners, and data on important landscape attributes such as trees, fences, silage pits, roads, ponds, and creeks. Additionally, information was to be collected on each property in order to place it within the context of Loudoun County's history and development. Excluded from the URS survey were properties that have already been surveyed as a part of previous architectural resource surveys, such as the County's ongoing 2003 African-American architectural resources survey effort.

The VDHR has developed nine historic periods and eighteen historic themes that form the basis for the development of historic contexts in Virginia. These periods and themes reveal the patterns of historic development both at the local and state levels and aid in the identification and evaluation of historic properties. This Countywide historic context is organized by VDHR period and themes with the eight historic periods that address Loudoun County history after settlement by European colonists. In each period, the events that helped to shape the built environment of Loudoun County in the areas of politics, wars, demographics, agriculture, industry, communities, education, religion, and transportation are discussed.

For each period, the seven VDHR historic themes identified in the County during this survey are discussed and examples of identified properties and the character-defining features associated with each theme are provided. Descriptions of representative examples of selected resource types surveyed during this effort are provided in each period to illustrate the characteristics of the VDHR theme during the period. They are among the best survey examples, and generally represent a higher degree of integrity than the other surveyed properties. The seven themes identified during the survey effort are:

- Domestic
- Subsistence/Agriculture
- Education
- Military Defense
- Religion
- Transportation/Communication
- Commerce/Trade

Five additional VDHR themes were identified as components of the seven main themes and are discussed in conjunction with those themes. The themes that were identified as an aspect of other themes in Loudoun County during this survey are:

- Ethnicity/Immigration
- Settlement Patterns
- Architecture/Landscape Architecture/Community Planning
- Technology/Engineering
- Landscape

Historic resources related to the following six VDHR themes were not identified in Loudoun County during the course of this survey:

- Government/Law/Political
- Health Care/Medicine
- Industry/Processing/Extraction
- Social
- Recreation/Arts
- Funerary

Loudoun County has previously been the subject of extensive survey and documentation, focusing primarily upon the urban areas of the County and historic resources constructed prior to 1861. The County currently contains fourteen National Register historic districts: Aldie Mill, Ball's Bluff Battlefield and National Cemetery, Bluemont, Goose Creek, Harper's Ferry National Historical Park, Hillsboro, Leesburg (which has had a recent boundary increase), Middleburg, Morven Park, Oatlands, Taylortown, Unison, the Vestal's Gap Road and Lanesville Historic District, and Waterford. The historic contexts developed for these historic districts and for other cultural resources reports focus primarily upon the events that impacted the community being surveyed and the pre-Civil War time periods and do not provide a historic context for all of Loudoun County.

**3.1 DESCRIPTION OF LOUDOUN COUNTY**

Loudoun County is located at the northern end of the Upper Piedmont region of Virginia and is part of the Washington, D.C. metropolitan region. The County is 517 square miles in size and had a population of 169,599 individuals in 2000, the majority of which reside in the eastern portion of the County. The County seat is Leesburg, while Hamilton, Hillsboro, Lovettsville, Middleburg, Purcellville, and Round Hill are the other incorporated areas of the County. The County is bounded by the Blue Ridge Mountains and the State of West Virginia to the west; the Potomac River and the State of Maryland to the north and east; Fairfax County to the southeast; and Prince William and Fauquier Counties to the southwest.

The topography in the County ranges from the relatively level lands found in the eastern portion of the County, to the hills and valleys found in the west. The hills and mountain ranges in the County run from north to south, paralleling each other. From east to west, the ranges are known as the Bull Run Mountains, the Catoctin Range, the Short Hills, and the Blue Ridge. The area between the Catoctin Range and the Blue Ridge is known as the Loudoun Valley and has been dominated by agricultural activities since Europeans first settled it. Three main streams, in addition to numerous smaller creeks and streams, water the County. Catoctin Creek is located in the northwestern portion of the County; Goose Creek, the largest of the major streams, is located in the center of Loudoun County; and Broad Run, which forms the border between Loudoun and Prince William Counties, is located in the southern portion of the County. All three of the major waterways empty into the Potomac River.

The soils and climate of Loudoun County are ideal for agricultural uses. Prior to European settlement of the area, the region was heavily forested with an abundance of native wildlife, including fox, raccoons, beavers, otters, squirrels, rabbits, buffalo, elks, deer, wolves, and bears. The area also had wide variety of waterfowl, including swans, geese, and ducks. Subsequent hunting greatly reduced the number and species of wildlife found in Loudoun County.

The County contains several major transportation arteries for the state of Virginia and the Washington, D.C. metropolitan region. The primary north-south route in Loudoun County is US Route 15, which runs through Leesburg. There are two major east-west routes through the County, US Route 50, which runs through the southern portion of the County, and Virginia State Route 7, which intersects with US Route 15 in Leesburg. Commuter access to Washington, D.C. from the eastern portion of the County is provided via the Dulles Toll Road and the Dulles Greenway. Today, there are no freight or passenger rail lines in the County and the railroad bed has been converted into a recreational trail. Two airports are located in the County; Washington Dulles International Airport is located in southeast Loudoun County, near the community of Arcola and the Leesburg Airport at Godfrey Field is located in the Leesburg vicinity.<sup>1</sup>

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<sup>1</sup> Patrick A. Deck and Henry Heaton, editors, *An Economic and Social Survey of Loudoun County* (Charlottesville, Va.: University of Virginia Press, 1926) 25-37; James W. Head, *History and Comprehensive Description of Loudoun County, Virginia* (Washington, D.C.: Park View Press, 1908), 15-79; Charles Preston Poland, Jr. *From Frontier to Suburbia* (Marceline, Mo.: Walsworth Publishing, 1976), 2-3; United States Department of Agriculture. Soil Conservation Service. *Soil Survey: Loudoun County, Virginia* (Washington, D.C.: U.S. Government Printing Office, 1960), 1-9.

### 3.2 SETTLEMENT TO SOCIETY (1607-1750)

The area that is known today as Loudoun County was first granted by Charles II in 1649 to John and Thomas Culpepper. This grant contained all of the lands located in the Northern Neck of Virginia, between the Rappahannock and Potomac Rivers. The proprietors of the Northern Neck issued grants of lands in this area, with many grants issued to land speculators. The first land grant in present-day Loudoun County was issued in 1704, but the area did not see widespread settlement until after the signing of the Treaty of Albany in 1725 by Governor Spotswood of Virginia and the Iroquois. The area was part of Stafford County until 1731, when it became part of the newly formed Prince William County. The area became part of Fairfax County in 1742.<sup>2</sup>

Three main and distinct groups of settlers moved into the Loudoun County area between 1725 and 1735. The settlement was driven by the increasing population, lack of available lands in other areas, and the exhaustion of the soil in the Tidewater region due to the tobacco crops. The first group consisted of planters who migrated into the southeastern area of Loudoun County bounded on the north by the Potomac River and on the east Catoctin Range and Bull Run Mountains from the Tidewater region. These settlers were predominately of English-descent. The second group of settlers to move into the area was German immigrants, who migrated south from Pennsylvania and New York. The German immigrants settled into a 125 square mile portion of the County located in the northwest and bounded by the Catoctin Range to the east, Wheatland to the south, the Short Hills to the west, and the Potomac to the north. The third major group of immigrants to the area was the Quakers, who immigrated to the area from New Jersey, Pennsylvania, Maryland, England, and Wales. Quaker settlements were established from the community of Waterford to the south, between the English and German settlements. Additional immigrants, including the Scotch-Irish and French also settled in the western areas of the County, but in much smaller numbers than the other ethnic groups.<sup>3</sup>

Agriculture dominated the economy of the area, with the majority of the population living on farms. Most farmers during this period grew a single crop for profit and grew other crops and raised animals solely to feed the family and any laborers. The majority of the farms in the area were modest in size, with most farmers living on 100-500 acres tracts. The primary building material was wood due to the abundance of trees in the area. Most farms had simple, small log dwellings and outbuildings. German and Quaker settlers often used stone and building plans similar to those found in areas of Pennsylvania. They brought these building types and construction techniques with them as they migrated south.<sup>4</sup>

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<sup>2</sup> Fairfax Harrison, *Landmarks of Old Prince William*, reprint (Baltimore: Gateway Press, Inc., 1987); Head, *History and Comprehensive Description of Loudoun County, Virginia*, 107-110; Poland, *From Frontier to Suburbia*, 13.

<sup>3</sup> John Esten Cooke, *Virginia: A History of the People*, reprint (Boston: Houghton, Mifflin and Company, 1972), 322-330; Virginius Dabney, *Virginia, the New Dominion* (Garden City, N.Y.: Doubleday & Company, Inc., 1971), 91-99; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 110-123; Poland, *From Frontier to Suburbia*, 6-7.

<sup>4</sup> Cooke, *Virginia: A History of the People*, reprint, 322-330; Dabney, *Virginia, the New Dominion*, 91-99; David B. Danbom, *Born in the Country* (Baltimore: Johns Hopkins, 1995), 27-28, 44-45; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 110-123; Poland, *From Frontier to Suburbia*, 25-28.



Figure 3-1: Double Pen Residence in Lenah, Virginia

The primary crop in the eastern portion of the County during this period was tobacco, a crop that required an extensive amount of manual labor and land to be profitable. This led to the development of large plantations farmed by a mixture of tenant and slave labor. Tobacco quickly went into decline as a major crop in the 1740s due to low prices and low foreign demand. Planters in this area turned to grains, especially wheat as their major cash crops. The Quaker, German, Scots-Irish and other settlers in the western portion of the County grew grain crops from the outset. Wheat, corn, rye, oats, and barley were among the grains grown in the area. Grain crops required less labor than tobacco and less land was needed to make a profit, therefore the farms in the western portion were smaller in size and a dependence on slave labor did not develop in these areas.<sup>5</sup>

Farm technology during this period was primitive, with a reliance on manual labor and a few wooden tools, including plows. Oxen and horses were used by some farmers to assist with the plowing. The biggest advance in farming technology during this period was the development of a scythe for cutting grain. The first water mill in the area was constructed in Waterford in 1740 to grind grains into flour and meal for the local farmers. Some of the larger plantations established their own mills on their estates after this date.<sup>6</sup>

A few small towns and communities were established at crossroads and along the Carolina Road and Braddock's Trail. These communities had few residents and were often nothing more than a cluster of a few houses. Public education was not mandated by the government, and no public schools are known to have been constructed during this period. The Anglican Church was the primary religious body in the County and parishes were heavily involved in governing the area it

<sup>5</sup> Cooke, *Virginia: A History of the People*, reprint, 322-330; Dabney, *Virginia, the New Dominion*, 91-99; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 110-123; Poland, *From Frontier to Suburbia*, 25-28.

<sup>6</sup> Drache, *Legacy of the Land: Agriculture's Story to the Present*, 45-50; Harrison, *Landmarks of Old Prince William*, reprint; Poland, *From Frontier to Suburbia*, 25-28.

served. Due to the frontier conditions, though no branch of the Anglican Church was formally established in the area during this period, the first Anglican congregation in the area established the “Chapel of Ease above Goose Creek” in 1736. The Quakers established three meetinghouses and German immigrants established a branch of the Lutheran Church almost immediately upon arriving in the area. Both groups of settlers constructed buildings primarily for religious use.<sup>7</sup>

The roads during this period were built and maintained by the local communities, with the vast majority of the roads in the County in poor condition due to a lack of maintenance. Often the routes altered when the route became impassable. The main roads were the Carolina Road and Braddock’s Trail. These early roads led to the ports and markets of Alexandria and Colchester. Ferry crossing were established along the Potomac River to allow goods to be transported to Maryland, a secondary market for area goods.<sup>8</sup>

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<sup>7</sup> Cooke, *Virginia: A History of the People*, reprint, 322-330; Dabney, *Virginia, the New Dominion*, 91-99; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 102-105, 110-123; Poland, *From Frontier to Suburbia*, 38-49; Virginia State Department of Education, “Quality Education for Virginia: A Constitutional Priority,” *The Standards of Quality* (<<http://dls.state.va.us/pubs/lqpe/lqpe3.pdf>>, Accessed March 31, 2003).

<sup>8</sup> Dabney, *Virginia, the New Dominion*, 91-99; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 69-71; Poland, *From Frontier to Suburbia*, 29-35.

**VDHR Property Types Identified For This Historic Context and Temporal Period*****Domestic***

*Domestic* properties in Loudoun County during this period show the influence of the builder's ancestry. Early dwellings in the County were simple single or double pen log structures. When settlers of English descent began to construct more substantial dwellings, they constructed one to two stories high hall and parlor or central passage plan homes. The structures were constructed of wood frame clad with horizontal wood siding or brick masonry. Quaker and Scots-Irish residents built their dwellings of stone masonry using the same forms and features as the English residents. The side gable roof was sheathed with wood shakes or slate shingles. The window openings were small, often with 6-over-6 sash windows. The property has a noticeable lack of ornamentation with no embellishment of the eaves, windows, or door surrounds.

Settlers of German descent and settlers from the Delaware River Valley constructed their dwellings of stone masonry using Germanic plan types. The *Flurküchenhaus* plan was a two room plan similar to a hall-parlor plan. The primary entry was into a large rectangular kitchen with a square room (*stube*) located on the opposite side of a central chimney. The *Ernhaus* plan had three rooms on the main level, a kitchen (*kich*), stove room (*schtupp*), and sleeping room (*kammer*). These residences are one to two-stories high with a stone cellar. Often these residences are set into a hillside, allowing natural light into the cellar level. As in the English dwellings, the building had a side gable roof was sheathed with wood shakes or slate shingles, small window openings with 6-over-6 wood sashes, and a lack of ornamentation.

***Subsistence/Agriculture***

Extant examples of *Subsistence/ Agriculture* properties from this period are rare as most farmers removed or replaced outbuildings over time. Farms of this period had at minimum a multi-purpose barn. Larger and more prosperous holdings may have also had a springhouse, summer kitchen, smokehouse, granary, or other assorted outbuildings. Early outbuildings were generally of log construction. German settlers and settlers from the Delaware River Valley constructed bank barns on their properties. The bank barn is a one-story timber frame structure with a center aisle plan. The building rests on a stone foundation set into the hillside. The main level of the building is accessed from the top of the hill or a ramp and is used for storing grain, fodder, and equipment. The stone masonry ground level was used for animal storage. Outbuildings were situated near the residence for ease of access.

***Education***

No properties associated with the theme of *Education* during this time period were identified in Loudoun County during this survey.

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

No properties associated with the theme of *Religion* during this time period were identified in Loudoun County during this survey.

*Transportation/Communication*

No properties associated with the theme of *Transportation/Communication* during this time period were identified in Loudoun County during this survey.

*Commerce/Trade*

No properties associated with the theme of *Commerce/Trade* during this time period were identified in Loudoun County during this survey.

### 3.3 COLONY TO NATION (1750-1789)

Loudoun County was established in 1757 from the northern portion of Fairfax County, also known as Cameron Parish. The County seat was immediately established in Leesburg, and has not moved from that time to the present. During this period, two wars occurred that impacted the County. The first was the French and Indian War (1754-63) during which British troops under the command of General Braddock marched through the County on their way to Fort Cumberland. The route that they took was named Braddock's Trail after this event. The French and Indian War had a limited impact on Loudoun County residents, which was primarily because of the limited number of men and supplies that they provided to form and supply a local militia.<sup>9</sup>

The second conflict that occurred during this period was the American Revolution (1775-89). No military actions or troop movements occurred within Loudoun County, but the County was heavily involved in the war effort. Because every freeman in the County between the ages of sixteen and fifty was enrolled in the militia, Loudoun County had one of the largest militia units in Virginia. Loudoun County grains, which could no longer be transported to foreign markets due to the war, were sold to the Continental Army and used to feed American troops, leading to this region of Virginia being known as part of the "Breadbasket of the Revolution." Because their religious beliefs included non-violence, the County's Quaker residents did not typically participate in the war effort. Quaker pacifism led to several cases of conflict between Quaker residents and local patriots in Loudoun County who believed that the Quakers were aiding the British Crown. Quaker men who did take up arms were soon expelled from the church.<sup>10</sup>

Agriculture continued to dominate the local economy, with the majority of Loudoun County's growing population living on moderate-sized farms. Wheat, corn, rye, oats, and barley remained the dominant crops of the County as tobacco continued its decline. Farm technology remained primitive and relied heavily on manual labor. Prior to the American Revolution, the major market for Loudoun County grains had been England. With the closure of foreign markets due to the war, local farmers began to focus more heavily on developing a domestic market for their products.<sup>11</sup>

Industry in Loudoun County was confined to milling operations. The mills ground the locally produced grains into flour and feed that was both consumed locally and sold to other markets. A side business of many milling operations was sawmills, which were constructed adjacent to the grain mill and used the same power source. The mills constructed in the County were water-powered, and the exporting of flour was a primary component of the local economy. Farmers

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<sup>9</sup> James Randolph Vivian Daniel, *A Hornbook of Virginia History* (Richmond: Virginia Department of Conservation and Economic Development, Division of History, 1949), 101-102; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 123-124; Poland, *From Frontier to Suburbia*, 36, 50.

<sup>10</sup> Cooke, *Virginia: A History of the People*, reprint, 322-330; Dabney, *Virginia, the New Dominion*, 91-99; Daniel, *A Hornbook of Virginia History* 105-107; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 127-138; Poland, *From Frontier to Suburbia*, 50-59.

<sup>11</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 61-62; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 45-50; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 110-123; Poland, *From Frontier to Suburbia*, 25-28, 50-59.

paid for the milling either in coin or in a percentage of the product, which the miller would then sell for a profit.<sup>12</sup>



Figure 3-2: Fairfax Meetinghouse near Waterford, Virginia

Small towns and communities continued to be established at crossroads and along the primary transportation routes. Some communities also formed around milling operations. Several communities along the primary transportation routes had ordinaries, or taverns, which provided a central gathering point for the surrounding community in addition to facilities for travelers. No public schools are known to have been constructed during this period and no governing body mandated public education. The Anglican Church continued to be the primary religious body in the County and parishes were heavily involved in governing the area it served. After the formation of Loudoun County, a formal branch of the Anglican Church was established with a church constructed along Goose Creek. The Quakers and German immigrants continued to develop their religious institutions.<sup>13</sup>

The roads during this period continued to be built and maintained by the local communities, with the vast majority of the roads in the County in poor condition due to a lack of maintenance. The main roads continued to be the Carolina Road and Braddock's Trail. Additional ferry crossings were established along the Potomac River between Loudoun County and Maryland, often serving as a faster and more direct means of transportation than the roadways, expanding the regional transportation system.<sup>14</sup>

<sup>12</sup> Harrison, *Landmarks of Old Prince William*, reprint; Poland, *From Frontier to Suburbia*, 25-28.

<sup>13</sup> Cooke, *Virginia: A History of the People*, reprint, 322-330; Dabney, *Virginia, the New Dominion*, 91-99; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 102-105, 110-123; Poland, *From Frontier to Suburbia*, 34-49; Virginia State Department of Education, "Quality Education for Virginia: A Constitutional Priority."

<sup>14</sup> Dabney, *Virginia, the New Dominion*, 91-99; Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 69-71; Poland, *From Frontier to Suburbia*, 29-35.

**VDHR Property Types Identified For This Historic Context and Temporal Period*****Domestic***

Few *Domestic* properties in Loudoun County are high style examples of a particular building style. Due to the rural nature of the county, most homes from this period are local interpretations of the Georgian style based upon pattern books, which provided carpenters and property owners with measured drawings of classical details for use in the construction of new buildings, or simple log dwellings. The differences seen in Loudoun County between English and German domestic building types during the previous period continued throughout the period due to the rural nature of the County and its distance from major areas of stylistic influence, such as Williamsburg, Richmond, and Annapolis.

The Georgian style is epitomized by simple formality and symmetry. The buildings were one-and-a-half to two-and-a-half stories high with a hall and parlor or central passage plan. Wood frame examples built by settlers of English, Quaker, and Scots-Irish descent were typically clad with horizontal wood siding. A few property owners constructed brick masonry examples. The side gable roof was sheathed with either wood shakes or slate shingles. The window openings became larger with six-over-six, six-over-nine, or nine-over-twelve wood sashes. Architectural detailing was simple and based upon classical influences. The front door was surrounded by classical pilasters, usually of the Doric or Ionic order, with a simple entablature above. The windows were surrounded by molded architraves with classical cornices. The eaves also had a classical cornice, with a return on the gable ends. The cornice was often highly decorated with modillions or dentil work.

Settlers of Germanic descent continued to construct stone masonry buildings with *Flurküchenhaus* and *Ernhaus* plan. Like the other dwellings constructed during this period, these homes had a side gable roof sheathed with either wood shakes or slate shingles and larger window openings. As the period progressed, these domestic properties also began to exhibit the same architectural detailing in a modified form. The moldings and details tended to be simpler and more massive than those seen on brick masonry or wood frame examples.

Selected Representative Examples:**VDHR #053-5303***Farm at 16154 Old Waterford Road*

Colony to Nation Period (1750-1789) and World War I to World War II Period (1917-1945)

Domestic; Subsistence/Agricultural; Technology/Engineering and Landscape

USGS Quad Map-Waterford

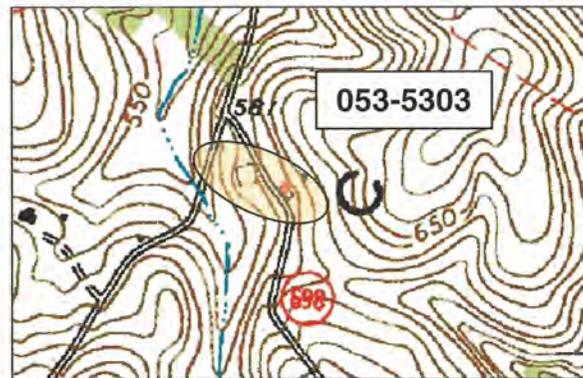


Figure 3-3: 053-5303- Property Image and Location

The property exhibits several periods of construction, with the earliest being a circa 1761 log cabin which is now completely enveloped by later additions. The single-pen log cabin rests on a stone foundation and features an 1834 kitchen addition on its north elevation, a 1912 addition on its west elevation, a 1950s addition on its east elevation, and a modern stone house on its southeast elevation. The building is clad with stone and clapboard and the windows are six-over-six double-hung sashes. The modern front porch is supported by a series of square columns. The side-gable roof is sheathed with standing seam metal and asphalt shingles. The house has four chimneys: two are interior end stone chimneys, one is a central interior stone chimney, and the fourth is a central interior brick chimney. Outbuildings associated with the property are a circa 1910 gambrel-roof barn, a poured concrete silo, a circa 1830-40 horse barn, a concrete block hog house, and a chicken house.

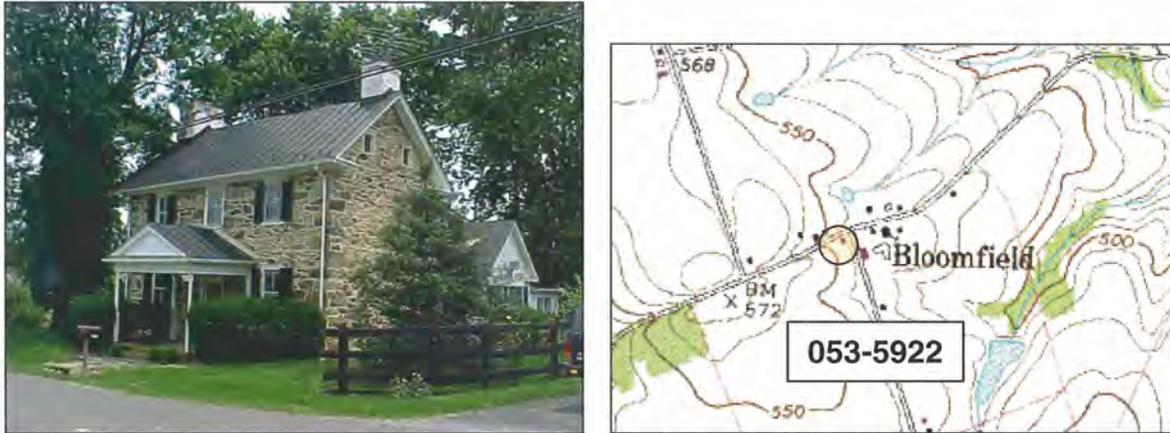
This property is a good example of a domestic and subsistence/agricultural property type during the Colony to Nation Period (1750-1789) and World War I to World War II Period (1917-1945). It illustrates the themes of Technology/Engineering and Landscape as seen in the evolution of farmstead and agricultural technologies. This property represents the typical characteristics and building typologies associated with farmsteads in Loudoun County, Virginia during this period. The building has had some alterations since its original construction which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5922***House at 20596 Airmont Road*

Colony to Nation Period (1750-1789)

Domestic

USGS Quad Map-Bluemont

**Figure 3-4: 053-5922- Property Image and Location**

This two-story vernacular stone masonry house, built circa 1780, has a hall and parlor plan with a rear ell addition, constructed circa 1860, and a modern rear addition. The entire building rests on a continuous stone masonry foundation. The building is constructed of coursed ashlar masonry. The additions are clad with horizontal wood siding. The building has a cross gable roof sheathed with standing seam metal. The windows are two-over-two- double hung wood sashes with six-over-six and eight-over-eight vinyl sashes in the modern addition. The front porch has four turned wood posts with brackets, a front gable roof, and a poured concrete slab. The side porch has six turned wood posts with brackets, a hipped roof, and a wood plank floor on stone masonry piers. The building has a two interior gable end stone masonry chimneys and one central brick masonry chimney clad with stucco. There are no associated outbuildings.

This property is a good example of a domestic property type during the Colony to Nation Period (1750-1789). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The property has had some alterations and additions which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Subsistence/Agriculture***

With the growth of the agrarian economy during this period, the number of buildings associated with this theme dramatically increased. Extant examples of *Subsistence/Agriculture* properties from this period are rare as most farmers removed or replaced outbuildings over time. Farms of this period had at minimum a multi-purpose barn, either a center aisle plan or bank barn, of timber frame construction clad with wood planks. German settlers and settlers from the Delaware River Valley continued to construct timber frame bank barns with stone masonry foundations on their properties. Some bank barns were constructed with stone or brick masonry end walls and had side walls clad with wood planks. Larger and more prosperous holdings may have also had a springhouse, summer kitchen, smokehouse, granary, office or other specialized outbuildings. The outbuildings were laid out in a linear plan near the residence, with clusters of related building types, such as grain or animal storage, separated by a short distance.

***Education***

No properties associated with the theme of *Education* during this time period were identified in Loudoun County during this survey.

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

No properties associated with the theme of *Religion* during this time period were identified in Loudoun County during this survey.

***Transportation/Communication***

No properties associated with the theme of *Transportation/Communication* during this time period were identified in Loudoun County during this survey.

***Commerce/Trade***

No properties associated with the theme of *Commerce/Trade* during this time period were identified in Loudoun County during this survey.

### 3.4 EARLY NATIONAL PERIOD (1789-1830)

The present-day boundaries of Loudoun County were established in 1798, when the eastern boundary with Fairfax County was moved from Difficult Run to Sugarland Run, reducing the size of Loudoun County to 517 square miles. Loudoun County entered a period of economic and demographic stability that was isolated from national events. The War of 1812 (1812-14) had no impact on the lives of local residents. Few local men participated in the conflict and Loudoun County trade was not severely disrupted. Claims have been made that the archives of the Federal government were brought to Leesburg for safekeeping at Rokeby during the taking of Washington, D.C. by the British, but these claims has never been verified.<sup>15</sup>

The population of the County continued to grow during this period, with the vast majority of Loudoun County residents residing on farms. Large families were common, as most farmers in the County relied on family members as their primary labor source. Slave labor accounted for up to a quarter of the County's population, with slavery remaining a common labor practice in the eastern portions of the County. Most slaveholders in Loudoun County had between one and five slaves, and only one person had more than fifty slaves at the time of the 1810 census. Few slaves were found in the western portions of the County which were dominated by a population of Quaker, German, and Scots-Irish descent.<sup>16</sup>

Agriculture, especially grain production, continued to be the principle money crop of Loudoun County during this period. Wheat and corn were the primary grains produced and they were exported in either their raw state or milled to both foreign and domestic markets. The economic prosperity of the American farmer during this period was tied to Europe, to whom the country was in debt. The sale of crops to various European nations provided the necessary funds for America to pay off its numerous debts. Farm technology during this period in Loudoun County continued to be primitive for the most part, with a continued reliance on manual labor. The cast iron plow, mowers, rakes, reaper, header, binder, fanning mill, thresher, seeders, and drills, all of which utilized animal power, were all patented and used elsewhere in the country. Loudoun County farmers were reluctant to utilize many of these new inventions, due to their adherence to traditional farming practices.<sup>17</sup>

Not all farmers in the County were averse to innovations in farming practices. New methods of increasing crop yields through the use of gypsum, deep plowing and other methods for combating soil exhaustion were developed in the County, with the first practical treatise on the subject published by Asa Moore Janney and John Binns, Loudoun County farmers, and called the "Loudoun system." These innovations spread outside of the County and impacted both American and international farming practices, though local use was not widespread. These

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<sup>15</sup> Harrison, *Landmarks of Old Prince William*, reprint; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 138-139; Caleder Loth, ed., *The Virginia Landmarks Register* (Charlottesville, Va.: The University Press of Virginia, 1999), 275; Poland, *From Frontier to Suburbia*, 97.

<sup>16</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 61-62; Poland, *From Frontier to Suburbia*, 64-71, 131-132.

<sup>17</sup> Danbom, *Born in the Country*, 73-74, 80-81, 85; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 77, 103-115; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 138-139; Poland, *From Frontier to Suburbia*, 64-71, 74-94.

methods also led to the formation of new industries developed to supply gypsum and plaster to farmers for their fields.<sup>18</sup>

Milling continued to dominate local industry as flour was the main export of Loudoun County and the primary method of transporting Loudoun County wheat to market. Mills were established along the County's numerous watercourses and used water power to mill grain and saw wood. Due to the development of new agricultural techniques in the County, many mills began to grind gypsum for sale to local farmers for use in their fields. Lime kilns were also established during this period, which burned lime for agricultural use. These operations were small in Loudoun County as gypsum appears to have been the preferred soil supplement.<sup>19</sup>

The small communities that had formed during the previous periods continued to evolve and become the center of the surrounding rural community. Most of these communities consisted of nothing more than a mercantile store which in addition to selling necessary goods also acted as the local post office, polling place, and meeting place. Some communities centered along transportation routes also had a church, mill, or ordinary located within their boundaries. The majority of the approximately three dozen communities in Loudoun County had no local government, and decisions regarding local affairs were made by the residents at the local gathering place. Communities continued to be situated a short distance apart along the main transportation routes. The state government did not mandate public education, and no public schools are known to have been funded by the County. Several private schools were established in the larger communities providing an education to the children of middle to upper class County residents. The Anglican Church lost its role as a force in the local community after the American Revolution. The Baptist, Methodist, and Presbyterian churches took its place as the primary religious denominations and forces in Loudoun County while the Quaker and Lutheran churches continued to dominate the religious life of western Loudoun.<sup>20</sup>

The transportation network in Loudoun County experienced major changes at this time. Across Virginia, turnpike companies were formed to build and maintain toll roads through the area. The first and most successful company in Loudoun County was the Little River Turnpike Company, organized in 1802 to create a road from Alexandria to the ford of the Little River, the location of the present-day town of Aldie. This road was so successful that other turnpike companies began to build their own routes which connected the Little River Turnpike to Warrington and the Shenandoah Valley. Other major turnpikes constructed in Loudoun County prior to the Civil War were the Leesburg Turnpike, the Hillsborough and Harper's Ferry Turnpike, Leesburg and Snickers' Gap Turnpike, Snickers' Gap Turnpike, and the Ashby's Gap Turnpike. These roadways were generally better maintained than previous routes and often used existing roadbeds. Some routes, such as the Little River Turnpike, were covered with crushed gravel to make travel easier during poor weather. The turnpike system created better and more accessible

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<sup>18</sup> Danbom, *Born in the Country*, 73-74, 80-81, 85; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 77, 103-115; Poland, *From Frontier to Suburbia*, 64-71, 74-94.

<sup>19</sup> Poland, *From Frontier to Suburbia*, 74-94.

<sup>20</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 102-105, 110-123; Poland, *From Frontier to Suburbia*, 66-71, 151-155; Virginia State Department of Education, "Quality Education for Virginia: A Constitutional Priority."

roads to Loudoun County markets, leading to an increase in the amount of both exports and imports in the County and increased communication with the region, nation, and the world.<sup>21</sup>



**Figure 3-5: Early Road in Bluemont, Virginia**

<sup>21</sup> Poland, *From Frontier to Suburbia*, 114-122.

**Property Types Identified For This Historic Context and Temporal Time Period*****Domestic***

Few *Domestic* properties in Loudoun County are high style examples of a particular building style. Due to the rural nature of the county, most homes from this period are local interpretations of the Federal style based upon pattern books, such as *The American Builder's Companion* by Asher Benjamin, which provided carpenters and property owners with measured drawings of the latest styles in building plans and architectural elements. By this period, the differences seen in Loudoun County between English and German domestic building types during the previous periods were diminishing due to the influences of National styles and building trends. The main differences continued to be in the choice of construction materials, with wood and brick masonry construction found in areas dominated by settlers of English descent and stone masonry construction found in the western areas of the county dominated by settlers of German descent. Log dwellings also continued to be constructed in the county, often incorporating stylistic elements such as cornices. Germanic plan types are not found in Loudoun County from this period forward because of the continued acculturation of this segment of the population.

The Federal style is epitomized by simple formality and symmetry and was an outgrowth of the earlier Georgian style. The buildings were one-and-a-half to two-and-a-half stories high with a hall and parlor or central passage plan. The building could be of brick masonry, stone masonry, or wood frame construction. Wood frame examples were typically clad with horizontal wood siding. The side gable roof was sheathed with either wood shakes or slate shingles. The front door was often surmounted by an elliptical fanlight or rectangular transom and had sidelights. The windows openings continued to be large and tended to decrease in height on the upper floor. The windows were six-over-six, six-over-nine, or nine-over-nine wood sashes. Architectural detailing continued to be based upon classical forms, though it was more restrained than in the previous period. The window and eave cornices had simple lines with dentil work often the only detailing.

Selected Representative Examples:**VDHR #053-5416***Residence at 41809 Stumptown Road*

Early National Period (1789-1830)

Domestic

USGS Quad Map-Waterford

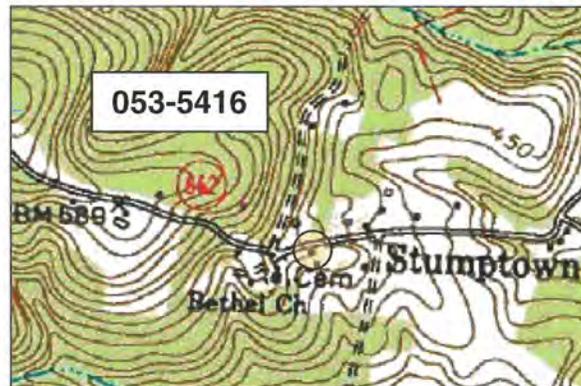


Figure 3-6: 053-5416- Property Image and Location

This one-and-a-half-story log house, built circa 1800, has a single pen plan with a rear wood frame addition erected built circa 1900. The building rests on a wood pier foundation with stone infill. The original log portion of the building has been clad with aluminum siding and has a cross gable roof sheathed with standing seam metal roofing. The rear addition has a continuous stone foundation. The windows are a combination of two-over-two and six-over-six wood sashes, two pane horizontal sashes, and single fixed pane windows. There are no associated outbuildings.

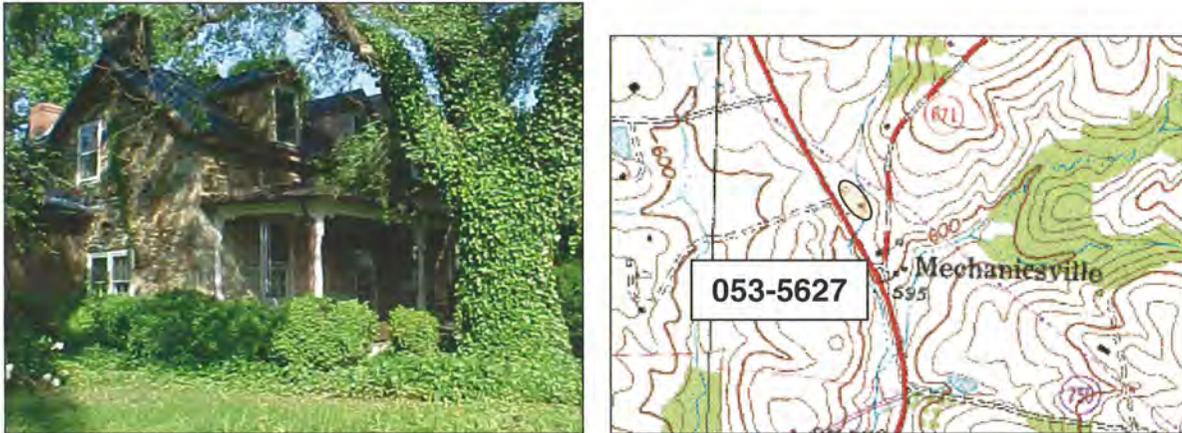
This property is a good example of a domestic property type during the Early National Period (1789-1830). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The building has had some alterations since its original construction which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5627***House at 35920 Charles Town Pike*

Early National Period (1789-1830)

Domestic

USGS Quad Map-Purcellville

**Figure 3-7: 053-5627- Property Image and Location**

This one-and-a-half story vernacular stone house, built circa 1800, has a rectangular plan with a large rear addition. The structure rests on a stone foundation. The exterior of the original building is random stone, while the addition is clad with vertical wood siding. The side gabled roof of the main house and the gabled and shed roofs of the addition are covered with standing seam metal. Some of the windows appear to be the original double-hung units with six-over-six wood sashes while others are double-hung units with one-over-one wood sashes. The full width porch has a shallow hipped roof supported by turned columns. There are two associated, outbuildings, a garage and a tool shed.

This property is a good example of a domestic property type during the Early National Period (1789-1830). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The building has had some alterations and a large rear addition since its original construction which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

## VDHR #053-5734

*House at 18648 Airmont Road*

Early National Period (1789-1830)

Domestic

USGS Quad Map-Bluemont



**Figure 3-8: 053-5734- Property Image and Location**

This one-and-a-half story stone masonry house, built circa 1830, has a hall and parlor plan. The house includes a shed roof addition on the rear facade. The building rests on a continuous fieldstone foundation. The building is constructed of stone masonry and has a side gable roof sheathed with standing seam metal. The windows are six-over-six double-hung, wood sash. The building has a central stone masonry chimney. There are no associated outbuildings.

This property is an excellent example of a domestic property type during the Early National Period (1789-1830). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

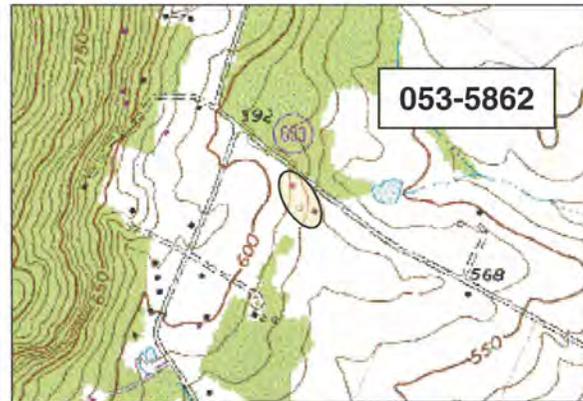
## VDHR #053-5862

*Willow Spring Farm*

Early National Period (1789-1830)

Domestic

USGS Quad Map-Purcellville



**Figure 3-9: 053-5862- Property Image and Location**

The two-story log house, built circa 1803, has a double pen floor plan with an enclosed porch rear addition. The building rests on a stone foundation and is clad with V-notched ax hewn timbers and chinking. The windows are six-over-six double-hung sashes with storm-pane fronts. The front porch is supported by a series of square posts and the side-gable roof is sheathed with asphalt shingles. The house has one exterior-end stone chimney. There are five associated outbuildings, including a stone garage, a springhouse, a summer kitchen, a corncrib with wagon shed, and a tool shed.

This property is an excellent example of a domestic property type during the Early National Period (1789-1830). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

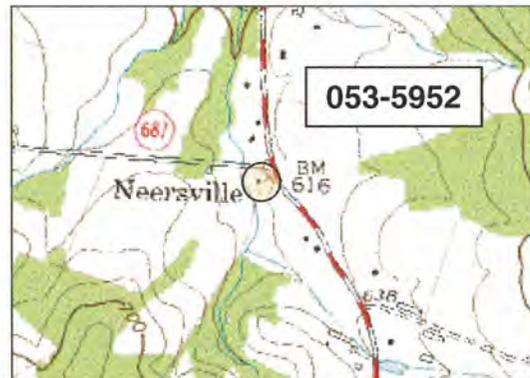
## VDHR #053-5952

*House at 12838 Sagle Road*

Early National Period (1789-1830)

Domestic

USGS Quad Map-Harpers Ferry



**Figure 3-10: 053-5952- Property Image and Location**

This two-story V-notched log house, built circa 1800, has a hall and parlor plan. The building rests on a continuous stone masonry foundation. The building has an end gabled roof that has been covered with asphalt shingles. The windows are double-hung with six-over-six sashes. The front gable porch has two square columns and a wood plank floor. The building has an exterior stone chimney located at west gabled end. A one-story rear ell with weatherboard siding and a standing seam metal roof has been added to the rear of the building. There are no associated outbuildings.

This property is an excellent example of a domestic property type during the Early National Period (1789-1830). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. This structure does have a rear addition and portions of the front porch may not be original but the alterations are sympathetic to the building's historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Subsistence/Agriculture***

Extant examples of *Subsistence/Agriculture* properties from this period are rare as most farmers removed or replaced outbuildings over time. Farms of this period had at minimum a multi-purpose barn, either a center aisle plan or bank barn. Bank barns were the only building types that continued to be built after the acculturation of the County residents of German and Delaware River Valley descent. It is likely that this style of barn continued to be popular in Loudoun County due to the topography of the area, which lends itself to buildings constructed into the hillsides.

Farms continued to construct specialized agricultural outbuildings to accommodate a variety of functions. Springhouses, meat houses, smokehouses, and icehouses were constructed for food production. Specialized animal shelters, such as hog houses, were also developed as agricultural production became more scientific with an increased emphasis on animal husbandry. The outbuildings were laid out in a linear plan near the residence, with clusters of related building types, such as grain or animal storage, separated by a short distance.

***Education***

No properties associated with the theme of *Education* during this time period were identified in Loudoun County during this survey.

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

No properties associated with the theme of *Religion* during this time period were identified in Loudoun County during this survey.

***Transportation/Communication***

The dominant *Transportation* property type during this time period in Loudoun County was the turnpike as the local and regional road network was developed and expanded to meet the needs of the increasing agricultural and commercial markets. These roads had dirt or gravel surfaces with toll houses located along the route. Though the County had a number of turnpikes constructed during this period, few examples are extant due to their conversion into modern roadways or their abandonment and reversion to a natural state.

***Commerce/Trade***

No properties associated with the theme of *Commerce/Trade* during this time period were identified in Loudoun County during this survey.

### 3.5 ANTEBELLUM PERIOD (1830-1861)

The Antebellum Period in Loudoun County was, in many respects, a continuation of the previous period. The County experienced growing internal conflicts between its eastern and western portions over the issue of slavery and secession in the years leading up to the Civil War. The western portion of the County, which had never been a large slaveholding area, wanted to abolish slavery and avoid war, often causing conflicts with their eastern, slaveholding, neighbors. The division lines were clearly drawn between the descendants of the English, Tidewater immigrants and the descendants of the early Quaker, German, and Scots-Irish settlers. Loudoun County as a whole was staunchly pro-Union and elected two anti-secessionists to the Virginia State Convention of 1861.<sup>22</sup>

The population of the County continued to remain rural with the majority of the population living on moderate sized farms. Both the white and slave population increased during this period, with the percentage of the slave population rising to approximately 50 percent of the total County population. The number of slaveholders decreased, and the majority of slaveholders continued to own between one and five slaves.<sup>23</sup>

Agriculture and industry did not have any major changes from the previous period. Wheat and corn continued to be the principle crops and farmers continued to rely on manual labor. Local industry continued to be focused on the milling of grains, gypsum, and lumber for both export and use by local farmers.<sup>24</sup>

The communities of Loudoun County continued the growth pattern established during the prior periods. Private schools continued to be established in Leesburg and some of the larger rural communities. The Baptist, Methodist, and Presbyterian churches remained the primary denominations of the majority of County residents, while the Quaker and Lutheran churches dominated the religious life of western Loudoun residents.<sup>25</sup>

The transportation network in Loudoun County continued to experience an evolution. The first change was the development of the canal system. After the completion of the Chesapeake & Ohio (C.&O.) Canal across from Goose Creek in 1830, the Goose Creek and Little River Navigation Company was established in 1831 to develop a canal system in Loudoun County. The canal was intended to link with the C.&O. Canal and provide easier and access for Loudoun County goods to the Alexandria and Baltimore markets. Construction was delayed until 1849 and

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<sup>22</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-148; Poland, *From Frontier to Suburbia*, 167-181.

<sup>23</sup> Foster & Henderson, Loudoun County Land Agents, *Loudoun County, Virginia* (Leesburg, Va.: N.p., [1870?]), 7; Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 64; Poland, *From Frontier to Suburbia*, 64-71, 131-132.

<sup>24</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 138-139; Poland, *From Frontier to Suburbia*, 64-71, 74-94.

<sup>25</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 102-105, 110-123; Poland, *From Frontier to Suburbia*, 66-71, 151-155; Virginia State Department of Education, "Quality Education for Virginia: A Constitutional Priority."

only a portion of the proposed route was completed as the company was bankrupt and canal technology was obsolete due to the development of the railroads.<sup>26</sup>

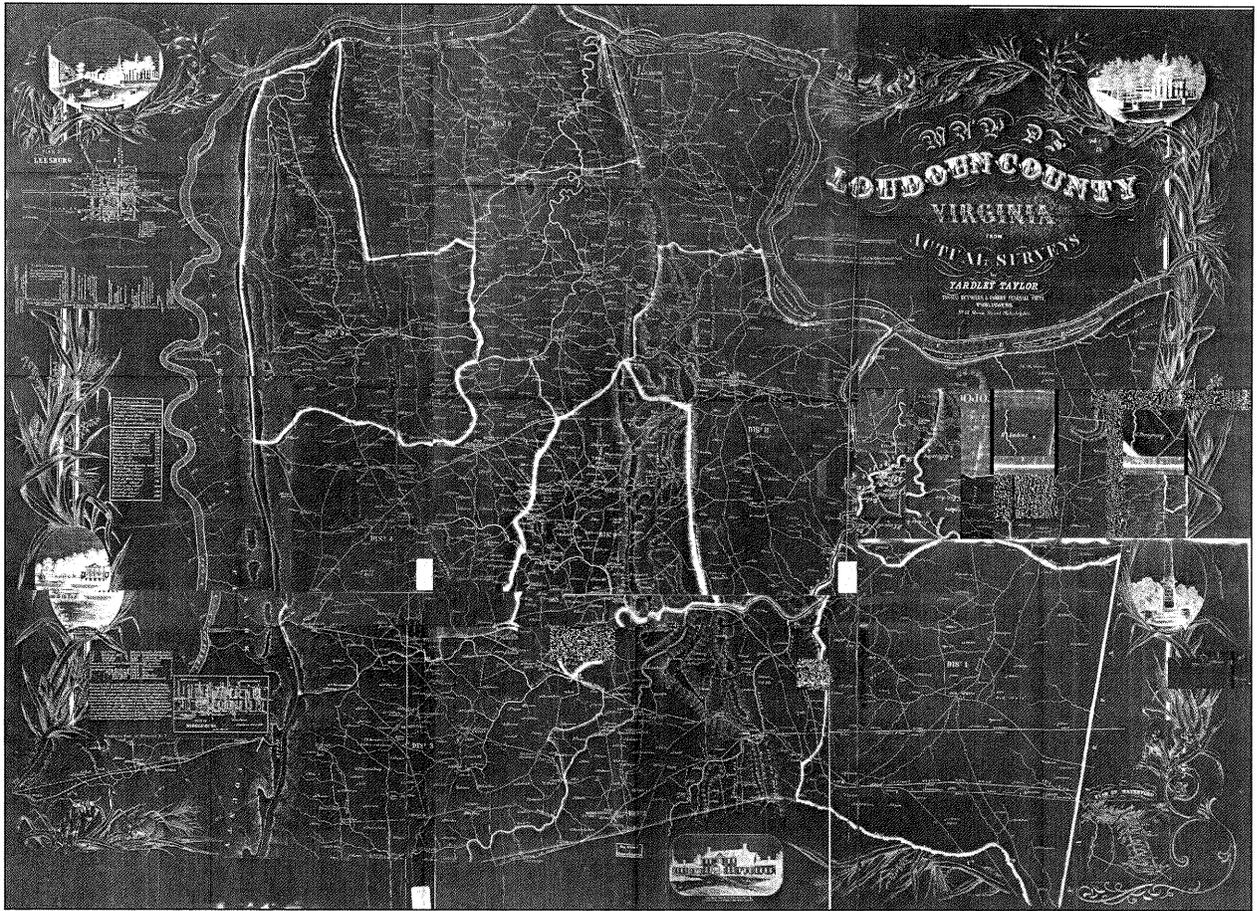


Figure 3-11: M.E. Church South in Bloomsfield, Virginia

Railroads first began to impact Loudoun County in the 1830s following the construction of the Baltimore & Ohio (B. & O.) Railroad to Baltimore in 1832 and Harper's Ferry in 1834. Construction of the railway led to the emergence of Baltimore as a primary market for local goods. The construction of this rail line led to the decline of the turnpike system as wagonloads of goods were no longer traveling to Alexandria. The Alexandria, Loudoun, and Hampshire Railroad was constructed in order to regain this valuable trade for Alexandria merchants. Train service began between Leesburg and Alexandria in 1860. A second railroad company, the Manassas Gap Railroad, planned to construct a branch line to Loudoun County through Aldie and Carter's Gap to Harper's Ferry. The rail bed was cut between southern Loudoun and Purcellville, but the line was never constructed due to financial problems, construction priorities on the main line, and the start of the Civil War.<sup>27</sup>

<sup>26</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 69-71; Poland, *From Frontier to Suburbia*, 122-124.

<sup>27</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 71; Poland, *From Frontier to Suburbia*, 122-124.



**Figure 3-12: Yardley Taylor's 1854 Map of Loudoun County, Virginia**

**Property Types Identified For This Historic Context and Temporal Time Period*****Domestic***

As in the previous period, most *Domestic* properties in Loudoun County during this period are local interpretations of increasingly popular architectural styles. Regardless of architectural style, domestic property types during this period were one-and-a-half to two-and-a-half stories high with a hall and parlor or central passage plan. As the period progressed, some examples were constructed with a rear ell. Properties were primarily of wood frame construction with horizontal wood siding. Fewer examples were constructed of stone or brick masonry. The side or cross gable roof was sheathed with either wood shakes or slate shingles.

The dominant architectural style during this period was the Greek Revival style, which is based upon classical Greek building forms. This style is found in Loudoun County into the Reconstruction and Growth (1865-1917) Period. Window openings have six-over-six wood sashes. Architectural detailing remained simple. The front door remained the dominant feature of the front façade and was usually surrounded by narrow bands of glass within a larger wood surround, occasionally with Doric columns or pilasters. Cornices had simple lines, often with a return on the gable ends of the building.

The Gothic Revival began to be seen in Loudoun County towards the middle of the period and was based upon medieval forms and ornamentation. The Gothic Revival was not a popular style in rural areas, and surviving examples are uncommon though the style continued to be found in the County into the Reconstruction and Growth (1865-1917) Period. The style is readily identifiable by its steeply pitched roof with a prominent centered gable which projects forward. At least one window displays the stylistic influence of a pointed arch, usually in the center gable. In Loudoun County, this was occasionally done by placing a wood cutout in front of the window, visually altering the appearance of the two-over-two wood sashes which were typical of the style. The architectural detailing is more ornate at the cornice line than in previous styles, with verge boards or decorative trusses in the gable ends and open cornices.

***Subsistence/Agriculture***

Although rare today, *Subsistence/Agriculture* properties from this period increased in number, as most farmers removed or replaced outbuildings over time. Farmers utilized building plans reproduced in agricultural publications and scientific farming manuals in an effort to improve farm production. Farms of this period had at minimum a multi-purpose barn, either a center aisle plan or bank barn. Farms continued to construct specialized agricultural outbuildings to accommodate a variety of functions. Springhouses, meat houses, smokehouses, and icehouses were constructed for food production. Specialized animal shelters, such as chicken houses and hog houses, were also developed as agricultural production became more scientific with an increased emphasis on animal husbandry. The outbuildings were laid out in a linear plan near the residence, with clusters of related building types, such as grain or animal storage, separated by a short distance.

Larger estates which utilized slave labor had small log or timber frame dwellings constructed in a row or cluster to provide housing for their labor force. Few examples of these dwellings remain in the County. These residences were one to one-and-a-half stories high on a stone or wood pier foundation with a side gable roof. Chimneys were optional and were constructed of either wattle

and daub or masonry on the gable ends. The interior was unfinished with an earthen or wood plank floor.

***Education***

No properties associated with the theme of *Education* during this time period were identified in Loudoun County during this survey.

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

*Religious* properties from this period are large, one-story, rectangular buildings with a large worship space. The church can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate to steep pitch. The principle entry into the building is through a door located in the center of the front façade. Regularly spaced windows are located along the side walls, and flank the entry door. A bell tower with a pyramidal roof is commonly located above the entry door. This tower may either project out from the building or be integrated into the rectangular form. Churches constructed during this period typically display Greek Revival or Gothic Revival architectural elements.

***Transportation/Communication***

The dominant *Transportation* property type during this time period in Loudoun County is the railroad bed. The railroad quickly supplanted the turnpike for the transportation of commercial and agricultural products to markets as it was both faster and cheaper. Railroad beds are linear in nature, and feature a small risen earthen mound and are most often identified by their associated tree lines. Railroad beds may feature track lines or ties, but are most notable for their linear planning. Railroads may also have associated culverts and/or small bridges. Associated railroad structures are typically located in populated areas, and include depots and more complex crossings.

***Commerce/Trade***

No properties associated with the theme of *Commerce/Trade* during this time period were identified in Loudoun County during this survey.

### 3.6 CIVIL WAR (1861-1865)

After Virginia's secession from the Union in 1861, Loudoun County remained divided over the issue of secession, though the majority of Loudoun County residents voted to ratify the Secession Ordinance and give their support to the Confederate States of America (Confederacy). The divisions between the eastern and western portions of the County continued as the different ancestries and lifestyles of the inhabitants of these areas influenced their decisions regarding loyalty to either the Confederacy or the Union. Men from the County fought on both sides of the War, both at home and in the military. As a general rule, pro-Union sentiment existed in the Confederacy in those areas which were largely mountainous or hilly because these areas did not contain a large slave population. As control of portions of the County shifted back and forth between the two armies, County residents faced arrest, conscription, seizure of property, and restricted rights. The County and its residents were governed by whichever army was in control of the area, with decisions made based on support for or against the different political ideologies. Construction activities were severely limited during this period due to a scarcity of supplies, labor, and funding.<sup>28</sup>

Loudoun County was the scene of military actions throughout the war due to its location on the border between the two armies, its proximity to Washington, D.C., and the agricultural wealth of the County. The only major action to occur in Loudoun County was the Battle of Ball's Bluff, also known as the Battle of Leesburg, on October 21, 1861. The day-long battle occurred when Confederate forces, under the command of Brigadier General Nathan "Shanks" Evans, stopped an attempt by Union forces, under Brigadier General Charles P. Stone, to cross the Potomac at Harrison's Island and capture Leesburg. Skirmishes, both minor and major, occurred through out Loudoun County until the surrender of the Army of Northern Virginia in 1865. Many of these were related to the troop movements of the Confederate and Union armies as they moved through Loudoun County, especially the cavalry, which occupied Loudoun County continuously during this period. The three major cavalry actions to occur in the County occurred in June 1864 in the communities of Aldie, Middleburg, and Upperville, as the armies moved north towards the Battle of Gettysburg.<sup>29</sup>

The most active cavalry officer in Loudoun County during this period was Confederate Colonel John Singleton Mosby, who led his unit in a series of successful strikes against Union troops from 1863 to 1865. The majority of his actions occurred in the southern portion of the County. He and his men lived on farms in the area and moved about the County sheltered by local residents. In an effort to capture Mosby and his men, the Union army marched into Loudoun County with orders to destroy any items that could be of use to the Confederacy, including forage, crops, mills, and barns. They were also ordered to drive off all livestock, slaves, and all men under 50 who could bear arms. Homes and local residents were to be spared. Over a five

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<sup>28</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-180; Poland, *From Frontier to Suburbia*, 183-220.

<sup>29</sup> American Battlefield Protection Program, "Balls Bluff," CWSAC Battle Summaries (Available on the Internet at <<http://www2.cr.nps.gov/abpp/battles/va006.htm>>, Accessed April 4, 2003); Head, *History and Comprehensive Description of Loudoun County, Virginia*, 158-164; Poland, *From Frontier to Suburbia*, 191-202.

day period in November 1864, the western portion of Loudoun County was systematically torched, destroying a large number of barns and other agricultural structures.<sup>30</sup>

By the end of the period, Loudoun County had been sacked by both the Confederate and Union armies. During their marches through the County, both sides confiscated foodstuffs, grain, horses and other livestock. Both armies also burned fields and forage to prevent them from falling into enemy hands. By the end of the period, the residents of rural Loudoun had little in the way of food or livestock and their economic future was uncertain.<sup>31</sup>

The population of the County continued to remain rural with the majority of the people living on moderate sized farms. Both the white and slave population experienced a decline during this period, as residents of the County left due to the War. The white male population saw the greatest decline. Many men volunteered for service in either the Confederate or Union armies. Those that did not, and were under 50 years old, were conscripted for service by the Confederate army. In order to help limit the military capabilities of the Confederate Army, the Union Army arrested all white males under the age of 50 and removed them from the County. The eastern portion of the County experienced the greatest population change as the men left for war. The population remained stable in the western sections of the County where there were several Quaker communities. The Quakers were exempted from conscription by the Confederate government due to their pacifism, and were consequently not arrested by the Union Army. The slave population does not appear to have experienced much change as many slaveholders continued to use slave labor until the Emancipation Proclamation took effect in January 1863. After this date, it appears that many former slaves remained on Loudoun County farms until the end of the war.<sup>32</sup>

Agricultural production was severely limited due to the destruction of crops by both armies. Loudoun County did continue to produce wheat and corn which was used to feed both armies. Some flour and grain did go to market, primarily in Maryland, early in the war, but military restrictions on travel and difficulty obtaining passes made transporting agricultural goods increasingly difficult, and then impossible, as the war progressed.<sup>33</sup>

Industry in the County was severely impacted during the war. Business was limited by the travel restrictions and the lack of crops, a labor force, and the finances required to keep Loudoun County industries solvent. Some business owners had their property confiscated by the Confederate and Union armies, destroying their livelihood. As part of the systematic destruction of Loudoun County resources by the Union army in 1864, the majority of the mills in the western

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<sup>30</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 153-174; Poland, *From Frontier to Suburbia*, 209-214.

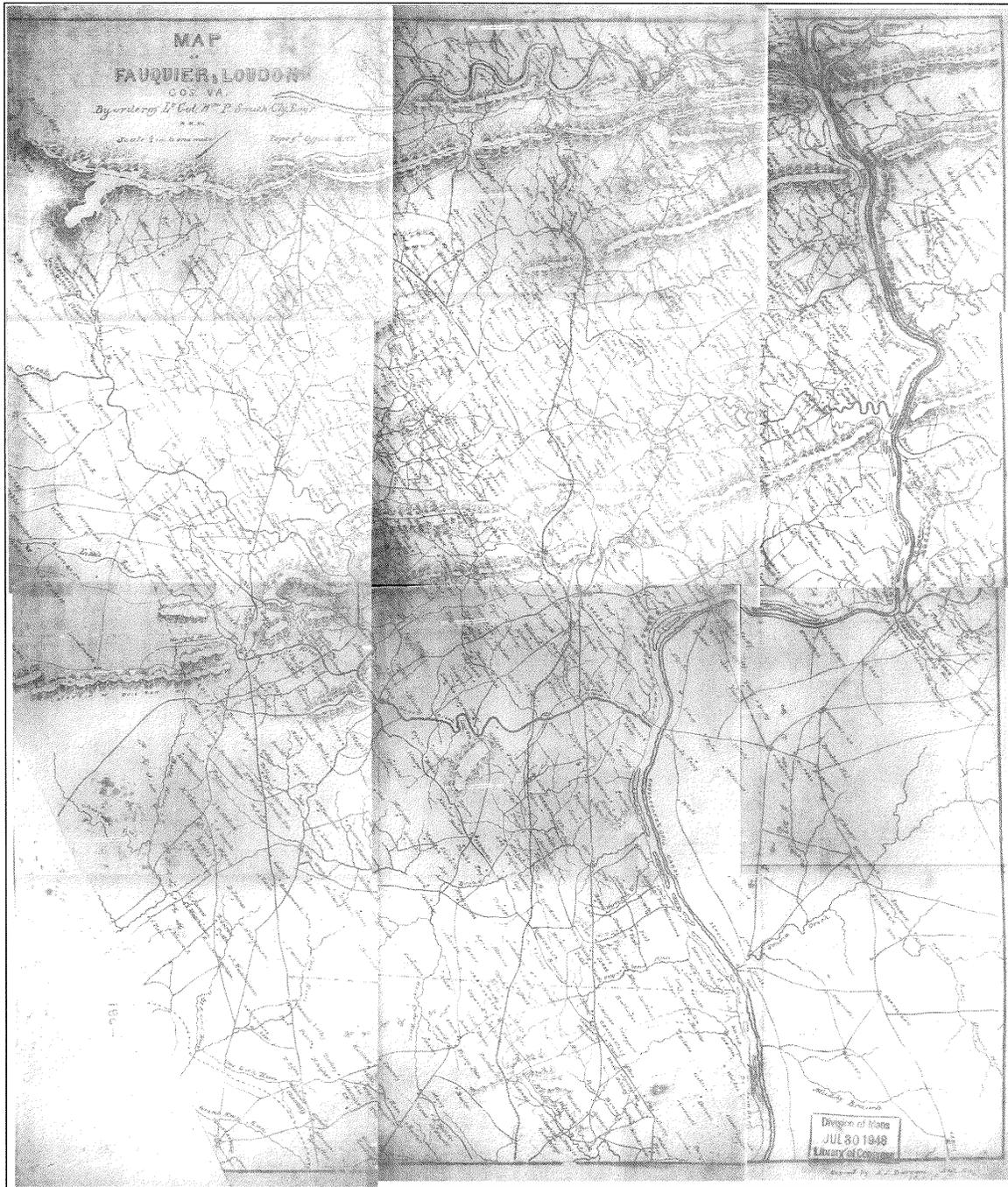
<sup>31</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-180; Poland, *From Frontier to Suburbia*, 183-220.

<sup>32</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 61-62; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 149-151, 174-175, 177-179; Poland, *From Frontier to Suburbia*, 64-71, 131-132.

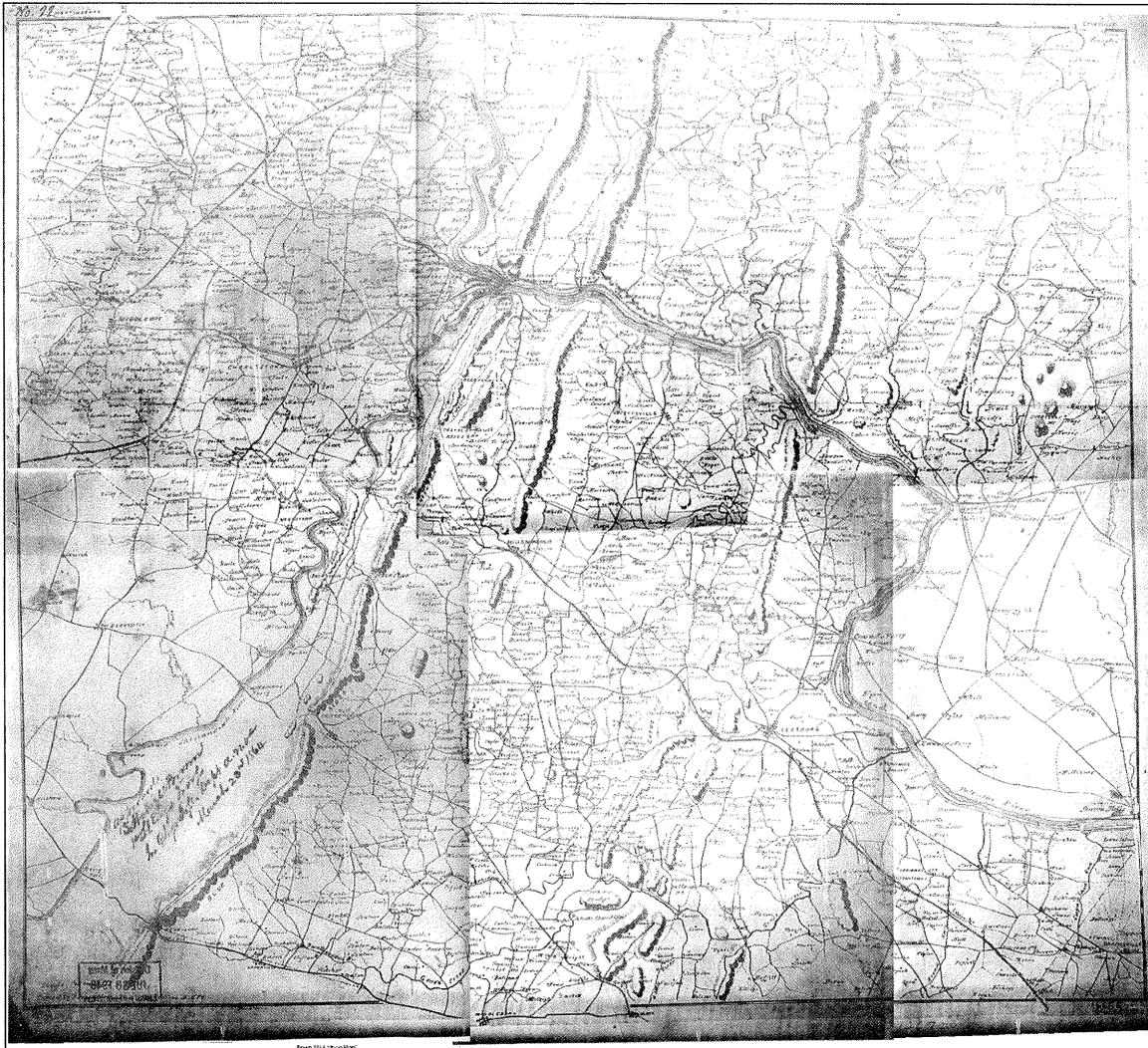
<sup>33</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-180; Poland, *From Frontier to Suburbia*, 214-220.



Figure 3-13: 1861 Army of the Potomac Map of Loudoun County, Virginia Showing Military Districts, Roads, Rail Lines, Towns, and Residences



**Figure 3-14: 186- Confederate Army Map of Fauquier and Loudoun Counties Showing Roads, Rail Lines, Towns, and Property Owners**



**Figure 3-15: 1864 Army of Northern Virginia Map of Loudoun and Northern Montgomery Counties Showing Roads, Rail Lines, Towns, and Property Owners**

**Property Types Identified For This Historic Context and Temporal Time Period*****Domestic***

No properties associated with the theme of *Domestic* during this time period were identified in Loudoun County during this survey.

***Subsistence/Agriculture***

No properties associated with the theme of *Subsistence/Agriculture* during this time period were identified in Loudoun County during this survey.

***Education***

No properties associated with the theme of *Education* during this time period were identified in Loudoun County during this survey.

***Military Defense***

*Military Defense* properties of this period in Loudoun County were impermanent in nature. Three forts, Fort Beauregard, Fort Evans, and Fort Johnston, were constructed around Leesburg to protect the County seat. There are no standing remains of these forts. The only existing examples of this property type are earthworks constructed as defensive fortifications by the Confederate army during the Battle of Ball's Bluff in 1861. The simplest form of earthworks is the entrenchment which consists of at least a ditch and a parapet constructed in a single line. More elaborate examples may be enclosed on all sides, have flanks, or come to a point. Earthworks were often hastily constructed under battle conditions using a variety of digging implements, including shovels, pans, and hands, to dig a ditch in the ground using the waste to form the parapet. When time and materials allowed, the entrenchment would be improved with a deeper ditch or the parapet would be reinforced by stone or logs. Earthen fortifications were better able to withstand bombardment by improved military technology, such as the rifled cannon.

Shelters for soldiers were also impermanent in nature. At more permanent fortifications, crude cabins were quickly constructed, using readily available materials. These structures were often small log buildings with shingle roofs. In some instances, the shelters incorporated canvas in an effort to help shelter the inhabitants from inclement weather.

## Selected Representative Examples:

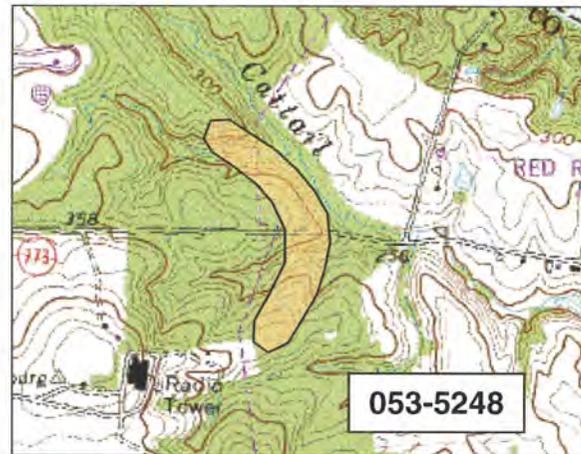
### **VDHR #053-5248**

*Confederate Civil War Earthworks- Edwards Ferry Road (Battle of Ball's Bluff)*

Civil War Period (1861-1865)

Military Defense

USGS Quad Map- Waterford



**Figure 3-16: 053-5248- Property Image and Location**

This property consists of the remnants of Confederate earthworks, constructed during the Battle of Ball's Bluff in 1861. Earthworks are a defensive device consisting of at least a ditch and parapet. During the Civil War such works were often hastily constructed under battle conditions using a variety of available digging implements. In some cases, locally available materials such as stone or logs were incorporated into the parapet. This site consists of a set of earthen ditches, divided by Edwards Ferry Road (State Route 773). The trench was constructed to defend Leesburg from a Union Army crossing at Edwards Ferry. The fortification was the site of a skirmish prior to the Battle of Ball's Bluff when the Union Army crossed the Potomac River into the County. The area is heavily forested and no remnants of parapets or additional features remain.

This property is an excellent example of a military defense property type during the Civil War Period (1861-1865). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Religion***

No properties associated with the theme of *Religion* during this time period were identified in Loudoun County during this survey.

***Transportation/Communication***

No properties associated with the theme of *Transportation/Communication* during this time period were identified in Loudoun County during this survey.

***Commerce/Trade***

No properties associated with the theme of *Commerce/Trade* during this time period were identified in Loudoun County during this survey.

### 3.7 RECONSTRUCTION AND GROWTH (1865-1917)

During this period, Loudoun County residents sought to reestablish themselves and their communities in a changing world. From 1865 to 1870, Virginia was managed by the Federal government, with troops occupying towns across the state, including Leesburg in Loudoun County. The County held elections in 1865 to reestablish the local government, but due to military regulations, the pre-war office holders were not able to run for reelection. After 1870, many of the pre-war office holders were reelected and continued to serve Loudoun County.<sup>37</sup>

Under the Reconstruction government, Loudoun County residents were heavily taxed, further draining the County of funds. The local economy was slow to recover due to the loss of businesses and incomes. The residents of the eastern portion of the County experienced the heaviest losses as they had lost their primary labor source as well as their crops and property. A few individuals were forced to sell off their land in order to remain solvent. Threats were made by the Federal government to confiscate the property of men who had supported the southern cause and had not signed an Oath of Allegiance to the United States. A total of 15,000 acres were confiscated by the Freedman's Bureau to be given to former slaves, but the orders were never enforced, and the land was restored to its original owners by the end of 1865. After the removal of the Reconstruction government in 1870, the County and state entered into a period of relatively stable growth.<sup>38</sup>

The population of the County, both white and African-American, declined throughout the period as people left for the cities and new lands in the west. The population that remained was predominantly rural and living in poverty until the 1880s. Few property owners could afford to improve their homes for the first part of the period, as their funds went into rebuilding their farms and businesses. Loudoun County did experience a small period of immigration directly after the war when Northerners settled predominantly along the rail lines. These families came to the area due to the quality of the farmland, and were, for the most part, welcomed into the County. Tenant labor, often made up of former slaves, was used on some of the larger farms in the County. The tenant labor force made up to a quarter of the County's population during this period.<sup>39</sup>

The rural areas of Loudoun County experienced the most destruction during the Civil War. Outbuildings, crops, and livestock had all been destroyed, and local farmers had to rebuild their farms. Initially, the agricultural industry in Loudoun struggled as there was little money to invest in labor, stock, seed, tools, and fertilizer. The amount of cultivated land decreased as farmers

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<sup>37</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 181-182; Poland, *From Frontier to Suburbia*, 221-222; 255-278; Harrison Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck* (Richmond, Va.: Garrett & Massie, 1938), 222-225.

<sup>38</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 180-182; Poland, *From Frontier to Suburbia*, 221-222; 227-230; William Henry Tappay Squires, *Unleashed at Long Last: Reconstruction in Virginia, April 9, 1865- January 26, 1870*, by W.H.T. Squires (Portsmouth, Va.: Printcraft Press, 1939), 347, 352; Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*, 225.

<sup>39</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 64, 82-86; Foster & Henderson, *Loudoun County, Virginia*, 4, 7; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 180-183; Poland, *From Frontier to Suburbia*, 256; Squires, *Unleashed at Long Last: Reconstruction in Virginia, April 9, 1865- January 26, 1870*, by W.H.T. Squires, 348-350.

allowed land to return to brush and scrub and grew fewer crops. By 1880, Loudoun County farmers had helped reestablished the County as a primary agricultural region in Virginia. Grains continued to dominate the agricultural landscape with corn surpassing wheat as the County's primary crop. Toward the end of the period fruit, especially apples became a cash crop in the County. Livestock also became a growing part of the agricultural industry in the late nineteenth century. Horses, sheep, pigs, and cattle were all raised for profit. The growing number of livestock led to the enacting of fencing laws in the County in 1866, 1878, and 1914. These laws mandated the construction of stone and wood fences to separate the pasture lands found across Loudoun County's rural landscape.<sup>40</sup>



Figure 3-17: Farm Complex West of Sterling, Virginia

Farm technology in Loudoun County continued to rely on manual labor during this period. The cast iron plow was in common use in the County during this period. Neighbors would share the use of larger, more expensive pieces of equipment such as mowers, reapers, and threshers. Due to the high costs of repairs, farmers relied upon local blacksmiths to repair or replace damaged parts. The Loudoun Valley Foundry, near Lincoln, was established in 1866 and became known locally for producing and repairing farm equipment. The equipment that had been developed prior to the Civil War evolved into steam powered, rather than animal powered, machinery in the late nineteenth century, though most Loudoun County farmers continued to rely on animal-powered machinery.<sup>41</sup>

The dairy industry in Loudoun was an outgrowth of the local cattle industry. The first dairies appeared in the 1870s, and by the mid-1880s was an established part of Loudoun's agricultural economy. The majority of the dairy farms were located in the eastern portion of the County. The primary market for Loudoun milk, cream, and butter was Washington, D.C. and goods were

<sup>40</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 82-95; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 81-102; Poland, *From Frontier to Suburbia*, 280-293.

<sup>41</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 85; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 103-115; Poland, *From Frontier to Suburbia*, 230, 279-280.

transported to this market via the railroad. By the end of the period, the dairy industry in the County included dairy farms, farmer's cooperatives, breeder's cooperatives, and creameries. Most dairy farms were located along the rail lines to allow for easier transport of milk and related products to market.<sup>42</sup>

The other industries in Loudoun County were also related to agriculture. The County's industrial base, including grain and lumber mills, was destroyed by the Civil War, and it was not until the 1880s that new industrial operations began to be seen in the County. The few mills that were left quickly reestablished themselves, grinding the wheat and corn that were produced and supplying lumber from their saw mill operations. More mills were established, with many of them also dealing in fertilizers, seed, feed, and farm machinery. The use of gypsum on fields had fallen out of favor with local farmers and was replaced with lime. Two lime companies were formed, the Leesburg Lime Company and the Goose Creek Lime Company. Both establishments quarried their own lime and pulverized it for use by local farmers.<sup>43</sup>



**Figure 3-18: Bluemont, Virginia Showing the Early Electrical Lines and Improved Roadway**

The rural communities of Loudoun County also had to reestablish themselves after the war. Many businesses had closed early during the conflict, and with the end of the war had to rebuild in a poor economy, often relying on the barter system. The return of rail service and the increasing popularity of Loudoun County as a summer retreat from Washington, D.C. led to the development of new communities along the rail lines. Many of the first residents of these communities were settlers from the North. Communities saw improvements in living conditions during this period. Communication lines were quickly reestablished after the war with the repair of telegraph lines and the postal service returning to near pre-war conditions by December 1865. Telephone service in the County was established by 1906, when local residents were petitioning

<sup>42</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 88-89; Nan Donnelly-Shay and Griffin Shay, *The County of Loudoun: An Illustrated History* (Norfolk, Va.: Donning Co., 1988), 73-74; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 95-96; Poland, *From Frontier to Suburbia*, 294.

<sup>43</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 46-50; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 87-91; Poland, *From Frontier to Suburbia*, 230-231, 279-280.

for expanded service. The first electrical service in the County was provided by the Loudoun Light and Power Company to the communities of Purcellville, Hamilton, and Round Hill beginning in 1912.<sup>44</sup>

The private schools in the County that had been closed in 1861 began to be reopened in the fall of 1865. The state of Virginia required that a public education be made available for all children in the 1870 Virginia State Constitution. Many of the private schools closed or transitioned to public schools. Education in the County ran the gamut from basic education to senior high school where algebra, Latin and English courses were taught. Loudoun County also established a private night school where adults and farm children could learn reading, writing, and arithmetic. Schools were small, often serving no more than a handful of students and were segregated by race and sex, especially at the higher academic levels.<sup>45</sup>



Figure 3-19: Bush Meeting Auditorium in Purcellville, Virginia ca. 1900

Religion flourished during this period in the County. The Methodists, Presbyterians, Quakers, German Reformed Lutherans, Lutherans, Baptists, Protestant Episcopalians, and Roman Catholics all had active congregations in Loudoun County. In the 1870s, camp, or bush, meetings were established in the western part of the County in the vicinity of Round Hill, Hillsboro, Purcellville, and Bloomfield. People came from various denominations and locations, including Washington, D.C. and Alexandria, to attend these meetings. The services were held in large tents, though the Bush Meeting at Purcellville built a wooden structure in 1878 due to its popularity.<sup>46</sup>

<sup>44</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 48; Foster & Henderson, *Loudoun County, Virginia*, 4-6; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 110-123; Poland, *From Frontier to Suburbia*, 236, 246-253, 285.

<sup>45</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 102-105; Poland, *From Frontier to Suburbia*, 154-155, 246-253; Virginia State Department of Education, "Quality Education for Virginia: A Constitutional Priority."

<sup>46</sup> Foster & Henderson, *Loudoun County, Virginia*, 4; Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County* 69; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 104-105; Poland, *From Frontier to Suburbia*, 301-303.

The Loudoun County transportation network was one of the first areas to return to pre-war conditions. Service on the Alexandria, Loudoun, and Hampshire Railroad began after the completion of repairs to the route in the spring of 1865. The line continued to expand its service in Loudoun County with extensions completed to Hamilton in 1871, Round Hill in 1874, and Bluemont in 1900. The increased rail service allowed for goods to again be transported to Alexandria, Washington, D.C., and Maryland. The lines also made passenger transportation to Loudoun County easier, leading to communities such as Hamilton, Purcellville, Round Hill, and Bluemont becoming a summer destination for Washington, D.C. residents. Boats continued to be used to transport goods and people in the county and region. The turnpikes continued their decline as the railroads made transportation cheaper and faster than wagons and stagecoaches. The major County roadways did see continual improvements, including macadamizing towards the end of the period.<sup>47</sup>

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<sup>47</sup> Foster & Henderson, *Loudoun County, Virginia*, 3; Poland, *From Frontier to Suburbia*, 236-238, 285, 294.

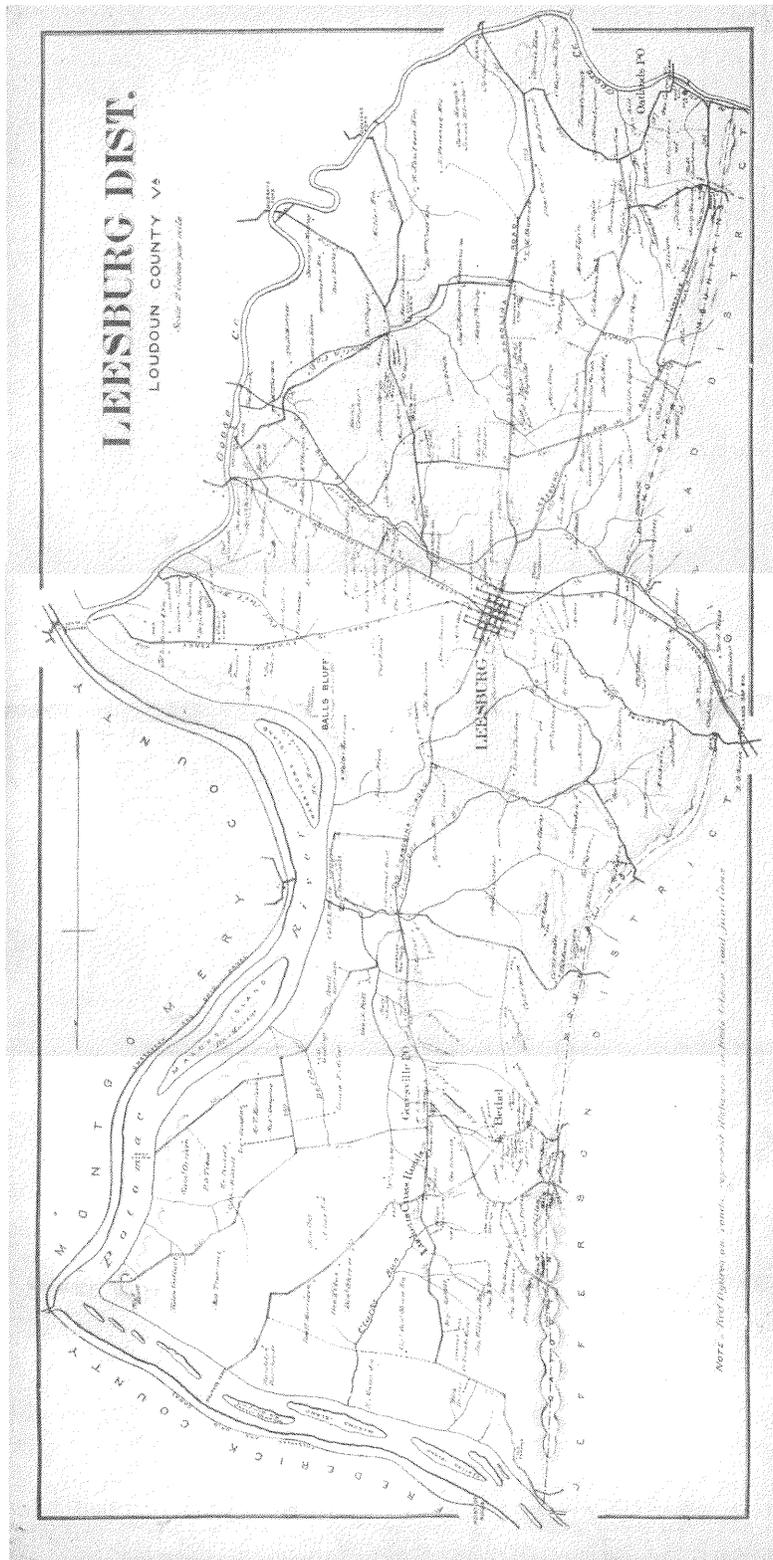


Figure 3-20: 1880 Loudoun District Map Showing Topography, Roads, Communities, and Property Owners

**Property Types Identified For This Historic Context and Temporal Period*****Domestic***

High style examples of architectural styles are rare during this period. Most *Domestic* property types from this period are two to two-and-a-half stories high with a central passage, single pile plan. Some examples have a rear ell or a central passage, double pile plan. Properties were primarily of wood frame construction with horizontal wood siding. Rare examples were constructed of brick masonry. The side or cross gable roof was sheathed with wood shakes, slate shingles, or standing seam metal. Properties had one-over-one or two-over-two wood sash windows and simple door surrounds. Architectural elements were used to either update the appearance of an older property or give definition and interest to a simple wood frame structure. Manufactured elements were easily available from catalogs and helped to create a uniformity of appearance in Loudoun County and across the nation.

The influence of the Italianate style in Loudoun County is seen primarily at the roof line. Decorative wood brackets evenly spaced and occasionally paired are located beneath the wide overhanging eaves are the primary Italianate architectural elements found in the County. The other Italianate element found on Loudoun County domestic properties is the one-story porch. The porch has a hipped roof with square chamfered wood posts occasionally with decorative brackets. Window and door surrounds are simple and may be of wood, stone, or brick.

Few high style Queen Anne domestic properties are now found in Loudoun County, though the style was dominant nationally beginning around 1880. True examples of the style have an irregular plan and an asymmetrical facade, often with a turret or projecting front gable. The style typically uses decorative wood shingles as a cladding material in bands or the gable ends. The one-story front porch has square chamfered wood posts or turned posts. Occasionally brackets, spindlework, or saw cut trim are used to give interest to the building. Window and door surrounds are simple and usually of wood. Most examples in Loudoun County are considered to be Folk Victorian examples as they are simple structures with a symmetrical facade and a few decorative details, including porches, bay windows, brackets, spindlework, or saw cut trim. Decorative shingles are occasionally located in the gable ends.

Selected Representative Examples:**VDHR #053-5409***House at 20210 Gleedsville Road*

Reconstruction and Growth Period (1865-1917)

Domestic

USGS Quad Map-Leesburg

**Figure 3-21: 053-5409- Property Image and Location**

This historic resource is a two story vernacular wood frame building, built circa 1870. It exhibits with central passage, single pile plan with a rear ell and additions. The building has a recent bay window addition on the north facade and one-story rear and side additions. The building rests on a continuous stone masonry foundation. The primary facade features symmetrical fenestration on the second and first stories, is three bays wide, and is clad with horizontal wood siding. The central entrance flanked by sidelights. The windows are six-over-six and eight-over-eight wood sashes with twelve pane vinyl windows in the side addition. The cross gable roof is sheathed with standing seam metal and has a central peak on the primary facade. The front porch has a hipped roof and spindled woodwork. The property has only one outbuilding, a cornercrib.

This property is a good example of a domestic property type during the Reconstruction and Growth Period (1865-1917). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5731***Farm at 36258 Snickersville Pike*

Reconstruction and Growth Period (1865-1917)

Domestic; Subsistence/Agricultural; Technology/Engineering and Landscape

USGS Quad Map-Bluemont

**Figure 3-22: 053-5731- Property Image and Location**

This two-and-a-half-story wood frame Italianate house, built circa 1881, has a central passage, double pile plan. The building rests on a stone masonry foundation. The building is clad with stucco over horizontal wood siding and has a cross gable roof sheathed with standing seam metal. The windows are two-over-two double-hung, wood sash. The porch is enclosed with twelve screen panels. The building has two central brick masonry chimneys. There are nine associated outbuildings: a circa 1935 dairy barn, a circa 1970 dairy barn, a gambrel roof barn, two machinery sheds, an equipment shed, a corn crib/ garage, and a springhouse.

This property is a good example of a domestic and subsistence/agricultural property type during the Reconstruction and Growth Period (1865-1917). It illustrates the themes of Technology/Engineering and Landscape as seen in the evolution of farmstead and agricultural technologies. This property represents the typical characteristics and building typologies associated with farmsteads in Loudoun County, Virginia during this period. The property has had some alterations and additions which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5784***Farm at 36625 Shoemaker Road*

Reconstruction and Growth Period (1865-1917)

Domestic; Subsistence/Agricultural; Technology/Engineering and Landscape

USGS Quad Map-Lincoln



**Figure 3-23: 053-5784- Property Image and Location**

This two-story Victorian wood frame house, built circa 1890, has a center hall plan with three rear small additions. The building rests on a stone foundation. The building is covered with stucco and has an end gable standing seam metal roof. The windows are two-over-two double hung wood sash. A small pedimented protrusion envelops the front doorway. The primary facade is five bays wide. The building features two twin masonry chimneys set within either gable end. There are five associated outbuildings, including two barns, a milk house, a garage, and a shed.

This property is a good example of a domestic and subsistence/agricultural property type during the Reconstruction and Growth Period (1865-1917). It illustrates the themes of Technology/Engineering and Landscape as seen in the evolution of farmstead and agricultural technologies. This property represents the typical characteristics and building typologies associated with farmsteads in Loudoun County, Virginia during this period. This property retains important landscape features, and important design details within the primary resource. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5822***House at 39725 John Mosby Highway*

Reconstruction and Growth Period (1865-1917)

Domestic

USGS Quad Map-Middleburg

**Figure 3-24: 053-5822- Property Image and Location**

This two-story house, built circa 1915, has a four-square floor plan with a first floor pantry. Its overall size has been expanded with a laundry room addition and a second story bathroom addition. The building rests on continuous stone masonry foundation. The building is clad with horizontal wood siding and has a pyramidal roof sheathed with asphalt shingles. The windows are one-over-one double hung vinyl sashes. The porch has four Tuscan columns on wood piers with a low wall clad with horizontal wood siding and a wood plank floor. The building has two interior brick chimneys. There are three associated outbuildings, including a barn, a modern garage, and a modern shed.

This property is an excellent example of a domestic property type during the Reconstruction and Growth Period (1865-1917). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

portion of the County were burned. The industries in this portion of the County were decimated by the Civil War.<sup>34</sup>

Rural communities in Loudoun County experienced the same problems as the rest of the County during the Civil War. Stores experienced shortages and postal service was disrupted from the outset. The schools that had been established prior to this period closed and the buildings were put to new uses. The various congregations experienced difficulties in maintaining religious services through the war. Many of the churches in the County were used by the Confederate and Union armies as hospitals and barracks, especially after the Battle of Antietam.<sup>35</sup>

No changes or improvements were made to the transportation network during this period. Construction was halted on the Loudoun branch line of the Manassas Gap Railroad at the beginning of the war. Civilian travel was made difficult due to military restrictions. Ferry service to Maryland was restricted by the Union Army and both armies limited the number of passes issued for commercial traffic on Loudoun County roadways.<sup>36</sup>

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<sup>34</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-180; Poland, *From Frontier to Suburbia*, 183-220.

<sup>35</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-180; Poland, *From Frontier to Suburbia*, 183-220.

<sup>36</sup> Head, *History and Comprehensive Description of Loudoun County, Virginia*, 145-180; Poland, *From Frontier to Suburbia*, 214-220.

**VDHR #053-6004***House at 35972 Charles Town Pike*

Reconstruction and Growth Period (1865-1917)

Domestic

USGS Quad Map-Purcellville



**Figure 3-25: 053-6004- Property Image and Location**

This two-and-a-half-story concrete block building, built circa 1910, has an American four square plan. The building rests on a continuous concrete block foundation. The exterior of the building is constructed of textured concrete block and the cross-gabled roof is covered with asphalt shingles. The windows appear to be the original, double-hung, one-over-one wood sashes. The house has a full width, flat roofed front porch with round wooden columns on concrete block piers. The brick one-story rear addition, built circa 1955, has a shed roof, a large brick chimney, and a bay window. There are no associated outbuildings.

This property is a good example of a domestic property type during the Reconstruction and Growth Period (1865-1917). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The building has had some minor alterations and a small addition since its original construction which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Subsistence/Agriculture***

Extant *Subsistence/ Agriculture* properties from this period are increasingly common. Farmers continued to utilize building and site plans from agricultural publications and scientific farming manuals in an effort to improve farm production. Farms of this period had at minimum a multi-purpose barn, either a center aisle plan or bank barn. Farms continued to construct specialized agricultural outbuildings to accommodate a variety of functions. Springhouses, meat houses, smokehouses, and icehouses were constructed for food production. Specialized animal shelters, such as chicken houses, were also developed as agricultural production continued to become more scientific with an increased emphasis on animal husbandry. Agricultural outbuildings during this time period began to be constructed of industrial materials such as concrete and standardized lumber, rather than locally-produced materials. The plans and forms of farmsteads from this period were often altered to accommodate the increasing scale of agricultural production creating enclosed farmyards and multiple rows of buildings.

The dairy industry in Loudoun County led to the construction of specialized dairy barns. These barns were constructed with an aisled plan which allowed for two rows of cattle stanchions and a gambrel roof. This building type used a lighter framing system than is typically found in other Loudoun County barn types. The foundations and floors are of poured concrete, with drainage channels incorporated into the floor. Dairy barns were designed to be well ventilated, and are more likely to have roof features such as hay hoods, ventilators, and dormers than other barn types.

Silos were a new type of agricultural outbuilding that began to be constructed in the County at the end of the period. Most silos measure eight to twenty-four feet in diameter, with a height of sixteen to forty feet and rest on poured concrete slab foundations. Examples from this period were of wooden-stave construction with gable or gambrel roofs with dormers for the loading doors. Tongue-in-groove vertical wooden staves were held in place by iron bands and turnbuckles. This silo type is extremely rare in Loudoun County due to the materials used in construction.

With the end of slavery, large farms turned to tenant labor to provide their necessary labor force. The tenant house was initially the slave quarters which may or may not have been improved. As the period progressed, small wood frame dwellings began to be constructed for farm tenants. These residences were one to one-and-a-half stories high on a stone or wood pier or continuous masonry foundation with a side gable roof. Masonry chimneys were located on the gable ends. The tenant houses were simple structures with little to no ornamentation.

*Education*

Rural *Education* properties from this period are small, one-story, rectangular buildings with an undivided interior space. The schoolhouse can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate to steep pitch. The principle entry into the building is through a door located in the center of the front façade. Regularly spaced windows are located along the side walls, and flank the entry door. A ventilator is commonly located in the gable end above the entry door. In rare cases, a bell tower with a pyramidal roof is located above the building entry. Schoolhouses constructed during this period typically display Greek Revival, Italianate, or Folk Victorian architectural elements.

Selected Representative Examples:**VDHR #053-5589***Alder Road Schoolhouse*

Reconstruction and Growth Period (1865-1917)

Education

USGS Quad Map-Purcellville

**Figure 3-26: 053-5589- Property Image and Location**

This one-story wood frame public schoolhouse, built circa 1900, has a single pen plan with side additions connected by a hyphen. The building rests on a continuous foundation covered with stucco. The building is clad with horizontal vinyl siding and has a gable covered with standing seam metal roofing. The side additions have gable roofs covered with asphalt shingles and continuous poured concrete foundations. The windows are a combination of six-over-nine wood and six-over-six vinyl sashes. The front porch has three turned wood columns, a hipped roof sheathed with standing seam metal roofing, and a wood plank floor on a continuous concrete masonry unit foundation. The building has an interior stuccoed chimney. There are no associated outbuildings.

This property is a fair example of an education property type during the Reconstruction and Growth Period (1865-1917). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The building has had some alterations and additions since its original construction which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

*Religious* properties did not vary greatly from previous periods. These remained large, one-story, rectangular buildings with a large worship space. The church can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate to steep pitch. The principle entry into the building is through a door located in the center of the front façade. Regularly spaced windows are located along the side walls, and flank the entry door. A bell tower with a pyramidal roof is commonly located above the entry door. This tower may either project out from the building or be integrated into the rectangular form. Churches constructed during this period typically display Greek Revival, Italianate, or Folk Victorian architectural elements.

***Transportation/Communication***

The dominant *Transportation* property type during this time period in Loudoun County is the railroad bed. Railroad beds are usually linear, and feature a small risen earthen mound and are most often identified by their associated tree lines. Railroad beds may feature track lines or ties, but are most notable for their linear planning. Railroads may also feature culverts and/or small bridges. Associated railroad structures are typically located in populated areas, and include depots and more complex crossings.

***Commerce/Trade***

Rural *Commerce/Trade* properties from this period are small, one to one-and-a-half story, rectangular buildings with an undivided commercial space. The store was located on the ground floor, and occasionally had a back room for holding stock. The rear space could also serve as living quarters for the shopkeeper and their family, with the attic space used for sleeping quarters. The store can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate pitch. The principle entry into the building is through a door located in the center of the front façade. Windows flank the entry door, and are not commonly found along the side walls. Most stores had a front porch with a shed or hipped roof supported by four turned wood columns or wood posts. Commercial properties constructed during this period typically display Greek Revival, Italianate, or Folk Victorian architectural elements.

### 3.8 WORLD WAR I TO WORLD WAR II (1917-1945)

This was the last period in Loudoun County history when agriculture dominated the landscape and lifestyle of the County. No military activities occurred within Loudoun County during this period, but the County was heavily involved in the war effort during both World War I (1917-1918) and World War II (1941-1945). During World War I, every man in the County between the ages of eighteen and forty-five was registered for the draft and 591 men were eventually drafted. Local residents raised funds, purchased bonds, and bought greater amounts of local products that didn't need be transported as a ways of showing their patriotism. They repeated these actions during World War II, as large numbers of men volunteered for military service and local residents shared their support on the home front.<sup>48</sup>

The population of the County, both white and African-American, declined throughout the period as the population, especially young men and women, migrated to urban areas, taking advantage of secondary education programs, vocational training, and job opportunities that would keep them away from the rural County. The population that remained was predominantly rural and had low to moderate incomes due to the effects of the agricultural depression followed by the Great Depression. Few property owners could afford to build new homes as their profits went back into their farms and businesses, though they did seek to improve them. Approximately twenty percent of the farms in Loudoun County were operated by tenants, who were mostly African-American. Most farmers continued to rely on their families as their primary labor source, especially as they were unable to pay for hired labor. Loudoun County did experience an influx of wealthy individuals from Washington, D.C. who purchased and developed estates in the eastern portion of the County. This new group of residents created a local aristocracy that used their land as a retreat instead of as an income source.<sup>49</sup>

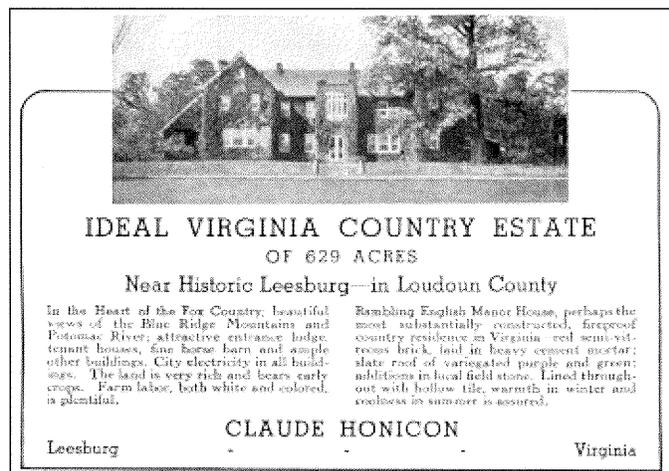


Figure 3-27: 1935 Real Estate Advertisement

<sup>48</sup> Poland, *From Frontier to Suburbia*, 307-316, 335-339; Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*, 229-230.

<sup>49</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 61-71, 104-130; Donnelly-Shay and Shay, *The County of Loudoun: An Illustrated History*, 53-54; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 180-182; Poland, *From Frontier to Suburbia*, 323-325, 331-334; Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*, 227.

With the drafting of young men to serve in the military during World War I, the population of Loudoun County experienced another decline, which continued after the war. It became increasingly difficult to encourage young men to stay on the farm as they became exposed to different environments and lifestyles. Loudoun County had fewer men drafted during World War I than other areas, as farmers were considered essential war workers who could not easily be spared to fight and local farmers continued to rely on their family members and tenants for their main workforce.<sup>50</sup>

The increasing mechanization of Loudoun County farms helped to alleviate the decline of the rural population and the labor shortages of World War II. In 1942, draft deferments were again issued by the federal government for farmers and farm laborers of essential crops, including corn, wheat, and dairy. This meant Loudoun County once again had fewer men drafted than other areas. This did not alleviate the continued labor shortage however, and local farmers had to rely on new labor sources. The Federal government assisted with this by providing German Prisoners of War from a camp near Leesburg to help with Loudoun County crops. Most farmers relied heavily on their family members and neighbors to help alleviate the labor shortages.<sup>51</sup>

Farms began to be consolidated into larger tracts and the small farmer was forced out. The more diversified farms were better able to survive the period, as they were inhabited by farmers who were able to be self-sufficient and survive the economic downturn. Corn continued to be the principle cash crop of the County, closely followed by wheat. The fruit and dairy industries continued to expand and be profitable. Early on in the period, some farmers turn to specialization, raising beef cattle and poultry for sale to the Washington, D.C. market. Neither of these industries was highly profitable, though they continued to be found in Loudoun County though the entire period. The thoroughbred industry also began to be developed in the County in response to the influx of new residents and the formation of local hunting clubs and equine events.<sup>52</sup>

Agriculture across the United States experienced a period of unprecedented prosperity as crops were in high demand both domestically and abroad, leading to high prices and high land values. The average farmers' income was higher than an urban income and these profits continued to be invested in material goods and upgrading the farming operation, leading to rising debt on Loudoun County farms. The majority of farmers began to think of farming less as a lifestyle choice, and more as an economic interest group. This period of prosperity continued for two years after the end of the war in 1918 when the County entered into an agricultural depression, which was followed by the Great Depression.<sup>53</sup>

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<sup>50</sup> Danbom, *Born in the Country*, 179-180; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 291-292, 294; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 180-182.

<sup>51</sup> Danbom, *Born in the Country*, 229-232; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 265-268; Poland, *From Frontier to Suburbia*, 336.

<sup>52</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 82-95; Donnelly-Shay and Shay, *The County of Loudoun: An Illustrated History*, 53-54; Head, *History and Comprehensive Description of Loudoun County, Virginia*, 180-182; Poland, *From Frontier to Suburbia*, 308, 317-325; Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*, 228-229.

<sup>53</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 82-95; Danbom, *Born in the Country*, 176-179, 192; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 306-307.



Figure 3-28: Fruit Label from High Hill Orchards in Round Hill, Virginia

Farmers in Loudoun County worked under federal government programs during World War I to increase their yields to support the war effort and help feed Britain and France. The Federal government monitored farm production and waste in an effort to get the highest yield per acre possible. In an effort to avoid profiteering on food products, the government placed price caps on farm goods, decided who would produce what, and instituted high penalties for hoarding of food supplies. Rural agents monitored production and reported to the government on agricultural issues in order to help monitor agricultural activities. To aid in their efforts, the government increased the number of extension services to one per agricultural County, with the Loudoun County branch of the extension service office established in Purcellville in 1917. The government also insisted upon the formation of farm bureaus and cooperatives made up of local farmers and community members whose purpose was to support the work of the extension service. In Loudoun County, the extension service was supported by the local granges and the various dairy associations.<sup>54</sup>

Farm technology during World War I continued in Loudoun County as it had during the previous period. The federal government encouraged the use of tractors and other equipment that would permit larger yields per acre, but it did not force the issue. Tractors and ride-on plows continued to be rare in the County as the high prices were still beyond what most Loudoun County farmers could afford, though most farmers did own an automobile by the end of this period.<sup>55</sup>

Beginning in the summer of 1920, commodity prices took a sharp downturn from World War I prices, and farmers saw a dramatic effect on their income. The post-war recession was due to a return to the normal levels of supply and demand, changes in domestic consumption patterns, and the fact that America was now a creditor nation as opposed to a debtor nation needing to sell its goods to foreign markets. Prices for agricultural products stabilized in 1921 and remained static until the stock market crash in October 1929 and the beginning of the Great Depression.

<sup>54</sup> Danbom, *Born in the Country*, 176-179, 192; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 306-307; Poland, *From Frontier to Suburbia*, 307, 322.

<sup>55</sup> Drache, *Legacy of the Land: Agriculture's Story to the Present*, 263; Poland, *From Frontier to Suburbia*, 307-319.

The Great Depression led to a continued reduction in domestic demand and exports for agricultural goods, this in turn led to a reduction in crop values.<sup>56</sup>



Figure 3-29: Farmhouse and Field near Sterling, Virginia, ca. 1935

The hardest hit by the recession were those who had borrowed heavily to finance expansion during the previous period, those farmers who had resisted mechanization, and those who grew basic commodities, such as wheat and corn, and could not compete with overseas price competition, especially in Britain and France. Loudoun County farmers were hit hard by the recession due to the fact that grains had long been the primary cash crop of the County and local farmers had continued to rely on manual labor since the Settlement to Society Period (1607-1750). Farmers in the County were unable to pay off their debts beginning in the mid 1920s and a large number of properties were foreclosed upon and sold at auction. Those that survived this economic downturn did so due to a combination of factors, including the diversification of their crops which allowed a farmer to maintain his family and weather the drop in crop prices, a willingness to try new methods and crops, and federal, state, and local efforts to improve the economic conditions for farmers.<sup>57</sup>

Efforts were made at multiple levels to help farmers survive this period. The federal government sought voluntary controls of basic commodities, including corn, wheat, potatoes, and milk, through acreage limitation and crop holding (keeping crops off the market until a certain price is reached) to drive up prices. The government subsidized farmers by paying them for what they didn't produce through the Agricultural Adjustment Acts. They also helped farmers who participated in the acreage limitation programs with loans. Wheat and dairy farmers in Loudoun

<sup>56</sup> Danbom, *Born in the Country*, 185-188, 197-199; Poland, *From Frontier to Suburbia*, 307-340; United States Agricultural Adjustment Administration, *So They Meet* (Washington, D.C.: U.S. Government Printing Office, [1934]).

<sup>57</sup> Danbom, *Born in the Country*, 185-188; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 264; Poland, *From Frontier to Suburbia*, 327; Poland, *From Frontier to Suburbia*, 327; United States Agricultural Adjustment Administration, *So They Meet*.

County benefited the most from these programs as they produced a crop considered to be a basic commodity. Fruits were not considered basic commodities, and these farmers did not benefit from government programs.<sup>58</sup>

In order to avoid farm foreclosures, the Roosevelt Administration established the Farm Credit Administration, later known as the Farm Security Administration. This department purchased mortgages on farms and refinanced the loan in terms favorable to the farmer. The department also helped provide start up funds for local, farmer-owned, rural lending agencies. This program was extremely effective in Loudoun County, leading to a reduction in the number of farm foreclosures and helping farmers to obtain the cash needed for property improvements.<sup>59</sup>

Technological advances during the 1920s and 30s added to the problems of the production of surplus agricultural products. Tractors were improved and became more efficient and affordable. Hybrid varieties of corn were developed that allowed for greater yields on less land. Loudoun County farms also received plumbing and electricity for the first time through federal government programs such as the Rural Electrification Administration, beginning in the spring of 1935. These changes to the domestic life allowed farm families to spend less time on domestic tasks and further increased their productivity.<sup>60</sup>

As farmers began to obtain higher yields from their lands, less land needed to be used for crops, especially in light of the over production and the establishment of acreage limitation programs. This paradox of potential versus reality was encouraged by government programs that promoted a reduction in waste and increased productivity at the same time that prices remained low and the government was telling farmers not to plant as much. In addition, the national surplus of every agricultural product found in Loudoun County throughout this period made the business environment increasingly challenging for local farmers.

During World War II, acreage limitation programs were suspended by the federal government and the increased production provided a surplus for export to American allies. Production increased most dramatically on the larger farms that had mechanized during the prior periods. Agriculture across the United States experienced a period of prosperity similar to the World War I period as crops were in high demand both domestically and abroad. This led to higher prices and higher land values. Most farmers remembered the lessons of the previous periods, and used their surplus income to pay off their mortgages, improve their properties, and invest in new farming technologies.<sup>61</sup>

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<sup>58</sup> Danbom, *Born in the Country*, 202, 208-215; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 314-319; Poland, *From Frontier to Suburbia*, 329-334; United States Agricultural Adjustment Administration, *So They Meet*.

<sup>59</sup> Danbom, *Born in the Country*, 202, 208-215; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 314-319; Poland, *From Frontier to Suburbia*, 329-334; United States Agricultural Adjustment Administration, *So They Meet*.

<sup>60</sup> Danbom, *Born in the Country*, 186; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 265-267, 314-319, 328-335, 339-341; Poland, *From Frontier to Suburbia*, 334.

<sup>61</sup> Danbom, *Born in the Country*, 231-232; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 265-266; Poland, *From Frontier to Suburbia*, 335-338.

Farmers in Loudoun County worked under fewer federal government programs than they had during World War I. All of the programs were administered at the local level by the Extension Service office. The federal government again monitored farm production and waste in an effort to get the highest yield per acre possible. The Food Administration controlled seed, fertilizer, and other resources ensuring that it went to those who could produce the most with what they were provided. The federal government also implemented price controls on food products in 1943, limiting the amount of profit farmers could receive. Special allocations of rationed goods, such as tires and gasoline, were provided to farmers to help them produce more crops, though machinery was difficult to come by.<sup>62</sup>

Farm technology experienced a revolution in Loudoun County during World War II. The federal government encouraged the use of tractors and other equipment that would permit larger yields per acre and their programs benefited the mechanized farmer. Tractors, ride-on plows, combines, and threshing machines all became common sights on farms in the County. New milking machines were also made available, allowing for greater milk production with fewer laborers.<sup>63</sup>

Industry in the County continued to be limited during this period to agricultural-related industries such as grain, milling, and lime companies. There was a lack of new businesses during this period, though existing businesses did expand their operations.<sup>64</sup>

The communities of rural Loudoun County remained small, with many of them disappearing by the beginning of World War II. Public schools remained segregated and the small rural schools began to be consolidated into larger institutions with more course offerings and better facilities. Private boarding schools, such as Foxcroft Academy, were established to serve the children of the new and wealthy residents moving into the County. Religious camp meetings continued in the County until the 1930s and the various denominations continued to be found in the County, though the number of congregations was on the decline.<sup>65</sup>

The Loudoun County transportation network continued to focus on the railroad and the automobile. The Alexandria, Loudoun, and Hampshire Railroad continued to be the primary method for transporting Loudoun County goods to the Alexandria, Washington, D.C., and Maryland markets. The various roadways in the County continued to be improved as more County residents purchased automobiles. The use of trucks to transport products to markets also led to continued improvements of the local roadways, though only the major roads were macadamized.<sup>66</sup>

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<sup>62</sup> Danbom, *Born in the Country*, 229-230; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 265-267; Poland, *From Frontier to Suburbia*, 335-338.

<sup>63</sup> Drache, *Legacy of the Land: Agriculture's Story to the Present*, 265-267; Poland, *From Frontier to Suburbia*, 335-338.

<sup>64</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 46-50; Poland, *From Frontier to Suburbia*, 323.

<sup>65</sup> Deck and Heaton, editors, *An Economic and Social Survey of Loudoun County*, 25-36, 69, 72-81, 104-126; Donnelly-Shay and Shay, *The County of Loudoun: An Illustrated History*, 73-117; Poland, *From Frontier to Suburbia*, 323, 350-351; Virginia State Department of Education, "Quality Education for Virginia: A Constitutional Priority"; Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*, 231-234.

<sup>66</sup> Poland, *From Frontier to Suburbia*, 285, 294, 308.



Figure 3-30: Train Station in Ashburn, Virginia ca. 1948

Although the automobile was invented in the nineteenth century, it was not accessible by the general population until 1908 when Henry Ford introduced the affordable Model T. Its widespread popularity created pressure for the federal government to become more directly involved in road development. During this period, Congress passed two Federal-Aid Highways Acts which made funds available to state highway agencies to assist in road improvements including the naming and paving of roads. By the mid-1920s, federal dollars had helped provide Virginia with a network of primary, hard-surfaced two lane highways, including present-day U.S. Route 50 and U.S. Route 15 which run through Loudoun County. Automobile production and use continued to increase, creating a growing demand for roadside services until the outbreak of World War II.<sup>67</sup>



Figure 3-31: Phillips Cabins and Service Station, Outside of Leesburg, Virginia

<sup>67</sup> Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Baltimore: The Johns Hopkins University Press, 1995), 18.

During World War II, automobile production ceased as factories diverted their efforts to building tanks, aircraft, and other implements of war. Road improvements and construction were also held in abeyance as federal funds were needed for the war effort. As a result of these circumstances, leisure travel declined as did the need for automobile related services. Motels and restaurants continued to service traveling military personnel, but new construction on both roads and related services did not occur until after the conclusion of World War II.<sup>68</sup>

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<sup>68</sup> Rosie the Riveter Trust, <http://www.rosietheriveter.org/>, Accessed 4 April 2003.

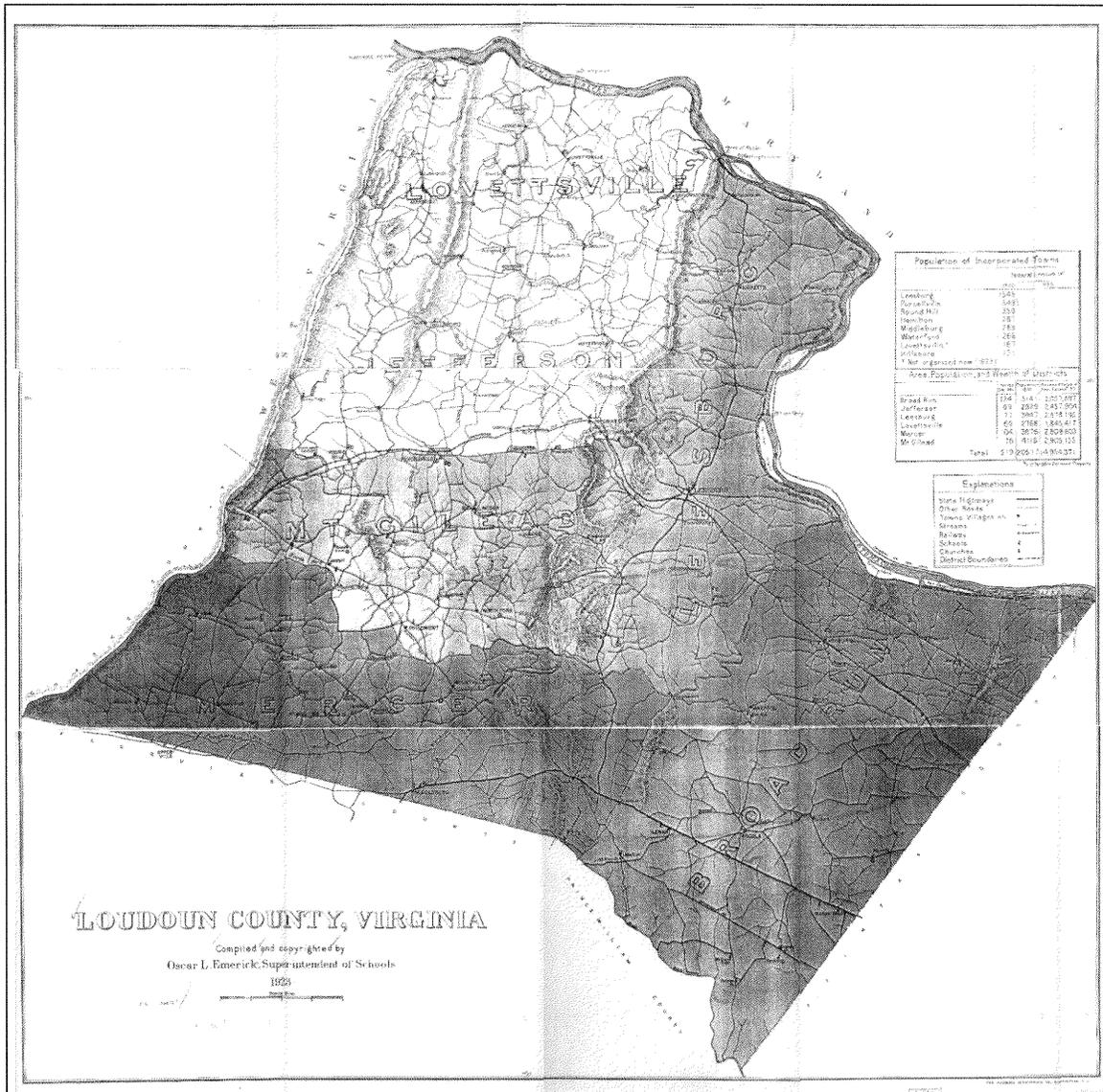


Figure 3-32: 1923 Superintendent of Schools' Map of Loudoun County

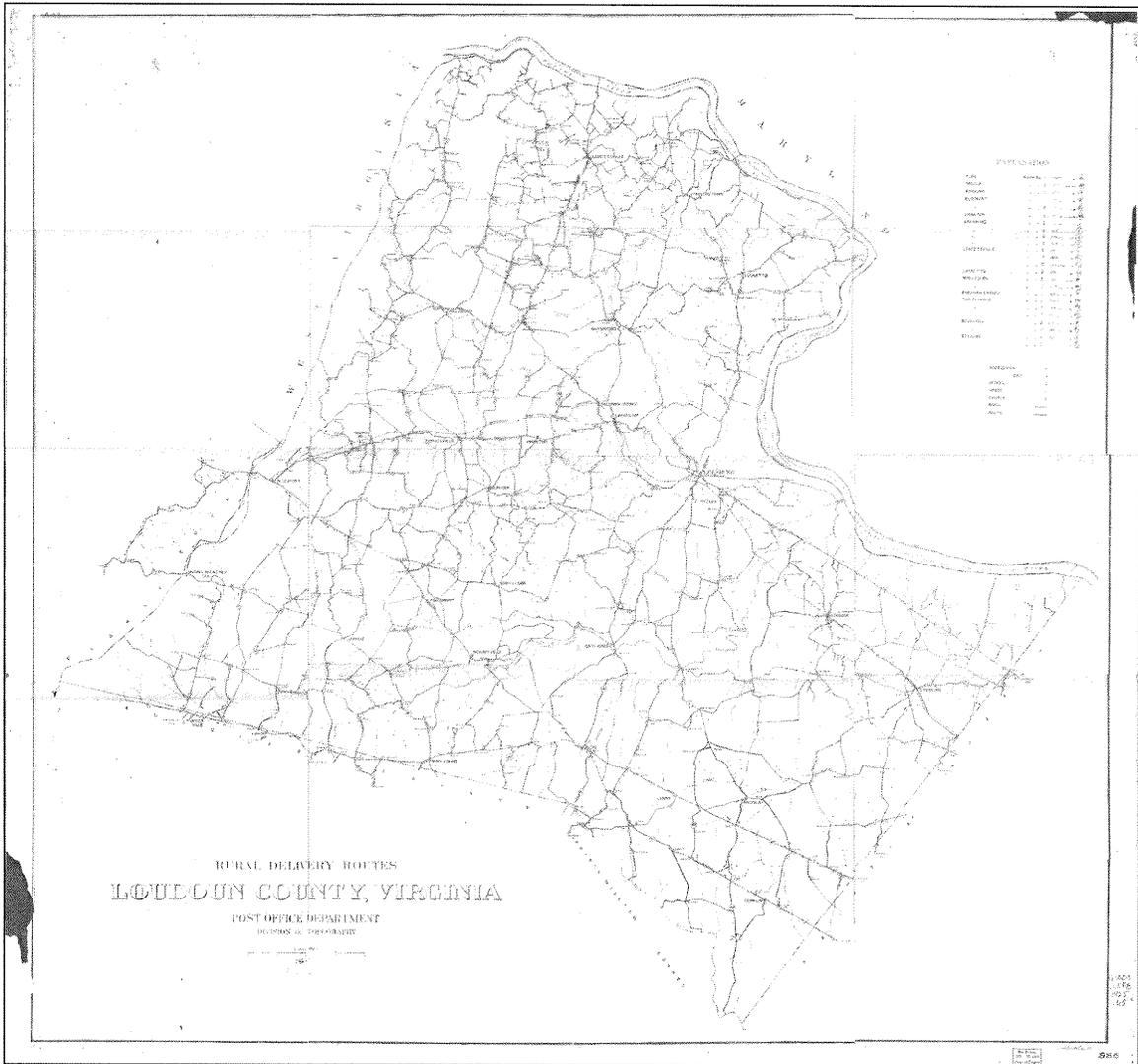
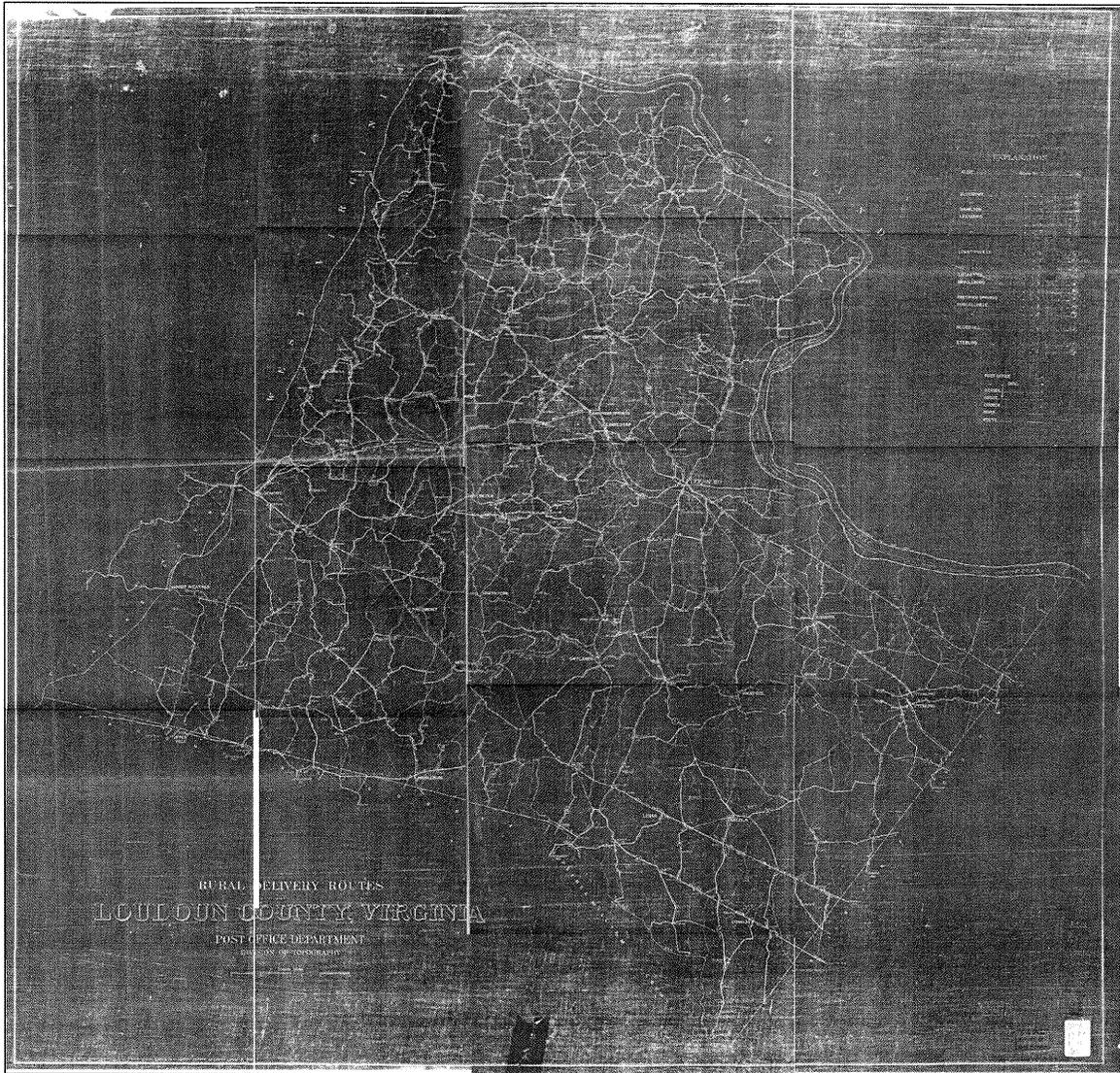


Figure 3-33: 1925 United States Postal Department Rural Free Delivery Map



**Figure 3-34: 1941 United States Postal Department Rural Free Delivery Map**

**Property Types Identified For This Historic Context and Temporal Time Period*****Domestic***

*Domestic* properties during this period were constructed using national trends and styles, such as the Bungalow and Foursquare. Many of these housing types were built from plans which were readily available from mail-order services; in other examples, the houses themselves were often ordered completely from mail-order services, such as Sears, Montgomery Wards, and Honor-Bilt. Most homes in the County were one to two-stories and constructed of wood frame on a continuous poured concrete foundation. Residences often featured mass production techniques which made construction increasingly standardized. Changes in technology and advances in science led to the development of new and affordable building materials such as rock-faced concrete block, asphalt shingles, and asbestos shingles. Domestic property types in this period began to feature the construction of garages and driveways to accommodate increased automobile ownership. Loudoun County's domestic properties from this period frequently feature small, one car one-story garages, often with a gable front.

The Colonial Revival style began to be seen in Loudoun County towards the end of the Reconstruction and Growth Period (1865-1917). The style was part of a resurgence of interest in the Colonial period and Early America that promoted a romanticized view of earlier architectural styles and lifestyles. The Colonial Revival style combines elements from both the Georgian and Federal styles. Examples of this style are symmetrical and may have a central entranceway with a pediment, pilasters or columns, fanlights, sidelights, or classical cornices with dentils or modillions. The side or cross gable roof was sheathed with wood shakes, asphalt shingles, slate shingles, or standing seam metal. Properties had three-over-one, six-over-six, eight-over-eight, nine-over-nine, or twelve-over-twelve wood sash windows, which were often paired on the front facade.

The Craftsman/Bungalow style home was constructed in Loudoun County only during this period. Most examples were produced by developers or were constructed by the property owner using standardized plans or kits. The style was popularized by the various mail-order companies, including Sears Roebuck and Company. The style is readily identifiable by its low pitched roof with wide overhanging eaves. The roof rafters were usually left exposed with decorative braces or beams added in the gable ends. The front porch is an integral part of the building design, featuring square tapered columns on piers. Properties had 3-over-1 wood sash windows, which were often paired on the front facade.

Selected Representative Examples:**VDHR #053-5944***House at 38816 Householder Road*

World War I to World War II Period (1917-1945)

Domestic

USGS Quad Map-Harpers Ferry



**Figure 3-35: 053-5944- Property Image and Location**

This one-and-a-half story wood frame house, built circa 1922, is a Craftsman/Bungalow style house with a massed plan. The building rests on a stone foundation. The main façade is clad with stone veneer while the remainder of the building is clad with horizontal wooden boards. The side gabled roof has large dormer centered on the front of the building and the all surfaces are covered with cedar shake shingles. The windows are double-hung and have a variety of styles including three-over-one, four-over-one, and one-over-one. The side porch appears to be a later addition but integrates well with the front. The building has one interior stone masonry chimney. There are four associated outbuildings; including a barn, a silo, and two sheds.

This property is an excellent example of a domestic property type during the World War I to World War II Period (1917-1945). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The property appears to have had few alterations since its original construction and retains its historical integrity. Therefore, this resource may be eligible for the National Register under Criterion C. Because of the limited focus of this survey, this resource was not evaluated under Criteria A, B, or D. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Subsistence/Agriculture***

*Subsistence/ Agriculture* properties from this period had at minimum a multi-purpose barn, either a center aisle plan or bank barn. Large specialized outbuildings, such as corncribs and granaries, continued to be added to farmsteads, as farming continued to be the major industry of the County. Agricultural outbuildings during this time period continued to be constructed of industrial materials such as concrete and standardized lumber and prefabricated buildings became more common. Enclosed farmyards and linear plans were used to increase farm productivity and efficiency.

The dairy industry in Loudoun County continued to need specialized dairy buildings, such as larger dairy barns and milk houses. Dairy barns increased in size to accommodate the milking of larger herds on the first floor, with hay storage on the second floor. Milk houses were also developed in response to increased government production standards. These standards mandated that milk and dairy products be processed in a building separate from the dairy barn, with its own entrance and running water. Milk houses may be attached to the dairy barn, sharing a common wall, or be connected to the barn via a covered walkway or hyphen. Examples of this building type are not always found on dairy farms. Many small farms in the County engaged in the dairy business as a means of producing additional income, making the milk house one of the first buildings constructed on a farm.

This building is one-story with a rectangular plan and was typically of wood frame construction. The foundations and floors are of poured concrete. The side gable roof had a moderate pitch. There is at least one hinged door into the building, and many milk houses had wood frame sash windows to allow for light and ventilation.

Silo construction continued to evolve as new materials were developed that made the structures to be larger and more durable. Roof forms also continued to evolve into conical, hipped-conical, low-dome, and hemispherical forms. Silo roofs may be constructed of concrete, or clad with wood shingles, asphalt shingles, corrugated metal, standing-seam metal, or corrugated standing-seam metal roofing.

The second silo type constructed in the County was the tile masonry silo. Glazed hollow-tiles were produced by companies and sold as kits. The tiles interlocked, and were secured with mortar. Tile silo construction was expensive and labor-intensive, so examples are extremely rare.

As wooden-stave construction declined, farmers in Loudoun County shifted to cement-stave silo construction. The silo was purchased as a kit and went together in the same manner as a wooden-stave silo, though the staves were made of cement rather than wood. This silo type has the benefit of being more durable than a wooden-stave silo and less expensive than a tile masonry silo. The thin iron bands and turnbuckles are what distinguish this silo type from the poured concrete silo which was developed in the New Dominion Period (1945-present).

Tenant houses continued to be constructed during this period, though in small numbers due to economic conditions. Many of these homes were built using kits or published building plans.

Selected Representative Examples:**VDHR #053-5877***Snake Hill Farm*

World War I to World War II Period (1914-1945)

Domestic; Subsistence/Agricultural; Technology/Engineering and Landscape

USGS Quad Map-Rectortown



**Figure 3-36: 053-5877- Property Image and Location**

This one-and-a-half story stone wood frame house was constructed circa 1923. It exhibits a hall-parlor plan and has shed additions on both the front and rear facades. The building rests on a raised concrete foundation. The building is clad with stucco and has a side gable front roof with four dormers covered with asphalt shingles. The main entry has been moved to the side façade. The windows are six-over-six double hung wood sashes. The portico has two square columns, a front able roof, and a poured cement slab. The building has two interior cable end brick masonry chimneys. This property is the overseer's house for Snake Hill Farm. There are five associated outbuildings, including two barns, a machine shed, a shop, and a stable.

This property is an excellent example of a domestic and subsistence/agricultural property type during the World War I to World War II Period (1914-1945). It illustrates the themes of Technology/Engineering and Landscape as seen in the evolution of farmstead and agricultural technologies. This property represents the typical characteristics and building typologies associated with farmsteads in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Education***

Rural *Education* properties did not vary greatly from previous periods. The structures remained small, one-story, rectangular buildings with an undivided interior space. The schoolhouse can be of masonry or wood frame construction, placed on a pier or continuous foundation. The roof is front gabled with a moderate to steep pitch. The principle entry into the building is through a door located in the center of the front façade. Regularly spaced windows are located along the side walls, and flank the entry door. A ventilator is commonly located in the gable end above the entry door. In rare cases, a bell tower with a pyramidal roof was located above the building entry. In larger communities, consolidated schools containing multiple classrooms and facilities such as laboratories and gymnasiums were constructed. These schools, usually constructed of brick, served a larger population than the one-room school and quickly replaced the rural schoolhouse in these urbanized settings

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

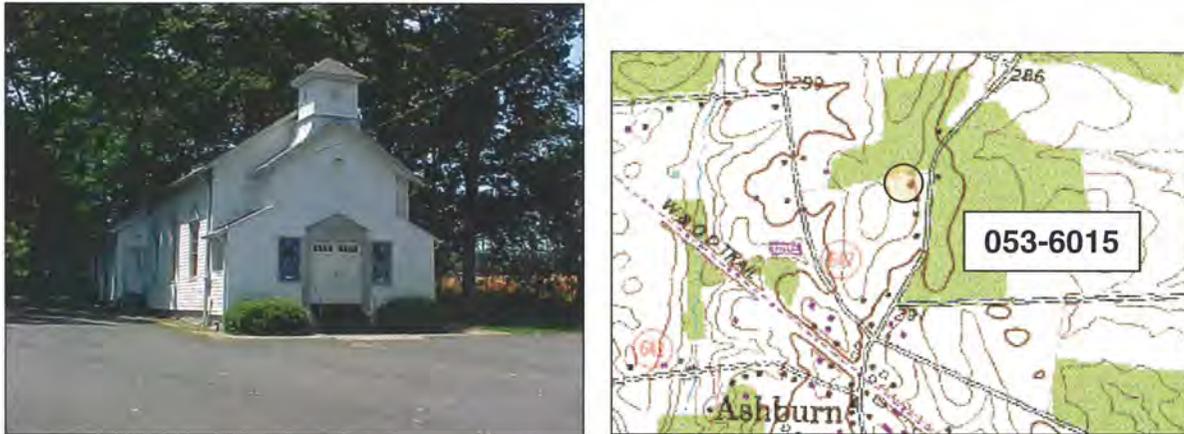
*Religion* properties did not vary greatly from previous periods. The structures remained large, one-story, rectangular buildings with a large worship space. The church can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate to steep pitch. The principle entry into the building is through a door located in the center of the front façade. Regularly spaced windows are located along the side walls, and flank the entry door. A bell tower with a pyramidal roof is commonly located above the entry door. This tower may either project out from the building or be integrated into the rectangular form. . Churches constructed during this period typically display Colonial Revival architectural elements.

Selected Representative Examples:**VDHR #053-6015***Greater Zion Baptist Church*

World War I to World War II Period (1917-1945)

Religion

USGS Quad Map-Sterling



**Figure 3-37: 053-6015- Property Image and Location**

This one-story wood frame church, built circa 1940, has a rectangular single pen plan with an extended front entry and a rear gable addition. The building rests on a cinder block foundation and is clad with vinyl siding. The windows are six-over-six double hung sashes and the front gable roof is sheathed with asphalt shingles. The front entry is capped with a pyramidal cupola. There are no outbuildings associated with the property.

This property is a good example of a religious property type during the World War I to World War II Period (1917-1945). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The property has had some alterations and additions which may detract from its historical integrity. Therefore, this resource may not be eligible for the National Register under Criterion C. Because of the limited focus of this survey, this resource was not evaluated under Criteria A, B, or D. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Transportation/Communication***

*Transportation/Communication* properties include roadways, gas stations, and motels. Roadways were often built upon earlier pathways, and featured steeper grading and sharper curves than those commonly associated with modern roadways. Earlier landscape features were sometimes retained in early roadways. Earlier alignments were also more likely to closely link residences.

Another important early automotive property type is the gas station. While more frequently found in incorporated areas within Loudoun County, gas stations are occasionally situated along major roadways. The earliest prototypical models were small brick, concrete block, or terra cotta block buildings with a paved yard and four gas pumps on a normal city lot. Prefabricated and standardized gas station designs became more common as the period progressed. While oil companies often promoted the use of distinguished signage and color schemes, the form of the property type itself was essentially a “decorated shed” notable for the lack of ornamentation. The building type design relied upon the repetition of primary “elementary forms” to convey automotive efficiency and cleanliness. Expansive glass surfaces were used to display, rather than conceal, the building’s primary purpose. Popular early stylistic variations on the service station property type include a rusticated “cottage style” and a “box-with-canopy.” Later variations of the property type feature the use of rounded corners, the abstraction of basic geometric forms, and curvilinear forms. However, both early and later service stations are visually significant for their use of signage, which may be considered a primary character-defining feature.

Selected Representative Examples:**VDHR #053-5624***Garage at 39031 Colonial Highway East*

World War I to World War II Period (1917-1945)

Commerce/Trade and Transportation/Communication

USGS Quad Map-Waterford



**Figure 3-38: 053-5624- Property Image and Location**

This one-story high rock-face molded concrete block garage, located in Hamilton and built circa 1920, has a single pen plan. The building's foundation and walls are molded concrete block that was formed to look like stone. The two windows present in the main facade are single pane fixed picture windows. Windows along each side of the building are six-over-six wood frame, double-hung sash. The garage probably has a flat roof; the roof itself is obscured behind a shallow stepped-parapet and the material could not be determined. There are no associated outbuildings.

This property is a good example of commerce/trade and transportation/ communication property types during the World War I to World War II Period (1917-1945). It illustrates the influence of the automobile and automobile-related services on the built environment of Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5698***Old US 15 Road Alignment*

World War I to World War II Period (1917-1945) and New Dominion Period (1945-Present)

Transportation/Communication

USGS Quad Map-Arcola

**Figure 3-39: 053-5698- Property Image and Location**

This two-lane stretch of asphalt road represents a bypassed alignment of U.S. Route 15 also known as the James Monroe Highway in Loudoun County. U.S. Route 15 is a remnant of a much earlier transportation system that includes a Colonial road that passed through Virginia and was eventually paved as part of the Federal-Aid Highway Acts of the 1910s and 1920s. U.S. Route 15 was one of the principal north-south routes that were established by the federal government as part of the U.S. numbered routes system in 1925. This segment was most likely bypassed by VDOT in order to provide a straighter alignment of road as part of an on-going state safety improvements project.

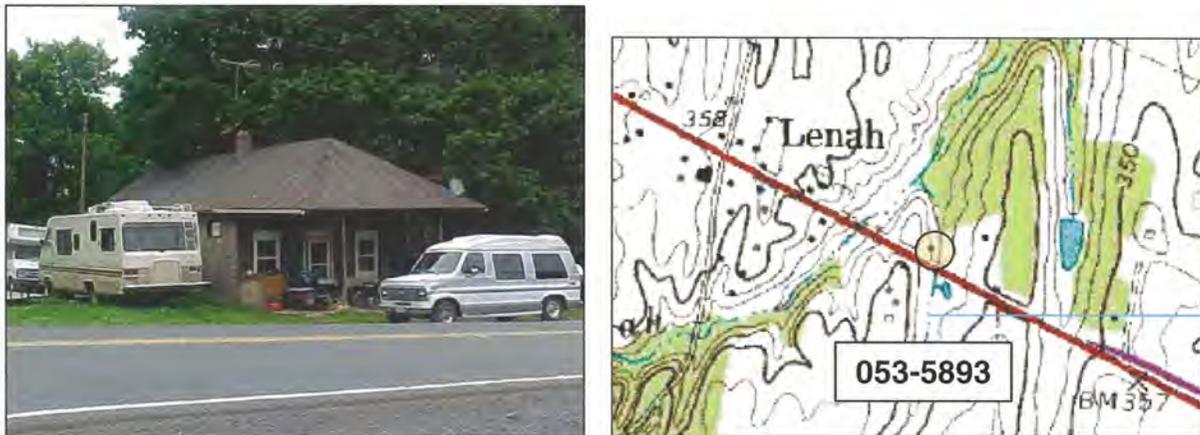
This property is an excellent example of a transportation/communication property type during the World War I to World War II (1917-1945) and the New Dominion (1945-Present) periods. It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

**VDHR #053-5893***Gas Station on John Mosby Highway (US Rt. 50)*

World War I to World War II Period (1917-1945)

Commerce/Trade and Transportation/Communication

USGS Quad Map-Arcola

**Figure 3-40: 053-5893- Property Image and Location**

The one-story frame gas station, built circa 1920, has a rectangular single pen, commercial plan and no visible additions. The building rests on a molded concrete block foundation and its exterior walls are also clad with molded concrete blocks. The windows are two-over-two double-hung sashes. An overhanging hipped gable roof supported by two metal poles creates the front porch area that once housed gas pumps. The roof is a rear gable with a front hipped gable and is clad with standing seam metal. The building features a single centrally located interior brick chimney with a corbelled cap. The building was converted into a residence at an unknown date. There are no outbuildings associated with the property.

This property is a good example of commerce/trade and transportation/ communication property types during the World War I to World War II Period (1917-1945). It illustrates the influence of the automobile and automobile-related services on the built environment of Loudoun County, Virginia during this period. The property has had some alterations and additions which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Commerce/Trade***

Rural *Commerce/Trade* properties from this period continued to be small, one to one-and-a-half story, rectangular buildings with an undivided commercial space. The store was located on the ground floor, and occasionally had a back room for holding stock. The rear space could also serve as living quarters for the shopkeeper and their family, with the attic space used for sleeping quarters. The store can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate pitch. The principle entry into the building is through a door located in the center of the front façade. Windows flank the entry door, and are not commonly found along the side walls. Most stores had a front porch with a shed or hipped roof supported by four turned wood columns or wood posts.

Selected Representative Examples:**VDHR #053-5479***Valley View Store*

World War I to World War II Period (1917-1945)

Commerce/Trade

USGS Quad Map-Waterford



**Figure 3-41: 053-5479- Property Image and Location**

This one-and-a-half-story wood frame commercial building, built circa 1917, has a rectangular single pen plan. The foundation was not visible. The building is clad with asphalt paper manufactured to resemble brick veneer and has a front gable roof sheathed with corrugated metal roofing. The windows are two over two and six-over-six wood sashes. The porch has four chamfered wood columns and a wood plank floor. The sign on the building reads “Valley View Store/Lunches, Sandwiches, Home Baked Ham.” There is one associated outbuilding: a garage.

This property is a good example of a commerce/trade property type during the World War I to World War II Period (1917-1945). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

### 3.9 THE NEW DOMINION (1945-PRESENT)

Loudoun County has experienced extraordinary changes since the end of World War II. The County has moved away from its agricultural past and has experienced rapid growth as a suburb of Washington, D.C. Farms across the County were sold to developers and open spaces were transformed into suburban centers, especially in the eastern portion of the County.

The population of the County has grown continuously since 1945 with rapid growth beginning in the 1960s. However, the County's rural population has significantly declined. The average resident of the County lives in a planned community with a higher than average income. They are better educated than earlier residents of the County and typically work outside of the County. African-Americans account for approximately seven percent of the local population. Today, less than three percent of the population farms for profit, though some of the older County residents farm for personal use. Most residents work in the business, government, and industry sectors.<sup>69</sup>

Corn, wheat, and fruit crops continue to be grown in Loudoun County. Both the dairy and poultry industries began to decline in the 1950s as other areas in Virginia were able to produce these goods with a better profit than was possible in Loudoun County. Farms during this period moved away from crop diversification as agribusiness and specialization rose. Farmers put all of their efforts into growing a single profitable or niche market crop and became increasingly reliant on agricultural products and goods produced outside of the area.<sup>70</sup>

Farmers did not experience as severe of a post-war downturn in the agricultural economy as they had after World War I due to federal government food aid programs for foreign nations which guaranteed a permanent export market for agricultural products. Acreage limitation programs were implemented again by the government in order to control the large grain surpluses in America, though few Loudoun farmers participated in these programs.<sup>71</sup>

The major reason for the surplus of agricultural products in America was the industrialization of the farm, known popularly as agribusiness. Farmers utilized new machinery and methods including mechanization, power machinery, chemical crop treatments, and close-row planting to increase the amount and quality of their crops. New hybrid varieties of crops were developed that produced more constant results. Farms continued to expand in size, and be consolidated into large tracts containing over 1,000 acres.<sup>72</sup>

Industry became the primary economic force in Loudoun County in the 1940s and 50s. Men returning from World War II sought out opportunities in business and industry, looking to take advantage of the opportunities presented to them by the G.I. Bill and their military training. The industrialization of Loudoun County was actively promoted by local leaders of the period in response to the attitudes of the returning servicemen. Today, technology and aircraft-related

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<sup>69</sup> Loudoun County, Virginia, Department of Economic Development, *2001 Annual Growth Summary* (Leesburg, Va.: Department of Economic Development, 2002); Poland, *From Frontier to Suburbia*, 362-380.

<sup>70</sup> Poland, *From Frontier to Suburbia*, 354-365.

<sup>71</sup> Drache, *Legacy of the Land: Agriculture's Story to the Present*, 268; Poland, *From Frontier to Suburbia*, 354-365.

<sup>72</sup> Danbom, *Born in the Country*, 231-232; Drache, *Legacy of the Land: Agriculture's Story to the Present*, 266-268, 390-402; 337; Poland, *From Frontier to Suburbia*, 354-365.

industries are the primary employers in the County. These businesses are located primarily in the eastern portion of the County.<sup>73</sup>

The rural communities of Loudoun County continued their decline and disappearance, with many crossroads communities and rural stores completely disappearing from maps by the 1970s, especially in the eastern portion of the County. The functions of these communities were replaced by the development of suburban shopping centers and planned communities along the major County roadways. Residents traveled away from home and outside of the community to shop, socialize, and worship. Schools continued to be consolidated in urban areas throughout the period, in spite of rural opposition, and were integrated in 1967. Churches were also consolidated during this period, with the traditional small rural churches of the County abandoned in favor of congregations in the larger towns.<sup>74</sup>



Figure 3-42: Piedmont Motel, ca. 1950

The changes to Loudoun County's transportation network had the most impact on the County. With the rise of suburban development, an emphasis was placed by federal, state, and local leaders on developing the road systems. This led to the expansion of the existing major arteries such as, US Route 15, US Route 50, and Virginia State Route 7, and the development of new routes, including the Dulles Toll Road and the Dulles Greenway. New roads were built and old roads were improved for residents of the new planned communities, though many of the dirt roads were left. During this period, roadside services began to become commercialized as the retail chain became a popular business arrangement. Chain restaurants, motels, and gas stations appeared along the roadside, often displacing and erasing their earlier predecessors. Motels, restaurants, and shopping centers were built to capitalize on the travelers brought by Dulles Airport and the growing town of Leesburg. The emphasis on the use of the automobile for

<sup>73</sup> Donnely-Shay and Shay, *The County of Loudoun: An Illustrated History*, 73-122; Loudoun County, Virginia, Department of Economic Development, *2001 Annual Growth Summary*; Loudoun County, Virginia, Postwar Employment Committee, *A Report by the Postwar Employment Committee of Loudoun County* (Richmond, Va.: Division of Purchase and Printing, 1945), 3-8.

<sup>74</sup> Donnely-Shay and Shay, *The County of Loudoun: An Illustrated History*, 73-122; Poland, *From Frontier to Suburbia*, 341-354; Virginia State Department of Education, "Quality Education for Virginia: A Constitutional Priority."

transportation of both people and goods led to the decline and eventual termination of service on the Alexandria, Loudoun, and Hampshire Railroad during the 1950s.<sup>75</sup>

Two airports were constructed in the County during this period. The first airport built was the Leesburg Airport at Godfrey Field, near Leesburg. This was a local airport constructed just after World War II in response to community requests. Many of the first employees at the airport were veterans of the war who had been trained in aircraft repair and maintenance by the military. In 1962, a second airport, the Chantilly Airport, now known as the Washington Dulles International Airport, was opened in southeast Loudoun County, near the community of Arcola. This airport was built to provide a second airport for the Washington D.C. metropolitan area and was the first airport in the County to be designed for use by commercial jet airplanes. Both airports were built on farmland, though Washington Dulles International Airport had the greatest impact on the landscape of Loudoun County as it was built on 5,000 acres of Loudoun dairy lands. The construction of this airport also led to the construction the Dulles Toll Road and the Dulles Greenway and the zoning of the land around the airport for industrial use, further promoting the industrialization of Loudoun County.<sup>76</sup>

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<sup>75</sup> Poland, *From Frontier to Suburbia*, 342-344.

<sup>76</sup> Loudoun County, Virginia, Postwar Employment Committee, *A Report by the Postwar Employment Committee of Loudoun County*, 6; Metropolitan Washington Airports Authority, *History of Washington Dulles International Airport* (Available on the Internet at <<http://www.metwashairports.com/dulles/history.htm>>, Accessed April 18, 2003); Poland, *From Frontier to Suburbia*, 365.

**Property Types Identified For This Historic Context and Temporal Time Period*****Domestic***

*Domestic* properties during this period continued to be constructed using National trends and styles, such as the Ranch and Minimal Traditional styles. The Minimal Traditional style is a simplified version of the Colonial Revival style and is rarely found in the rural areas in Loudoun County, but is more often found in small subdivisions or along transportation routes such as along John Mosby Highway near the community of Arcola. Residences often featured mass production techniques and mass produced materials. Many of these housing types were built from standardized plans and were constructed in subdivisions. Domestic property types in this period began to feature attached and integrated garages as the automobile continued to dominate the American culture.

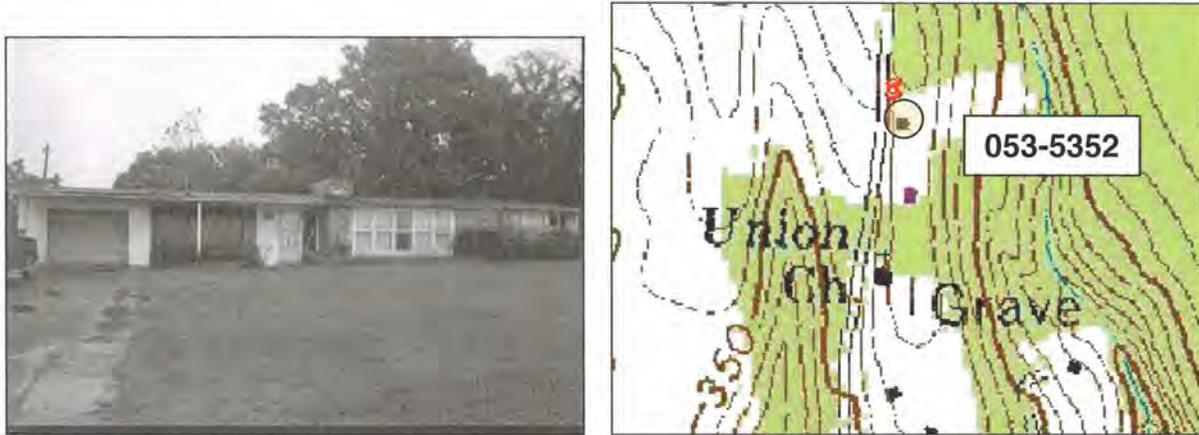
Properties from the period generally are one to two-stories in height and are constructed of wood frame on a continuous poured concrete foundation. The building is broad and rambling with an irregular plan. Brick veneer and aluminum siding are the most common cladding material in the County. The roof generally has a low pitch and is sheathed with wood shakes or asphalt shingles. Properties had aluminum frame windows, which were a combination of one-over-one sashes or picture windows. Often the sash windows flanked a picture window on the front façade.

Selected Representative Examples:**VDHR #053-5352***House at 19874 Sycolin Road*

New Dominion Period (1945-Present)

Domestic

USGS Quad Map-Leesburg

**Figure 3-43: 053-5352- Property Image and Location**

This one-story wood frame house, built circa 1950, has a central passage, single pile plan. The building rests on a continuous concrete block foundation. The building is clad with a combination of stone veneer and vertical wood paneling. The building has a side gable roof, with a shed roof addition at the rear of the building. The windows of the structure include wood awnings, arranged in two vertical pairs of five, six fixed aluminum sashes, a pair of louvered aluminum jalousie windows, a set of six louvered aluminum jalousie windows, and a pair of eight-over-eight two-pane wood sashes. The building has a central interior chimney constructed of random rubble. There is one outbuilding, a shed in poor condition.

This property is an excellent example of a domestic property type during the New Dominion Period (1945-Present). It represents the typical characteristics associated with this property type in Loudoun County, Virginia during this period. The building has had some alterations since its original construction which may detract from its historical integrity. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

***Subsistence/Agriculture***

*Subsistence/ Agriculture* properties from this period tend to be prefabricated metal structures. Specialized building forms were abandoned in favor of multi-purpose sheds as agricultural production declined and specialized buildings were no longer needed on many properties. Agricultural outbuildings during this time period continued to be constructed of industrial materials such as concrete and metal frames. Enclosed farmyards and linear plans continued to be used to increase farm productivity and efficiency.

The poured concrete silos were the last silo type to be constructed in Loudoun County. The silo is constructed of concrete which is poured into a mold lined with steel reinforcement and allowed to set. The process is repeated until the necessary number of rings is constructed, and then the concrete rings are stacked on top of each other and mortared together. The silo has no exterior bands or turnbuckles and each layer of concrete is clearly visible. The roof was typically constructed of poured concrete with a low-dome or hemispherical form. This is the most common type of silo found in Loudoun County today.

***Education***

No properties associated with the theme of *Education* during this time period were identified in Loudoun County during this survey.

***Military Defense***

No properties associated with the theme of *Military Defense* during this time period were identified in Loudoun County during this survey.

***Religion***

No properties associated with the theme of *Religion* during this time period were identified in Loudoun County during this survey.

***Transportation/Communication***

*Transportation/Communication* properties during this time period were often associated with large transportation infrastructure projects. More local roadways were widened or expanded to create a more rapid travel system. Gas stations, mentioned earlier, were constructed in Loudoun County's populated areas, and utilized modern designs, including extensive window walls.

Selected Representative Examples:**VDHR #053-5879***The Weona Villa Motel*

New Dominion Period (1945-Present)

Commerce/Trade and Transportation/Communication

USGS Quad Map-Round Hill



Figure 3-44: 053-5879- Property Image and Location

This one-story frame motel, built in the ranch style circa 1955, consists of eight guest rooms and an office arranged in a linear floor plan. The building rests on a continuous concrete foundation and the exterior walls are clad with brick veneer. The windows, which are ribbon casements, and the doors leading to the guest rooms open out into the parking area. The end-gable roof overhangs the guest room doors slightly to create a covered walkway. The roof is sheathed with asphalt shingles. A single interior-end brick chimney is located on the east side of the motel, most likely in the office unit.

This property is a good example of commerce/trade and transportation/ communication property types during the New Dominion Period (1945-Present). It illustrates the influence of the automobile and automobile-related services on the built environment of Loudoun County, Virginia during this period. A copy of the complete Virginia Department of Historic Resources DSS form for this site is available in Appendix IV of this report.

*Commerce/Trade*

Extant examples of rural *Commerce/Trade* properties from this period are rare due to the proliferation of the strip mall and the decline of the rural store in Loudoun County. The properties continued to be small, one to one-and-a-half story, rectangular buildings with an undivided commercial space. The store was located on the ground floor, and occasionally had a back room for holding stock. The rear space could also serve as living quarters for the shopkeeper and their family, with the attic space used for sleeping quarters. The store can be of masonry or wood frame construction, on a pier or continuous foundation. The roof is front gabled with a moderate pitch. The principle entry into the building is through a door located in the center of the front façade. Windows flank the entry door, and are not commonly found along the side walls. Most stores had a front porch with a shed or hipped roof supported by four turned wood columns or wood posts.

#### **4.1 INFLUENCES ON CONDUCT OF SURVEY AND SURVEY RESULTS**

This section of the report describes the result of the countywide survey and the factors that influenced the conduct of the survey and its results. The largest influence on the conduct of the survey was that all of the work be conducted in accordance with VDHR's survey guidelines. Another important influence was the scope of services for the project, which specified that URS survey 750 architectural resources at the reconnaissance level. Prior to conducting the reconnaissance-level survey fieldwork, URS also performed a windshield survey of 100 properties that would be used to assist Loudoun County in the determining "priority resources" for reconnaissance-level survey. To guide URS in the selection of these priority resources, the County identified four resource types:

- Early outbuildings and farm structures;
- Significant buildings that are in poor condition or that are threatened by imminent destruction;
- Significant buildings that may be affected by transportation network improvements (e.g., road construction) and future development; and
- Previously surveyed properties that warrant updated or additional information.

The scope of services also directed URS to exclude any properties that had been previously recorded, or were to be included in the ongoing survey of Loudoun County's African American resources. In addition to the requirements outlined in the scope of services, the County also later required URS to complete the survey using the following guiding principles:

- Exclude properties that were within the limits of any of the County's seven incorporated towns and villages because these places had already been the subject of previous survey efforts;
- Exclude all properties located within the twelve existing historic districts; and
- Include no previously surveyed historic resource in the current inventory effort until all opportunities had been exhausted to survey previously unrecorded properties.

Finally, the County requested that several properties URS had initially identified through its fieldwork be excluded. However, following review and consultation with the County and with VDHR, many of these properties were eventually included in the survey.

Several other important factors influenced the survey effort. One of the most important of these was weather. Weather conditions, especially snow in the late winter and heavy rain throughout the late winter and spring, played an important role, especially in the early stages of the survey fieldwork. Because the windshield survey fieldwork began in early March, snow plagued the first days of the survey. In addition to making roads difficult to travel, the snow reflected glare during clear days and presented challenges to successfully completing survey photography work. With warmer weather later in the month of March, ground that had been frozen began to thaw and made the many unpaved and gravel-surfaced roads slippery.

During the spring and summer, a significantly greater than normal amount of rainfall fell in the survey area. In addition to the obvious difficulties that come with conducting survey fieldwork in the rain such as keeping cameras and field survey forms and maps dry, the previously poor road

conditions worsened causing the survey crews to drive at a slower rate of speed. On at least four occasions, poor road conditions caused vehicles to become mired in especially wet stretches of road or caused certain roads to become impassible. Even when precipitation was not falling, the generally overcast conditions that were common during April and May required the surveyors to use a faster film speed (with permission from both the County and VDHR) in order to produce clear images despite the diminished amount of light. Finally, combining with the overcast skies, once bare deciduous trees produced their leaves, which often blocked the view of the buildings or worsened already poor lighting conditions for project photography.

Other than the changes of the seasons and the weather conditions, there were other constraints to the survey fieldwork. Initially, the County requested that the survey teams secure owner permission prior to conducting survey fieldwork for each property. Unfortunately, many property owners were unavailable during the day when the survey teams worked in the field. Letters on County letterhead and URS business cards were left at identified properties with the request that the property owner contact URS to grant or deny their permission to survey. An extremely low number of property owners responded to the letter. Because of the slow rate of progress in locating properties where the owners were present, the County agreed that in those instances where owners were not present, these properties could be surveyed so long as the fieldwork took place from the public right-of-way. Properties that had posted “No Trespassing” or “Keep Out” signs could be included if they too could be surveyed from the public right-of-way. However, many rural properties, particularly in the western portions of the County, are situated on large parcels and were too far from the public right-of-way to be surveyed. Finally, numerous property owners who were either available during the fieldwork or who could be reached by telephone declined to have their properties included in the survey despite the survey team members assurances that the survey would not lead to historic designation of the property or limit their rights as property owners. The cumulative effect of these constraints was to greatly slow the pace of the survey, and to omit approximately 150 properties from the results of this effort.

#### **4.2 OVERVIEW OF SURVEYED RESOURCES**

Through the fieldwork and research efforts that URS undertook in order to survey 750 properties at the reconnaissance level that were located throughout Loudoun County, the following generalizations about the County’s historic buildings that were identified during this survey effort may be made:

- The most common VDHR period in Loudoun County is the Reconstruction and Growth Period (1865-1917);
- The most common VDHR historic theme in the County is Domestic; and
- The most common plan type is a Hall-Parlor.

In terms of geographic coverage, one goal of the URS survey was to identify properties throughout Loudoun County but also achieve an even distribution of these properties throughout the County. Although it was anticipated that the URS surveyors would identify significantly fewer historic resources in eastern Loudoun County than in the western half of the County, that was not the result.

For purposes of summarizing the results of the URS survey in this report, an imaginary line was drawn in order to divide the County into two halves—one east and one west. The two halves were separated by placing the line at the point that the Harper’s Ferry USGS quadrangle map meets the Point of Rocks USGS quadrangle map and drawing the line southward.

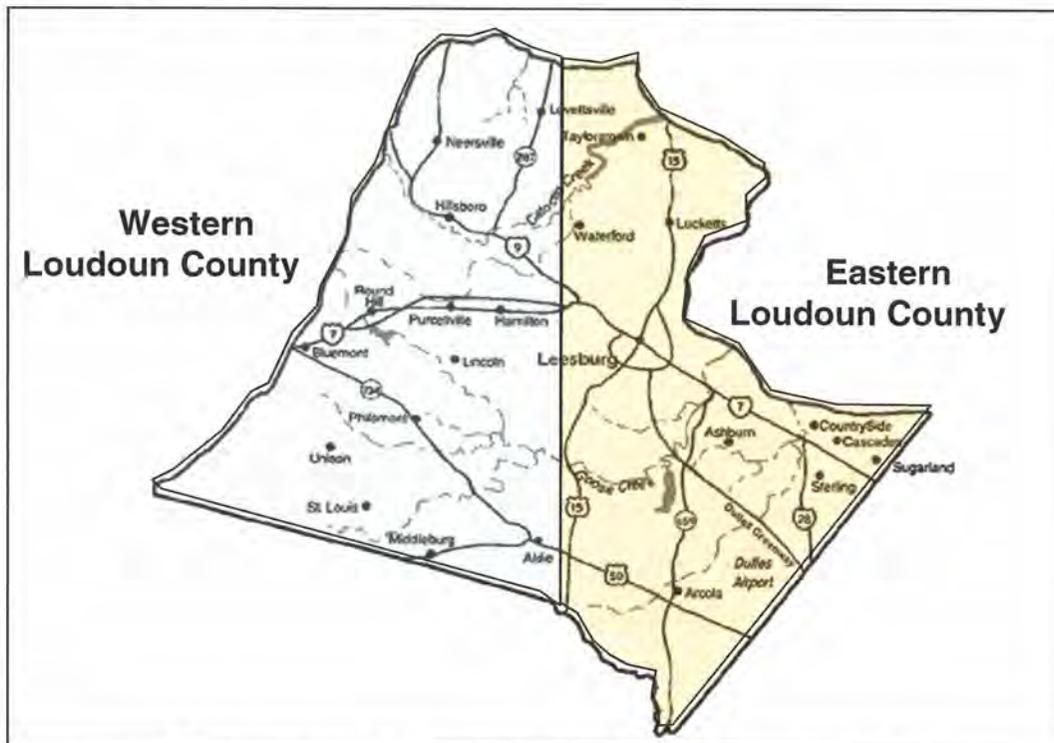


Figure 4-1: Map Showing Regional Division of Loudoun County Survey Data

With this line as the point of division, URS found that 52.6 percent of the historic properties identified in this survey were east of that line and 47.4 percent were west of that line. Although the surveyed properties are roughly evenly distributed east and west of the artificial line, a difference according to geographic distribution occurred during the URS survey: the concentrations of historic properties surveyed for this project were generally higher in the northern part of the County, specifically, north of Leesburg and Purcellville. While an equal north-south division of the County is not possible due to the County’s irregular shape, 256 properties are located within the boundaries of just two USGS maps (Purcellville and Waterford) in the northern part of the County, while 198 properties were located in three USGS maps (Bluemont, Lincoln, and Leesburg) in the southern part of the County. One possible explanation for this difference is that previous survey efforts in the northern portions of the County had overlooked the properties that URS identified in its survey.

Similar to their geographic distribution, the 750 properties in the URS survey also are representative in temporal terms. As a group, the historic properties that URS included in this survey generally covered all of the historic themes in Virginia. The percentages of properties for each theme are indicated as follows:

- 1.2 percent Settlement to Society (1607-1750)
- 3.2 percent Colony to Nation (1750-1789)
- 11.4 percent Early National Period (1789-1830)
- 15.8 percent Antebellum Period (1830-1861)
- 00.2 percent Civil War (1861-1865)
- 37.2 percent Reconstruction and Growth (1865-1917)
- 17.1 percent World War I to World War II (1917-1945)
- 13.8 percent The New Dominion (1945-Present)

Thus, both in terms of their location and their associations with individual time periods, the 750 properties included in the URS survey of Loudoun County are highly representative of the County's history.

Resources in Eastern Loudoun County were primarily Domestic property types. The majority of the buildings were constructed during the Reconstruction and Growth Period (1856-1917). Most properties were of frame construction with a central passage, single pile plan and a gable roof. The majority of the Commerce/ Trade property types and Transportation/ Communication property types identified during this survey were located in Eastern Loudoun County. Properties from the World War I to World War II (1917-1945) and the New Dominion Periods (1945-present) are more likely to be located in Eastern Loudoun County.

Resources in Western Loudoun County are also primarily Domestic property types, though there are also a higher number of Subsistence/ Agriculture property types. The majority of the surveyed properties were constructed during the Reconstruction and Growth Period (1856-1917). In Western Loudoun County there are two distinct construction methods. Buildings of stone masonry construction dominate the Colony to Nation (1750-1789), Early National Period (1789-1830), and Antebellum Period (1830-1861). Properties of frame construction occur after the Civil War Period (1861-1864). The majority of the properties have a hall-parlor plan and a gable roof. There are relatively few examples of Education, Military Defense, Religion, Transportation/Communication or, Commerce/Trade properties in the County and few properties were constructed after the Reconstruction and Growth Period (1856-1917).

**4.3 REVIEW OF EXISTING VDHR SURVEY DOCUMENTATION**

At the request of the County, URS reviewed the survey files which are housed within the Planning Department's office. The County possesses 1,100 files of identified historic properties. In order to obtain a representative sample of the files, URS conducted a random sampling of 27.2 percent of the files, reviewing approximately every fourth file in the collection. A table was created which lists the contents of the sampled files. The files were reviewed and the table was marked to indicate the year the property was identified by VDHR as well as the existence of a survey form, photographs, site plans, and/or maps. Any additional file contents, such as newspaper articles or brochures, were noted.

Unfortunately, much of the survey data for the 2,200 properties that had been collected in previous surveys needs to be updated. In addition to this deficiency, the previously compiled survey documentation for the County's historic properties may also be characterized by the following:

- Existing survey data is heavily weighted toward properties from the late eighteenth to mid-nineteenth century;
- Because they were surveyed in the 1970s and 80s, many properties lack the more complete survey documentation that is required under the most current set of VDHR survey guidelines (2003);
- 1,100 of the 2,200 survey forms that are located in the VDHR survey records for Loudoun County have not been provided to the County; the County should have a complete set of survey forms;
- 157 of the 1,100 forms that were originally included in the County's set of survey forms are missing at both the County Planning Department and at the Balch Library.

The table in Appendix VI lists, according to VDHR identification number, those files located at the County Planning Department and/or the Balch Library which were missing at the time of the URS file review.

In addition to the 157 missing survey forms, 99 other properties that had been previously surveyed in Loudoun County and assigned VDHR identification numbers lack important information (such as photographs, maps, site plans, or even a completed site form). Instead, newspaper articles, sections of cultural resources management reports, deeds, letters, or survey forms completed by the Works Progress Administration (WPA) during the 1930s were substituted for the written and photographic information required by VDHR.

The table in Appendix VIII lists, according to VDHR identification number, those files located at the County Planning Department and/or the Balch Library with missing or incomplete information at the time of the URS file review.

**4.4 ANALYSIS OF SURVEYED RESOURCES**

Through the fieldwork and research efforts that URS undertook to survey 750 properties in Loudoun County, the following generalizations about historic buildings in the County can be made:

The vast majority of the properties identified during this survey effort are representative of Domestic property types, with many of these properties also being representative of the Subsistence/ Agriculture property type. More properties from the Reconstruction and Growth Period (1856-1917) were surveyed than any other time period. Properties in Eastern Loudoun County tend to be of more recent construction, due in large part to the area's proximity to major transportation corridors and the continued development of this portion of the county since the World War I to World War II Period (1917-1945). Properties in Western Loudoun County are generally older in date than in the Eastern portion of the county and are more likely to be a farm. The lack of extensive development in this area has led to the continued survival of historic properties and landscapes. This area also displays a greater degree of Ethnicity/Immigration influences in the building stock than in the Eastern portion, due to the historical migratory routes leading into this portion of the County from the Delaware River Valley.

The vast majority of the surveyed resources across the County have experienced some degree of alteration. Most properties have had an addition constructed or original materials replaced. In many cases, historic siding has been replaced by vinyl siding, aluminum siding, or asbestos shingles. Many properties have had some or all of their windows replaced with aluminum or vinyl sashes. In some cases, the building entry has been moved to a side façade or the building has been altered almost beyond recognition as a historic structure.

With the submission of these 750 properties to VDHR's DSS, Loudoun County will have a total of 2,950 surveyed historic properties, representing a range of resource types and conditions and were constructed between the mid-eighteenth and the mid-twentieth centuries.

**National Register of Historic Places Eligibility Criteria**

The standards set forth by the Department of the Interior, National Park Service in federal regulation 36 CFR 800, the Protection of Historic Properties, were used as the basis for determining each property's eligibility for listing in the National Register of Historic Places. This is the primary means of determining a property's relative level of significance for both the Virginia Landmarks and National Register programs. Due to the limited focus of this survey, and the fact that each property was surveyed at the reconnaissance level only, properties were only evaluated for their eligibility under Criterion C, "properties 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." This survey's determination is only a preliminary effort for the purposes of identifying resources which may be appropriate for inclusion in future intensive survey efforts. As a part of any future evaluations, the properties should also be evaluated under Criteria A, B, and D.

Based upon the finding of this survey, between 8 and 10 percent of the surveyed resources are eligible for either the Virginia or National Register of Historic Places, with an additional 2 to 5 percent of the properties being potentially eligible after further examination and research. The majority of these properties are located in Western Loudoun County and display a higher degree of integrity of location, design, setting, materials, workmanship, feeling, and association than is found in Eastern Loudoun County. This is due to the rapid rate of change and development that has occurred in Eastern Loudoun,

## 5.1 FUTURE SURVEY FOCI AND RECOMMENDATIONS

### Previously Surveyed Properties

Because the County directed URS to concentrate on previously unsurveyed properties, properties of this type were almost completely excluded from the URS effort. Since many of the properties have missing or incomplete data, previously surveyed properties are potential candidates for any new survey efforts that are undertaken in Loudoun County. On the basis of the results of the review of existing VDHR Survey documentation, URS has developed the following recommendations:

**Recommendation:** The County should undertake a re-survey of all properties that were surveyed previous to the URS County-wide survey.

According to VDHR's survey guidelines, properties that have survey data or photographs that are seven years or older should be re-surveyed or re-photographed to keep the existing survey data current. Because most of the surveys in Loudoun County were completed 15 or more years before the URS survey was begun, much of this older data is simply out-of-date as of 2003.

**Recommendation:** If a conclusive re-survey of every previously surveyed property is not possible, then a phased approach to completing the re-survey should be undertaken.

Given that survey work over a large geographic area can be especially costly and it may be difficult to secure funding for an inventory of approximately 2,000 properties, it may be necessary to conduct the re-survey effort in phases. If this approach is selected, the County could adopt a set of priorities to guide these efforts. Priorities could include properties in geographic areas subject to significant development pressure (i.e. eastern Loudoun County), or concentrations of properties that are good candidates for National Register listing, such as historic districts.

### Geographic Areas for Future Survey Efforts

With the rapid pace of change in Eastern Loudoun County—and the attendant disappearance of an unknown number of resources there—a gap also exists in the information potential about historic properties. Conversely, the rate of change in Western Loudoun County has been considerably slower. Nevertheless, during the fieldwork portion of the URS survey, it was observed that a similar phenomenon of suburban growth has begun to occur in Western Loudoun County. Consequently, the following recommendations are offered to offset future losses of historic properties:

**Recommendation:** Identify and preserve areas of Western Loudoun with groupings of historic properties as greenspace.

Because of its continued agricultural practices and rural setting, Western Loudoun County has the greatest potential for preserving groupings of historic properties and greenspace. Due to the increasing likelihood of that these historic properties and their surrounding agricultural fields and

open space will be lost due to continued growth, it is important to identify and preserve these areas before loss can occur.

**Recommendation:** Future survey efforts, especially in Eastern Loudoun County, need to focus on identifying properties representing the period from 1950 to 1970.

The period from 1950 to 1970 is underrepresented in existing surveys, both in Loudoun County and the Commonwealth of Virginia. Due to the rapid rate of change and growth in Eastern Loudoun County, properties from this period and area should be documented before they are lost in order to provide a basis for understanding the development and evolution of the County during the New Dominion Period (1945-present).

#### **Time Periods for Future Research**

Much attention has been paid recently to the identification and evaluation of properties from the "Recent Past," which includes resources built since 1954. For example, the National Park Service (NPS) published in September 2002 its *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which includes resources from the 1950s. Also, NPS has prepared a draft Multiple Resource Nomination to the National Register for suburbs, which uses 1960 as the end date for the period of significance.

While the above recommendations listed above would include resources that are presently less than 50 years of age, the opportunity to survey these properties may not exist once they reach the 50-year age criterion of the National Register of Historic Places. Therefore, URS recommends the following:

**Recommendation:** Develop a historic context for Loudoun County focusing on the New Dominion Period (1945-present).

Currently, no documentation has been compiled which focuses specifically on the evolution of Loudoun County during this period. In order to better understand the building types and materials found in the County during this period, along with the patterns of growth, a historic context should be developed. This document should be the basis for identification and evaluation of properties from the New Dominion Period.

**Recommendation:** Conduct a survey of representative resource types, focusing on the period from 1950 to 1970 and suburbs developed during this period.

This period is severely underrepresented in existing survey efforts. Due to the rapid rate of change and growth in the County, properties from this period and area should be documented before they are lost. This effort would help to provide a basis for understanding the modern development and evolution of Loudoun County.

**Recommendation:** Identify and nominate those properties which are representative of Loudoun County's growth and prosperity during this period.

Loudoun County properties listed on the Virginia Landmarks and National Registers primarily pre-date the Civil War. Identification and nomination of outstanding examples of a wide range of Loudoun County architecture from the New Dominion Period (1945-present) would provide a better understanding and overview of the County's architectural heritage.



Figure 5-1: Publications on Suburban Residential Design. Left- Aladdin Homes Catalog ca. 1956; Right- 2003 National Register Guidance on Historic Residential Suburbs.

## 5.2 FUTURE INTENSIVE SURVEY EFFORTS

At the direction of Loudoun County, the intensive-level survey of 100 of the 770 properties that URS surveyed was dropped from the Scope of Work. Since those properties have already been identified, URS recommends the following:

**Recommendation:** The County should undertake a program to conduct an intensive survey of the properties listed in Appendix IX.

The properties identified on this survey list include the best and most significant examples of property types from a wide range of VDHR time periods. Intensive survey of these properties will provide additional information and documentation on the resource.

**Recommendation:** Following the completion of the intensive survey, the County should obtain owner consent and nominate those properties that it believes to be eligible for listing in the National Register of Historic Places.

Loudoun County properties listed on the National Register of Historic Places reflect only a small portion of the County's architectural history. Nomination of outstanding examples of a wide range of Loudoun County architecture would help to provide a better understanding and overview of the County's architectural heritage.

### **5.3 RESOURCES POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES**

#### **Individual Resources Eligible for the National Register of Historic Places**

Due to the lack of an Intensive-Level survey effort, no recommendations regarding the National Register eligibility of individual resources can be made at this time.

#### **Historic Districts Potentially Eligible for the National Register of Historic Places**

The URS survey resulted in the identification of three (3) areas with concentrations of historic buildings and structures appear to be eligible for listing in the National Register as historic districts.

**Recommendation:** Based upon the quality and geographic concentration of related resource types, the rural communities of Bloomfield, Leithtown, Lucketts, and Philomont are recommended for further investigation and survey as they may be eligible for the National Register as historic districts.

The community of Bloomfield is located at the intersection of Airmont Road and Bloomfield Road in Western Loudoun County. The community was established in 1816 and contains a historic church, store, and schoolhouse.

Leithtown, originally known as Pot House, is located at the intersection of Foxcroft Road and Pot House Road in Western Loudoun County. The community was established by 1796, and was renamed in 1894. The community contains several stores, residences, and a schoolhouse.

The community of Lucketts is located at the intersection of John Mosby Highway, Stumptown Road, and Lucketts Road in Eastern Loudoun County. The community was established in the 1700's, with a post office established in 1892. The community contains several stores and residences from the early twentieth century.

Philomont is located at the intersection of Jeb Stuart Road and Snickersville Turnpike in Western Loudoun County. The community was established in 1831 and contains a historic church, stores, and schoolhouse.

These communities are located across the County and are among the few remaining crossroads communities in Loudoun County. Each of these five communities contains a concentration of domestic and commercial architecture with the majority of the properties containing a relatively high degree of integrity. These communities help to provide an understanding of rural life in Loudoun County prior to the New Dominion Period (1945-present) and increased development. Further investigation and research is required to determine their National Register eligibility.

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