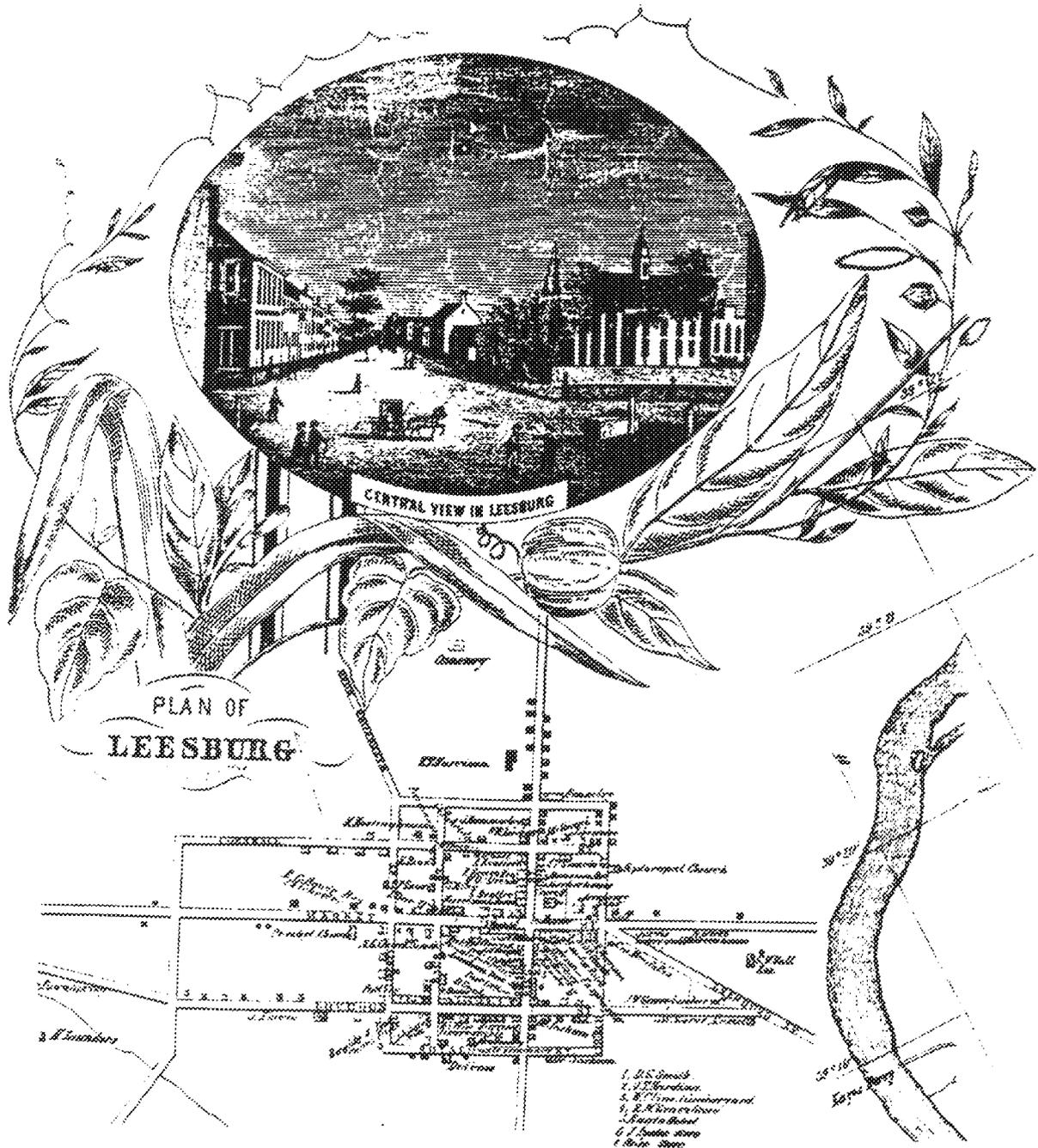


# LEESBURG OLD AND HISTORIC DISTRICT SURVEY

*The Third Phase of an Architectural Survey  
in Leesburg, Virginia*



**LEESBURG OLD AND HISTORIC DISTRICT SURVEY**  
**THE THIRD PHASE OF AN ARCHITECTURAL SURVEY**  
**IN**  
**LEESBURG, VIRGINIA**

**Final Report**

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July 31, 2000

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## ABSTRACT

The Architectural Survey of Leesburg was conducted between November 1999 and July 2000 by the architectural and historic preservation firm of E.H.T. Tracerics Inc. under the direction of the Town of Leesburg and the Virginia Department of Historic Resources (VDHR). The project consisted of the reconnaissance survey of 216 properties and the intensive survey of five properties encompassing approximately 95 acres within the defined boundaries of the local Leesburg Old and Historic District. This local historic district was designated in 1963 and expanded in 1990 by the Leesburg Town Council. The period of significance for the local historic district has been determined to extend from 1758-1950. Within this local district is the smaller Leesburg National Register Historic District, designated in 1970 to the Virginia Landmarks Register and the National Register of Historic Places. The boundaries for the national district encompass the town's original incorporation boundaries as shown on *Gray's New Map of Leesburg* in 1878. The period of significance for the national historic district is 1758-1878.

Phase I, conducted in 1998 by HaAR-Historic and Architectural Resources, documented 175 properties in the Nicholas Minor Section of Leesburg. Phase II was performed by GAI Consultants in 1999, recording 215 properties within the Leesburg Old and Historic District. Phase III recorded 221 properties within the remaining areas of the local historic district not documented in the Phase I and II survey efforts. Each survey phase comprehensively documented all standing resources regardless of the building's age of construction. Individual properties were architecturally defined, physically assessed, photographed with black-and-white film, and documented for its contribution to the local and national historic districts of Leesburg. The impressive number of historic properties within the targeted survey areas forced methodology based largely on historic maps and previous survey efforts. E.H.T. Tracerics, Inc. used the 1853 *Map of Loudoun County*, the 1878 *Gray's New Map of Leesburg*, and the *Sanborn Fire Insurance Maps* to properly identify, date, and evaluate historic resources in the survey. At the request of the town, the on-site survey began with the documentation of those properties north of the Nicholas Minor Section, along North Street, North King Street, Union Street, and Wirt Street. The comprehensive documentation efforts then moved to the west and southwest of the Nicholas Minor Section, west of Liberty Street.

Simultaneous to the reconnaissance survey, five properties were chosen by the town for further investigation at the intensive-level. This level of documentation required an interior survey of the primary resource with photographs (black-and-white and slides) and floor plans. Four of the five properties were examined to a greater extent by the preparation of Preliminary Information Forms (PIF). This higher level of investigation included deed research, tax assessments, biographical research, and a more thorough evaluation of the building's evolution. All five of the properties recorded at the intensive level during the Phase III were presented to the VDHR Evaluation Team for assessment. Three of the properties were determined to be potentially eligible by the Evaluation Team and, therefore require further documentation.

The documentation gathered during the Phase III architectural survey of Leesburg was entered into a computerized survey database known as the VDHR-Integrated Preservation Software System (VDHR-IPS). This computer system was developed by the National Park Service and customized to meet VDHR's computer needs and desires. VDHR-IPS contains an individual database for the Town of Leesburg. Inclusive of the survey documentation gathered by Tracerics, the Leesburg database contains a total of 611 records. Of these 611 records, 221 were documented by Tracerics in 2000.

E.H.T. Tracerics, Inc. recommends that the boundaries of the Leesburg National Register Historic District should be examined for expansion. The limited period of significance, extending from 1758 to 1878, should be increased to include the early 20<sup>th</sup> century development of Leesburg beyond the original boundaries of the Nicholas Minor Section. Additionally, Evergreen Lodge at 25 Greenway Drive, SW and Rock Spring at 329 Loudoun Street, SW are recommended for individual nomination to the National Register of Historic Places for their architectural and historical significance within the context of Leesburg. Although within the local historic district, these two properties are not contiguous to the town of Leesburg and therefore are recommended for individual nomination.

## **ACKNOWLEDGMENTS**

E.H.T. Tracerics Inc. wishes to thank Kristie S. Lalire of the Town of Leesburg and Jane Sullivan at the Thomas Balch Library for their on-going commitment and support to this project. Scott Brooks-Miller of VDHR also deserves recognition and praise for assisting E.H.T. Tracerics Inc. in meeting the needs of the Town and the State. Additionally, Suzanne Durham, David Edwards, and Margaret Peters of the VDHR merit a great deal of thanks for their on-going assistance. E.H.T. Tracerics Inc. would also like to thank the Library of Virginia, Virginia State Archives, VDHR Archives and Evaluation Team, Loudoun County Library, the many local community and neighborhood groups, and the Thomas Balch Local History and Genealogy Library.

A special word of gratitude is sent to the many residents of the Town of Leesburg, who allowed access to their homes and provided valuable information regarding the history of the town, community members, and individual resources.

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## **INTRODUCTION**

### **Project Purpose and Goals**

The Architectural Survey of the Leesburg Old and Historic District was the third and final phase of a multi-phase project funded by the Town of Leesburg under the terms of the Virginia Department of Historic Resources' Certified Local Government (CLG) Grant Program. The town of Leesburg in conjunction with Virginia Department of Historic Resources (VDHR) contracted with E.H.T. Tracerics Inc. to conduct the survey. The work was to include the on-site documentation of approximately 191 properties over 90 acres, a detailed survey report, and recommendations regarding further study of any, or all, of the resources retaining significance and integrity within the historic context established in local and national historic district nominations.

### **Scope of Work**

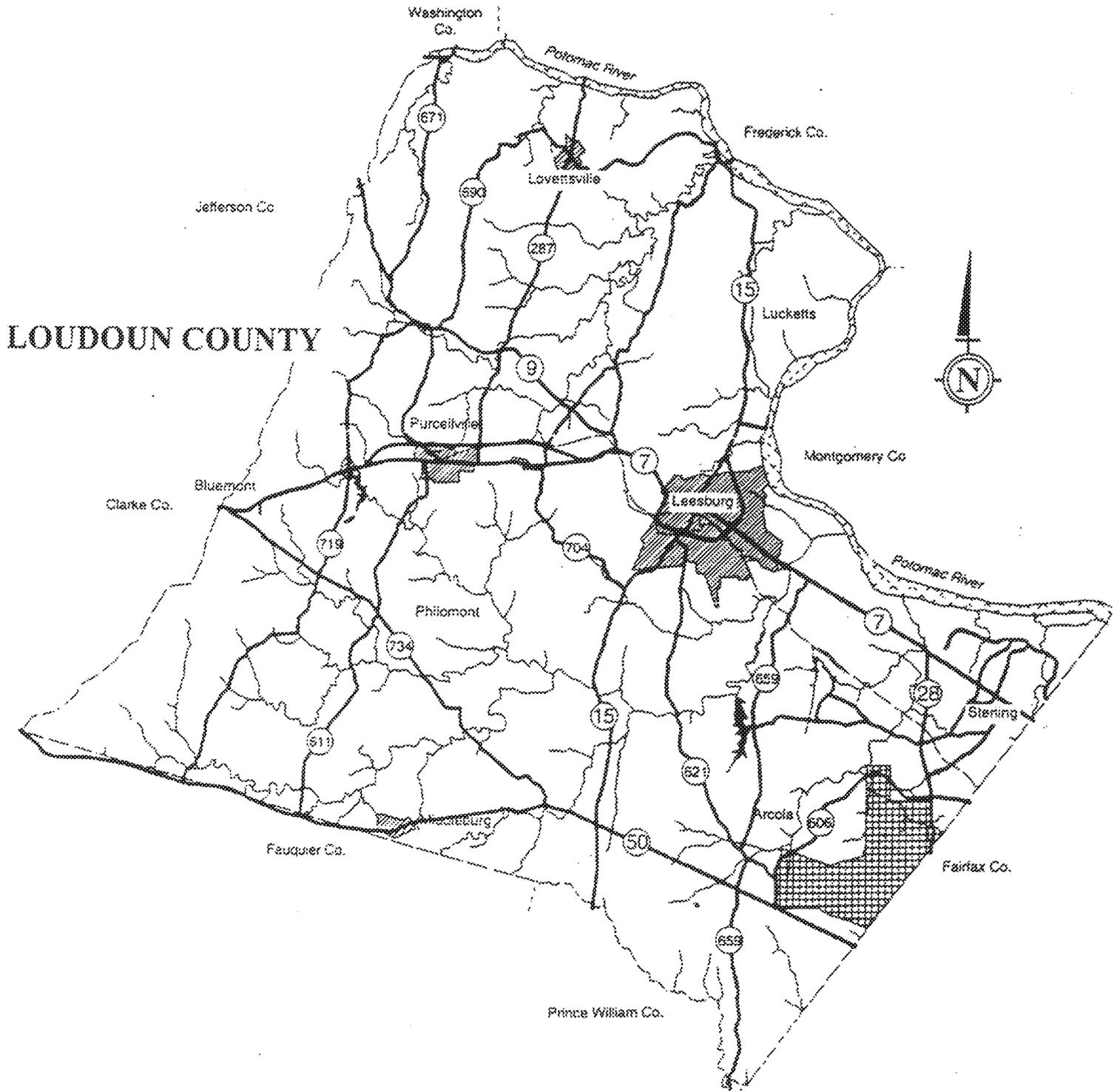
The project anticipated the survey of previously identified properties as well as those resources not previously identified within the boundaries of local Leesburg Old and Historic District. Each resource was assessed, surveyed, documented, and photographed at the reconnaissance or intensive level as appropriate on Virginia Department of Historic Resources Field Forms. This process allowed for a thorough study of each resource, its date- of construction substantiated by historic maps, building materials, architectural style, and use. All of the properties surveyed by Tracerics were entered into the Integrated Preservation Software Database (IPS). Utilizing the IPS database, a final survey report was produced that presented the findings of the survey and allowed for a comparison and contrast of each of the resources identified. Within the established significance of Leesburg, each resource was assessed for its contribution with recommendations for further study as a potential individual landmark or within an expanded historic district.

### **Staffing**

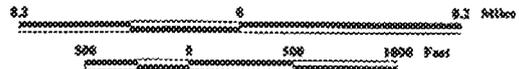
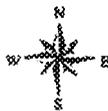
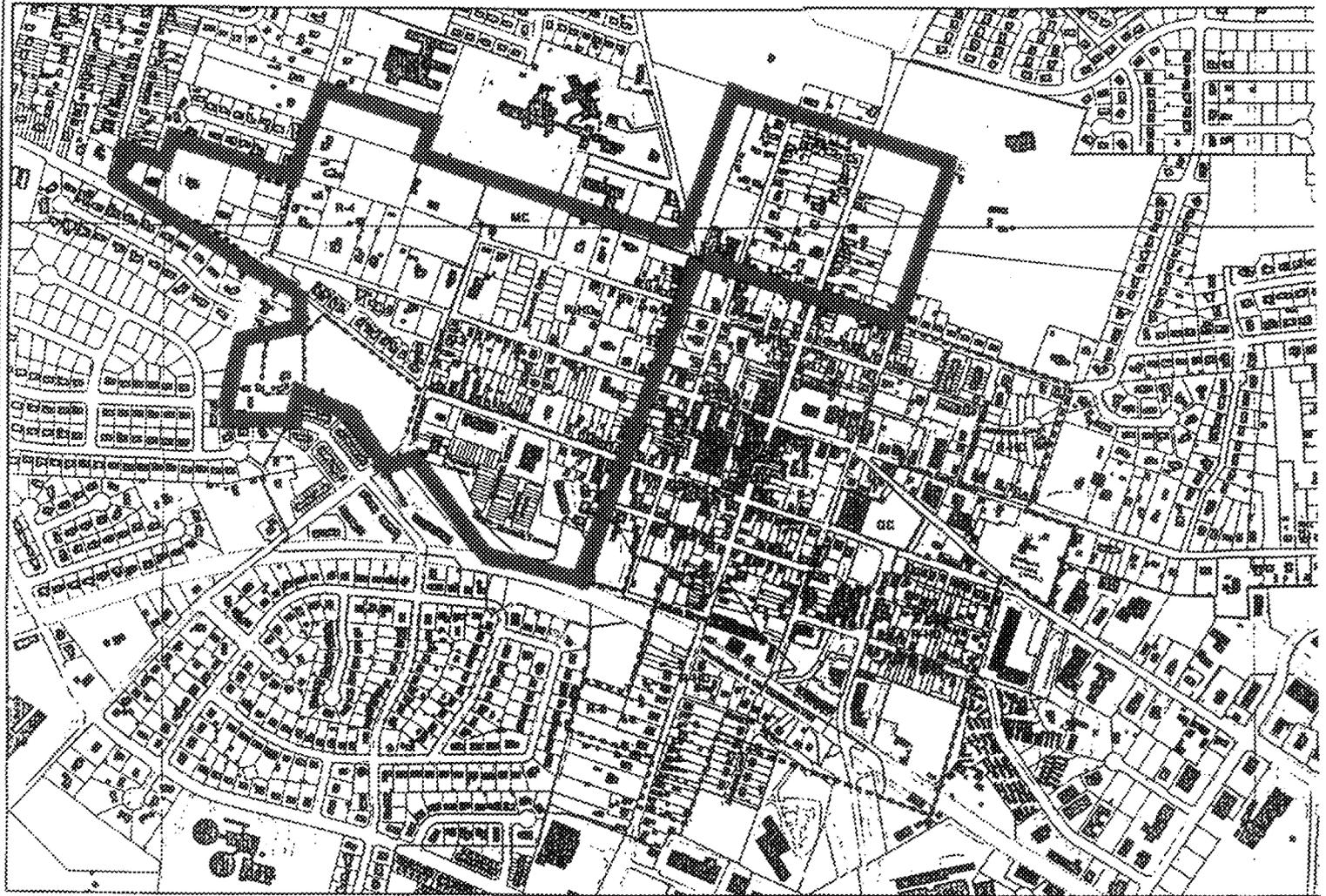
Funded by Leesburg in conjunction with VDHR, the Architectural Survey of the town of Leesburg was contracted to E.H.T. Tracerics Inc., an architectural history firm specializing in historic preservation. Laura V. Trieschmann served as Project Manager/Senior Architectural Historian, responsible for overseeing the completion of the project, writing the final survey report, conducting the intensive level survey, preparing the PIFs, and final assessment of the resources. Architectural historian Robin J. Weidlich oversaw the on-site fieldwork and the production of the survey products and final survey report. Ms. Weidlich was also responsible for the archival research and documentation conducted at local, state, and federal repositories, as well as contacting the community associations and property owners of the intensive level properties. Christopher V. Novelli and Amanda M. Didden conducted the on-site survey fieldwork, IPS data entry, and initial assessment of the properties along with Ms. Weidlich.

### **Funding**

This publication has been financed in part/entirely with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinion do not necessarily reflect the view or policies of the U.S. Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the US Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information please write to: Office for Equal Opportunity, National Park Service, P.O. Box 37127, Washington, D.C. 20240.

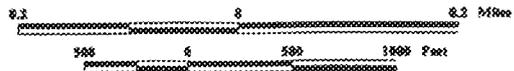
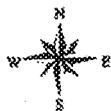
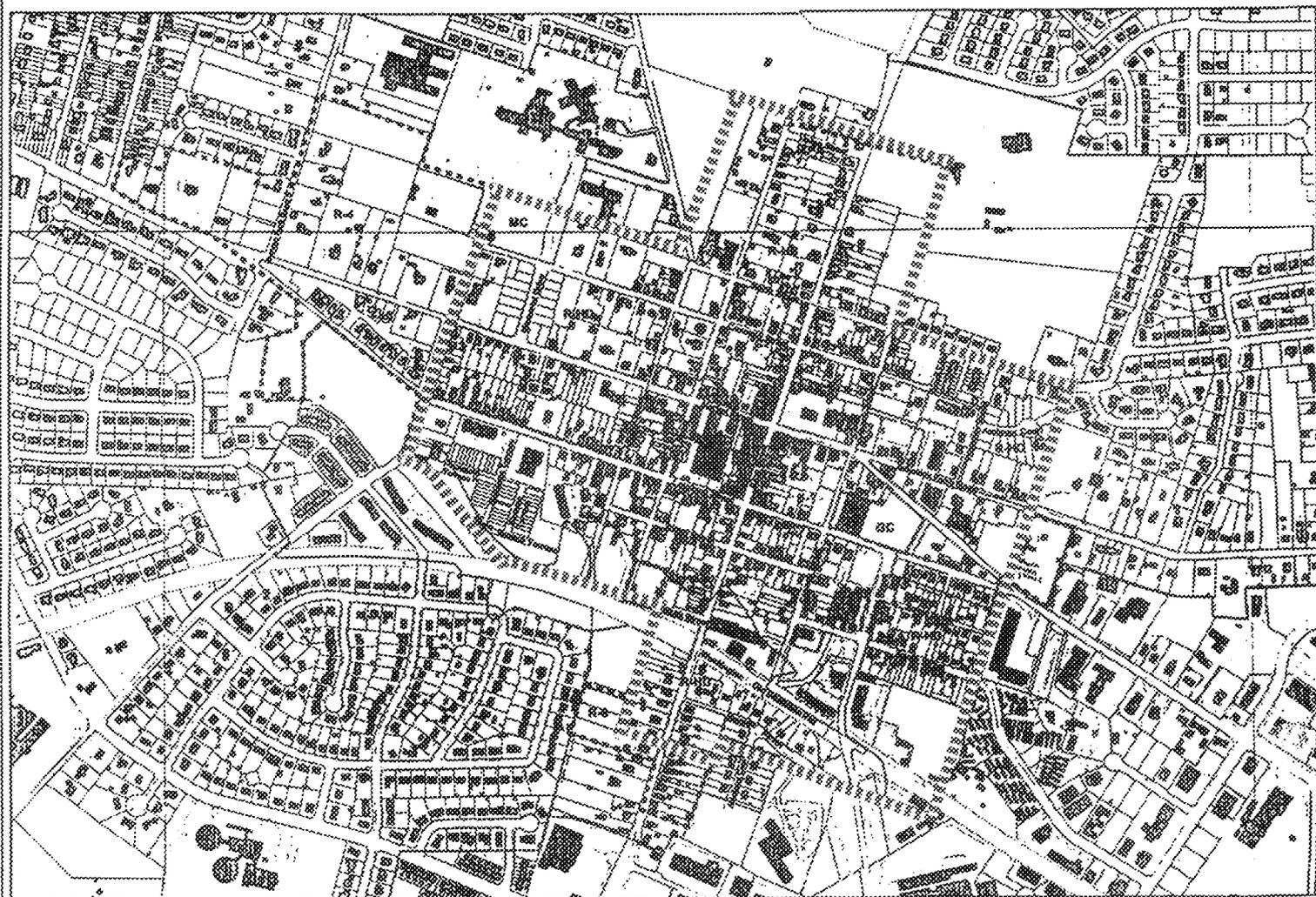


**LOCATION MAP OF LEESBURG, VIRGINIA**



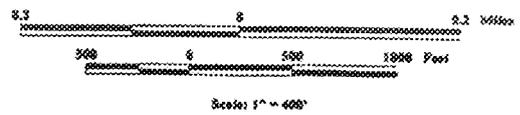
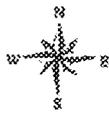
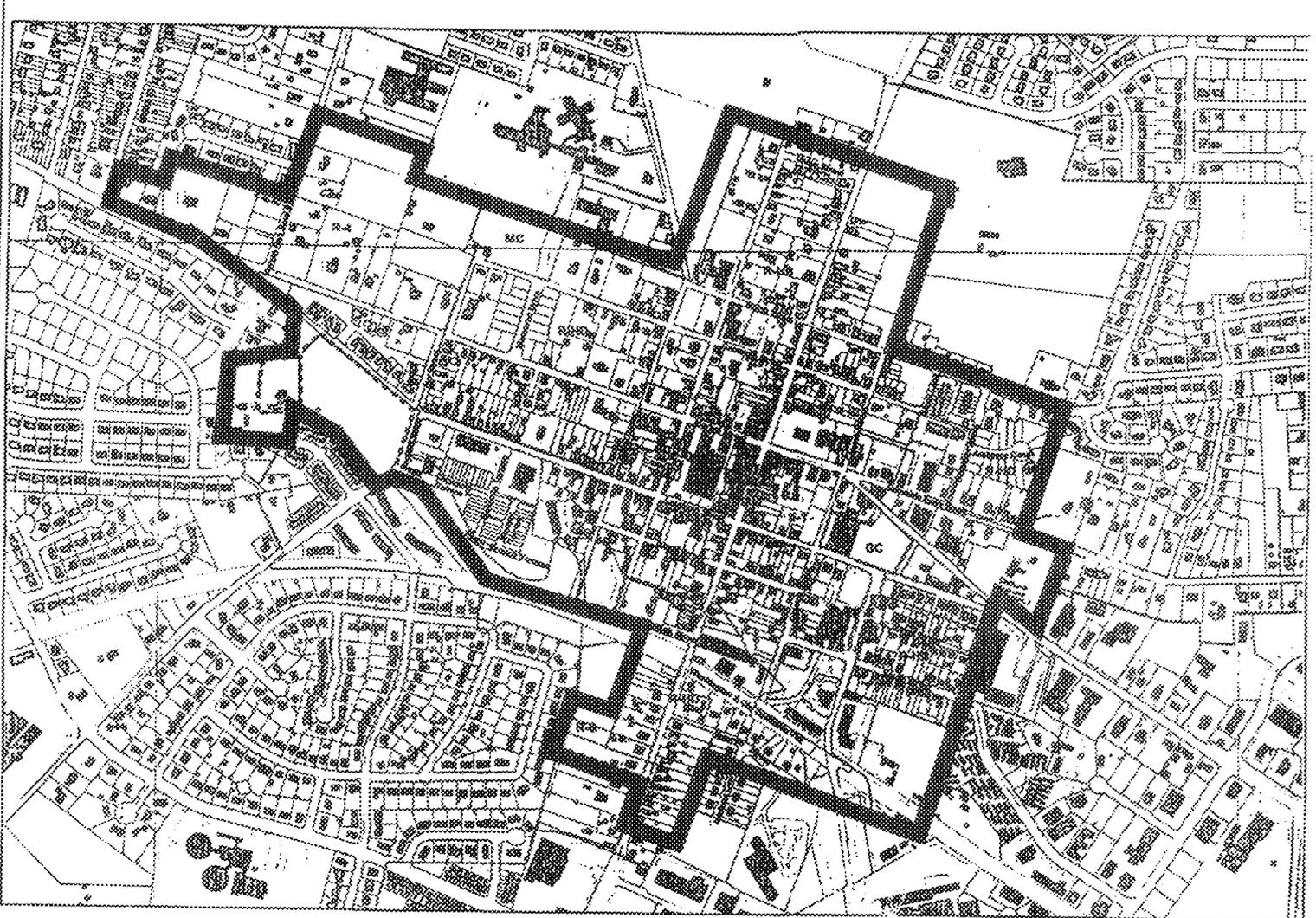
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### SURVEY AREA FOR PHASE III



Scale: 1" = 400'

## LEESBURG NATIONAL REGISTER HISTORIC DISTRICT BOUNDARIES



## LEESBURG OLD AND HISTORIC DISTRICT BOUNDARIES (LOCAL)

## **HISTORIC CONTEXT: PHASE III**

The historic periods referenced in this text are based on significant time frames established by the Virginia Department of Historic Resources. These periods include:

- European Settlement to Society Period (1607-1750)
  - Colony to Nation Period (1750-1789)
  - Early National Period (1790-1830)
  - Antebellum Period (1831-1860)
  - Civil War Period (1861-1865)
- Reconstruction and Growth Period (1866-1917)
- World War I to World War II Period (1918-1945)
- The New Dominion Period (1946-present)

The periods of growth in Leesburg vary slightly from those established by the Virginia Department of Historic Resources. These periods are based on the founding, incorporation, and expansion of the town as necessitated by the rising population. The five periods are:

- Phase I (1758-1830)
- Phase II (1831-1878)
- Phase III (1879-1914)
- Phase IV (1915-1960)
- Phase V (1961-present)

### **Growth and Development Periods of Leesburg**

- *Phase I (1758-1830)*

Intense development of domestic buildings in the town of Leesburg began as early as 1758. Continuing well into the second quarter of the 19<sup>th</sup> century, this was the first and largest period of growth in Leesburg for residential and commercial development. Leesburg was created by an act of the Virginia Assembly in 1758 and was laid out by Nicholas Minor. Leesburg, which served as the county seat of Loudoun County, was a market town at the crossroads of the Old Carolina Road (Route 15) and Braddock's Trail (Route 7). As the population grew, the town was incorporated in 1813 and the boundaries were officially expanded in 1814.

Dating from this period, within the Phase III survey area, fourteen properties were documented. This includes thirteen dwellings and the Leesburg Presbyterian Church. The oldest of the dwellings date from the 1780s, each representing the development of Leesburg outside the incorporated boundaries. Seven of the domestic properties retain the associated outbuildings that supported the property. This includes four smokehouses,

three springhouses, a carriage house, two barns, two silos, a pump house, dairy, and stable.

The main block of the dwelling at 201 Cornwall Street, NW (253-0035-0639) is representative of the urban dwellings or townhouses commonly erected within the town limits during this period. The Federal style dwelling, now substantially enlarged, is constructed of brick laid in Flemish bond on the façade and five-course American bond on the side and rear elevations. The contemporary Evergreen Lodge (253-5015) at 25 Greenway Drive, SW is more representative of the rural dwellings constructed outside of Leesburg in the latter part of the 18<sup>th</sup> century. Like the dwelling at 201 Cornwall Street, NW, the primary dwelling at Evergreen Lodge is constructed of Flemish bond on the façade and five-course American bond on the side and rear elevations. This Georgian building, however, is symmetrically balanced with five equally spaced bays across the façade. The single-pile plan has a prominent central entry. The more modest townhouse at 201 Cornwall Street, NW is three bays wide with a side-passage entry.

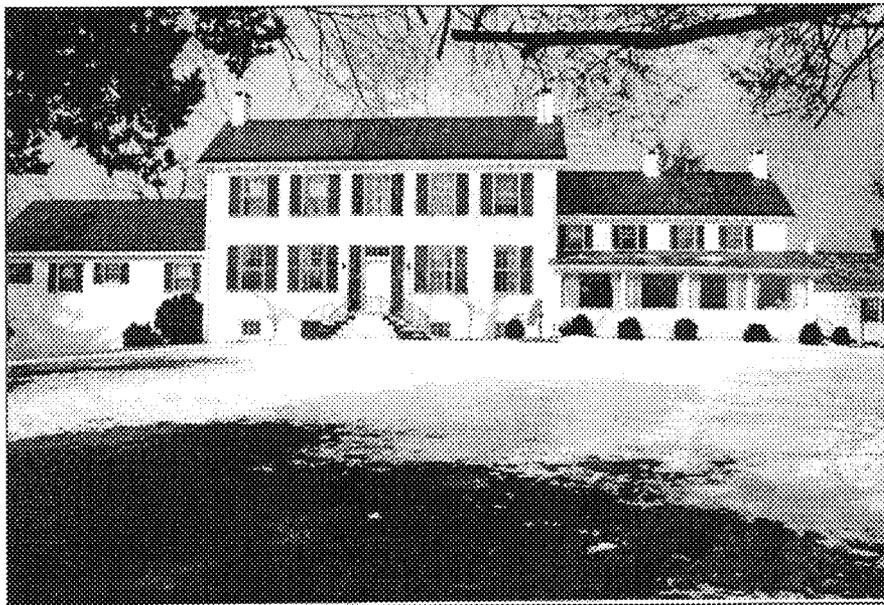


Figure 1: Evergreen Lodge (253-5015)



**Figure 2: Matthew Harrison House (253-0061)**

• *Phase II (1831-1878)*

The second phase of development occurred in the mid- to late-19<sup>th</sup> century. In this period, the town was once again expanded in 1858, extending past its original boundaries. The town continued to serve as a busy market town and the county seat, with a significant number of residential and commercial developments. By the Civil War, Leesburg had reached its zenith as a crossroads, with access to major transportation routes by road, ferry, rail, and stage.

A total of thirty-four properties from this period were documented during the Phase II survey. The majority of the resources recorded were domestic, although two churches were documented. Interestingly, no properties were recorded for the period between 1830 and 1850. The range of forms noted during the previous period continued, with smaller townhouses erected closer to the town limits and larger more high style dwellings placed on larger lots to the west of Leesburg. One example of the townhouse is the modest brick dwelling at 204 Cornwall Street, NW (253-0035-0638), which was erected in the early 1850s. The building is constructed of brick laid in five-course American bond with a side gable roof. Standing just one-and-a-half stories, the vernacular building is five bays wide. Stylistic detailing, which appears to date from a later period, is applied to the central entry bay of the façade.

The Matthew Harrison House (253-0061) at 306 West Market Street was one of the first dwellings erected to the west of Ayr Street, outside the boundaries of Leesburg. Dating

from 1857, the Italianate style building and the contemporary smokehouse were constructed on twenty-eight acres of land. Architect Charles Haskins designed the dwelling, with carpenter John Norris supplying all of the building materials and serving as contractor. The house stands two stories in height with a four-room plan augmented by a kitchen wing on the west elevation. It is constructed of brick laid in five-course American bond with a cross gable roof edged by overhanging eaves and brackets.

Late Victorian era detailing, applied to vernacular building forms, was commonly Queen Anne, Italianate, and Gothic Revival in style. Although a reconnaissance survey is limited in the gathering of documentation regarding architects and builders, the architectural fieldwork conducted as part of the third survey in Leesburg was able to identify a number of dwellings built and ornamented by the Norris family. John Norris, instrumental in the ornamentation and stylizing of many of the dwellings from this period, founded a lumber company and planing mill that was eventually known as John Norris and Sons.<sup>1</sup> The trademark of the lumber and construction company was the ornate detail applied to the woodwork typically embellishing gable ends, porches, and cornices. Of the fifteen residential buildings associated with the Norris family, seven date from the 1870s. The modest wood frame vernacular dwellings are located at 202-206 Loudoun Street, SW and 218-224 Loudoun Street, SW. Four of these buildings are noted on Gray's 1878 *New Map of Leesburg* as belonging to J. Norris. Norris erected these dwellings as rental housing for employees of the nearby planing mill.

- *Phase III (1879-1914)*

The third phase of growth in Leesburg, occurring from 1878 until 1914, continued the development of subdivided lots outside the corporate boundaries. Thirty-six single-family dwellings were recorded for the period between 1878 and 1914 during the Phase III survey. With only a few exceptions, nearly all of the properties were erected outside of the 1858 boundaries of Leesburg. Development was sited primarily along West Market Street to the west of Ayr Street, and north of North Street along Wirt, Union, and North King Streets. The buildings are generally set on large open lots with outbuildings located to the rear of the property. Compared to the buildings erected during the two previous phases of development, the dwellings dating from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries are overwhelmingly constructed of wood frame rather than brick.

Characteristic of a group of vernacular buildings along North Street are the wood frame dwellings at 10 and 12 North Street, NW (253-0035-0724/0725). Erected in the last quarter of the 19<sup>th</sup> century, the two dwellings are stylistically influenced by the fashionable Queen Anne style. In form, the buildings are virtually identical, although one has a three bay wide/side gable façade and the other is turned to present a two bay wide/front gable façade. The construction of these two dwellings is indicative of the in-fill construction that occurred in side or within close proximity to the town of Leesburg.

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<sup>1</sup> The company was ultimately known as Norris Brothers.

Further outside the boundaries, however, improves continued to be sited on large spacious lots. One excellent example is the Edward Nichols House (253-0063) at 330 West Market Street, which was constructed in 1899. This vertically massed dwelling was designed in the Queen Anne style with Colonial Revival style influences. At one time, the property extended along West Market Street from Ayr Street to Morven Park Road.

Another example is the Judge William Metzger House (253-5056) at 420 West Market Street. The dwelling is Colonial Revival in style, consisting of a five bay wide main block augmented by one-story wings. The eleven acres of land on which the dwelling was constructed in 1906 served as the westernmost boundary for the neighborhood of Leesburg well into the latter part of the 20<sup>th</sup> century.



**Figure 3: House, 14 North Street, NW (253-0035-0724)**

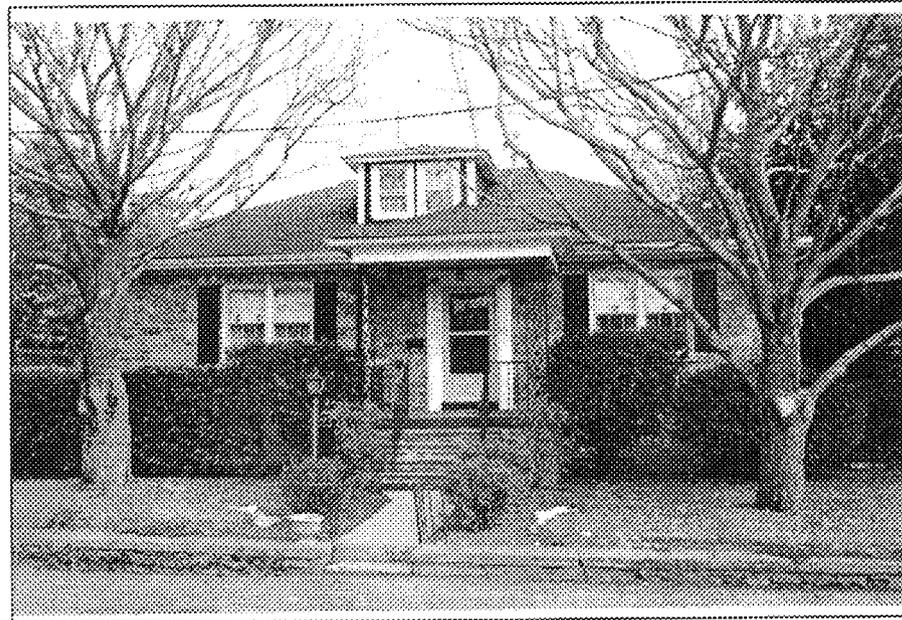
• *Phase IV (1915-1960)*

Following World War I, the town of Leesburg saw little geographical growth and expansion. Rather, from the period between 1914 and 1960, new construction consisted of infill within the corporate boundaries of the town. Many of the existing lots within town were subdivided, with small dwellings subsequently built along side the historic buildings. Additionally, this period of infill saw a significant amount of commercial construction, in accordance with the town's history as a market town and a crossroads development area.

Sixty-seven properties from this period were noted during the survey, the majority being domestic. By the 1930s and 1950s, the twin dwelling and the duplex are introduced,

respectively. Smaller residential neighborhoods with a greater number of dwellings are created, extending from primary thoroughfares such as West Market and Loudoun Streets. These enclaves provided irregularly shaped lots and parking along a private cul-de-sac. One of the best examples is the builder-designed group of bungalows at 221 through 233 West Market Street. Another example is the housing development known as Chevy Chase Court on Wirt Street.

As the population grew, commercial and public amenities were erected to support the development. Accordingly, the Leesburg High School (253-0035-0721), the Thomas Balch Library (253-0035-0758), and the Volunteer Fire Department (253-0035-0695) were constructed. Commercial buildings, such as stores and gas stations, were built.



**Figure 4: House, 221 West Market Street (253-0035-0770)**



**Figure 5: Westgreen, 316 Loudoun Street, SW (253-5034)**

• *Phase V (1961-present)*

The final phase of development noted in the town of Leesburg, occurring in the latter part of the 20<sup>th</sup> century, is a period of both geographical growth and infill. New housing developments and related commercial buildings are being constructed throughout the area, as transportation corridors eased the way for commuter travel to the Washington Metropolitan Area.

Between 1961 and 2000, a total of seventy properties were constructed in the survey area. This was the greatest period of development recorded during the Phase III survey. The domestic resources are typically wood frame, set on very narrow lots that have been subdivided. The growth and development pattern established in the previous phase continued with the construction of private cul-de-sac neighborhoods that provided more housing than traditionally available on the same sized lots. This was noted at the development known as Westgreen at 328 through 326 Loudoun Street, SW and Carriage Way to the south of Loudoun Street.

## Historic Themes

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

### **THEME: DOMESTIC**

#### **RESOURCE TYPES: Dwellings and Secondary Domestic Outbuildings**

The properties documented as part of the third and final survey in Leesburg are representative of the third, fourth, and the fifth phases of growth, which continued the development of subdivided lots outside the corporate boundaries. The increase in domestic development was largely sparked by the steadily increasing economy of the town of Leesburg, with profits generated by improved transportation routes and the town's growth as a market town and crossroads community. This development was overwhelmingly residential, usually consisting of a primary dwelling house supported by a number of outbuildings.

During this phase of the architectural survey, 207 out of the 221 properties documented maintained an associated with the domestic theme. The resource types identified include 207 single-family dwellings, one multiple dwelling, two carriage houses, three guest houses, one servant's quarter, and 155 associated outbuildings, such as sheds, well houses, wash houses, smokehouses, and garages.

The domestic resources range from one to three stories, with the typical dwelling rising two to two-and-a-half-stories in height. Overwhelmingly, the buildings are constructed of wood frame with weatherboard cladding, and set upon slightly raised brick foundations. Foundations are all solid in form, with no pier foundations recorded. The roofs are primarily side gable, and are typically clad with asphalt shingles or standing seam metal. The chimneys, predominately constructed of brick, are equally interior or exterior end, and are often ornamented with corbeled caps. In total, 103 of the dwellings have one-story porches on the façades. The wood frame porches range from one to three bays wide, with Tuscan columns or turned posts. A single example of a two-story porch

type was recorded. Nine wrap-around porches were recorded, all ornamenting Queen Anne style dwellings of the late 19<sup>th</sup> century.

The greatest period of residential development within the confined boundaries of the survey area has occurred within the last fifty years, with a total of seventy-seven domestic resources dating from 1950 to 2000. Overwhelmingly, a substantial number of these resources (sixty-three houses) were constructed in the last twenty years. Historically, the two major phases of domestic growth occurred during the Reconstruction and Growth period (1865-1917) and continued at a slightly slower pace in the World War I to World War II period (1918-1945). Thus, 102 of all the 204 primary domestic resources recorded during this survey phase date from the latter half of the 19<sup>th</sup> century to the first half of the 20<sup>th</sup> century.

Three domestic resources from the Colony to Nation Period (1750-1789) were recorded. These include 201 Cornwall Street (253-0035-0639), Harrison Hall (253-0035-0649), and Evergreen Lodge (253-0515). The two-story dwelling at 201 Cornwall Street was erected about 1780 in the Federal style. The brick building displays a façade laid in Flemish bond with the side and rear elevations laid in five-course American bond. The property is augmented by a turn of the 19<sup>th</sup> century brick smokehouse, laid in five-course American bond. Evergreen Lodge at 25 Greenway Drive, SW, is also an excellent example of the residential construction from this period. Located some distance outside the boundaries of Leesburg, the main dwelling also has a Flemish bond brick façade with five-course American bond side and rear elevations. The Georgian style house is supported by a smokehouse, barn, carriage house, silo, and pump house, in addition to a tenant house.

Ten dwellings from the Early National Period (1790-1830) and twelve houses from the Antebellum Period (1831-1860) were surveyed. The Kitzmiller-Norris House (253-0035-0699) at 209 Loudoun Street, SW continues the architectural style and form commonly associated with domestic buildings from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Erected about 1810, the two-and-a-half-story brick building has a Flemish bond façade and five-course American bond side and rear elevations. Offered at auction in 1837, the dwelling was described in the local newspapers as a "comfortable and spacious house." The property historically was home to a tannery, serviced by an extant brick springhouse that is contemporary to the main dwelling.

More reflective of the modest single-family dwellings erected during the Antebellum Period in Leesburg is the two-story building at 204 North King Street (253-0035-0643). Dating from the 1850s, this wood frame dwelling is three bays wide, set on a random rubble stone foundation. The vernacular house, not associated with any specific architectural influence, is ornamented with cornice returns and a two-light transom. The north and south elevations are clad with board-and-batten vertical siding, while the remaining elevations are clad with German siding. A turn of the 20<sup>th</sup> century barn and 1920s garage also mark the property.



**Figure 6: Kitzmiller-Norris House (253-0035-0699)**



**Figure 7: House, 204 North King Street (253-0035-0643)**

The dwelling at 228 Loudoun Street, SW (253-0035-0681) is representative of a common Virginia building form known as the I-house. This form is a traditionally vernacular two-story domestic building with end chimneys and a full-width porch on the façade. The I-house always displays a three-bay wide/one-room deep configuration, with a side gable roof. In Virginia, this overwhelmingly common form began as early as the 1760s and continued well into the 1920s. In Leesburg, the I-house form was typically augmented by one- to two-story rear ells. The form documented in Leesburg was often more modest in scale than those noted in rural Virginia counties. Examples of this form include the houses at 211 Cornwall Street, NW (253-0035-0625), 208 Cornwall Street, NW (253-0035-0621), and the altered 15 Liberty Street, SW (253-0035-0665).



**Figure 8: House, 228 Loudoun Street, SW (253-0035-0681)**

As domestic construction moved further from the corporate boundaries of Leesburg, the lots became larger, the dwellings were set back further from the street, and fashionable architectural styles of the period were applied. The Matthew Harrison House (253-0061) at 306 West Market Street is one such example, dating from 1857. The Italianate style dwelling is one of the first dwellings in Leesburg erected by the prominent building firm of the Norris Brothers. Architect Charles Haskins, with John Norris serving as contractor designed the brick building. A contract between Harrison, Haskins, and Norris specified the dimensions and design of the building, as well as the materials to be used in its construction. A standard agreement written by Haskins, the contract directed Norris to excavate "for the cellar under the kitchen and for the foundations of the house and

kitchen and...build completely the dwelling house and kitchen doing all the work and finishing and delivering all the materials."<sup>2</sup> The architect described the proposed dwelling as "two stories without attic or cellar, except under the kitchen...."<sup>3</sup> The dwelling is set back from Market Street, surrounded by several acres of open land with a contemporary brick smokehouse.

After the turn of the 20<sup>th</sup> century, the traditional domestic form began to be interpreted for economy and convenience. The resulting bungalow mimicked the plan and massing traditionally associated with the fashionable Queen Anne style; yet, the bungalow form was invariably a more modest one to one-and-a-half stories in height. Overwhelmingly known as a style rather than a form, the bungalow is covered by a low-pitched, intersecting gable roof that encompassed the often wrapping porch. The irregular plan allowed for additional window openings and direct access to the porch from various secondary rooms. The modest arrangement of the wood frame buildings made them one of the most popular low- to middle-income domestic forms in growing suburban communities across the United States. The modest bungalow was often trimmed with stone and brick, half-timbering, exposed rafter ends, multi-light fixed windows, and massive porch supports, thus, melding the bungalow form with the Craftsman style perpetually.



Figure 9: West Market Street Cul-de-Sac (circa 1953)

<sup>2</sup> Contractual Agreement between Charles Haskins, John Norris, and Matthew Harrison, dated August 31, 1857. Archived at the Thomas Balch Local History and Genealogy Library.

<sup>3</sup> Contractual Agreement between Charles Haskins, John Norris, and Matthew Harrison, dated August 31, 1857. Archived at the Thomas Balch Local History and Genealogy Library.

Excellent examples of the bungalow form are found within a planned subdivision that extends from West Market Street. Platted in 1950, this cul-de-sac was immediately improved by the construction of seven low-scale bungalows (221-233 West Market Street). Claude Honicon designed the modest stone clad buildings, the majority of which exhibit Craftsman style detailing. Virtually intact, the seven Honicon dwellings are constructed of random rubble stone with hipped roofs and dormers, exterior end stone chimneys, and inset porches. Several of the narrow rectangular lots have one-story garages and freestanding barbecues, both of which were constructed of random rubble stone in an architectural style mimicking that of the primary dwelling.

Claude Honicon, a native of Cynthianna, Kentucky, began his career as a builder and architect at age forty-one, after moving to Loudoun County. In the 1930s and early 1940s, Honicon worked in partnership with Ward Loveless.<sup>4</sup> Following the split with Loveless, Honicon continued to work throughout Loudoun County and, at one time, was one of the largest landholders in the county, owning properties in Hillsboro, Waterford, Lovettsville, and Purcellville. Subsequently, he became one of the first large-scale builders in Leesburg. He is credited with building Ellenroyd at Clarks Gap, where his family lived from 1942 until 1959. Owning stone quarries in the Leesburg area, many of the houses attributed to Honicon are constructed of stone from these quarries.<sup>5</sup> He is also noted for some wood frame buildings. Aside from building houses, Honicon is noted for the construction of four miles of water line, a city parking lot, a motel, gas stations, and an airport, all within Loudoun County. Although a noted builder, Honicon lost most of his money and died impoverished on April 10, 1975 in Leesburg.<sup>6</sup>

Another of the popular building forms of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries was the American foursquare, commonly ornamented with Colonial Revival- and Craftsman-style detailing. The term foursquare is often used in reference to an architectural style, yet it means a particular house form – just as bungalows and cabins are forms rather than styles. The two-story, four-room-per-floor house plan without a hall is a much-used concept that refers to the hall/parlor plan of the 18<sup>th</sup> century.

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<sup>4</sup> Telephone conversation with Kitty Rose on May 5, 2000.

<sup>5</sup> "Obituaries: Claude Honicon, 84, Builder," *The Loudoun Times-Mirror*, (Leesburg, VA: Thursday, April 17, 1975), p. A-20.

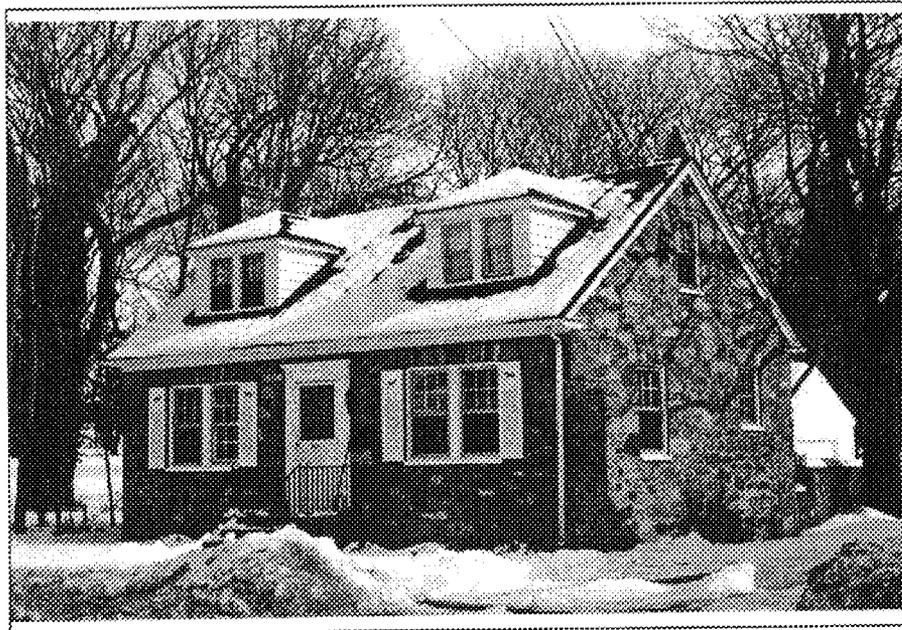
<sup>6</sup> Telephone conversation with Kitty Rose.



**Figure 10: House, 212 North King Street (253-0035-0646)**

One illustration of the American foursquare exhibiting architectural detailing fashionable in the early part of the 20<sup>th</sup> century is the dwelling at 212 North King Street (253-0035-0646). This freestanding dwelling, constructed in 1900, has the characteristically distinguished two-story height, hipped or pyramidal roof with pronounced eaves and dormers that light an extra half-story. Additionally, the form features a large front porch. Generally with a lack of ornate exterior detailing, the overall shape of the American foursquare is a cube, with the main entry opening located off-center.

The increasing need for mass-produced housing at a low cost led to the reinvention of the "Cape Cod" form, popularized early in the 18<sup>th</sup> century. The form is one to one-and-a-half stories in height with a side gable roof and a single end chimney. Unlike its ancestor, the 20<sup>th</sup>-century Cape Cod house was pierced with dormers that allowed the upper story to be more fully utilized. The facades were commonly marked with entry porticoes or porches. Like many of the domestic forms of the late 19<sup>th</sup> century, the Cape Cod was augmented by rear additions and projecting bays on the facade. The stylistic detailing generally followed the Colonial Revival style, although the form typically lacked the elements characteristic of any particular style. The wood frame house at 214 Wirt Street, NW (253-0035-0783), constructed in the middle part of the 20<sup>th</sup> century, is a noted example of this common 20<sup>th</sup> century form. Another example, presented in brick facing, is the dwelling at 235 Cornwall Street, NW (253-0035-0633), dating from the 1930s.



**Figure 11: House, 226 North King Street (253-0035-0717)**

Domestic improvements in Leesburg in the mid- to late 20<sup>th</sup> century continued the architectural styles and forms presented by their historic neighbors. This is particularly true of those freestanding single-family dwellings erected along Memorial Drive, NW, which present simplified interpretations of the Queen Anne style. Typically, these dwellings are square or box-like in form with projecting front or side gables ornamented with bay or oriel windows. The primary entries, commonly off-center, are covered by one-story porticoes with turned posts.

Other examples include the seventeen dwellings within the triangular parcel of land edged by Loudoun Street, SW, West Market Street, and Ayr Street, SW. With entry from Loudoun Street, the block is cut away at the center to create a cul-de-sac. Developer Bruce Braunell created the subdivision, known as Westgreen, in the 1980s on property historically associated with the Presbyterian Manse at 305 West Market Street. The wood frame buildings, set upon large irregular lots, are detailed with Queen Anne and Colonial Revival style details. These include full-width front porches, intersecting gables, vergeboard, corbeled brick chimneys, and turned posts with sawn brackets.

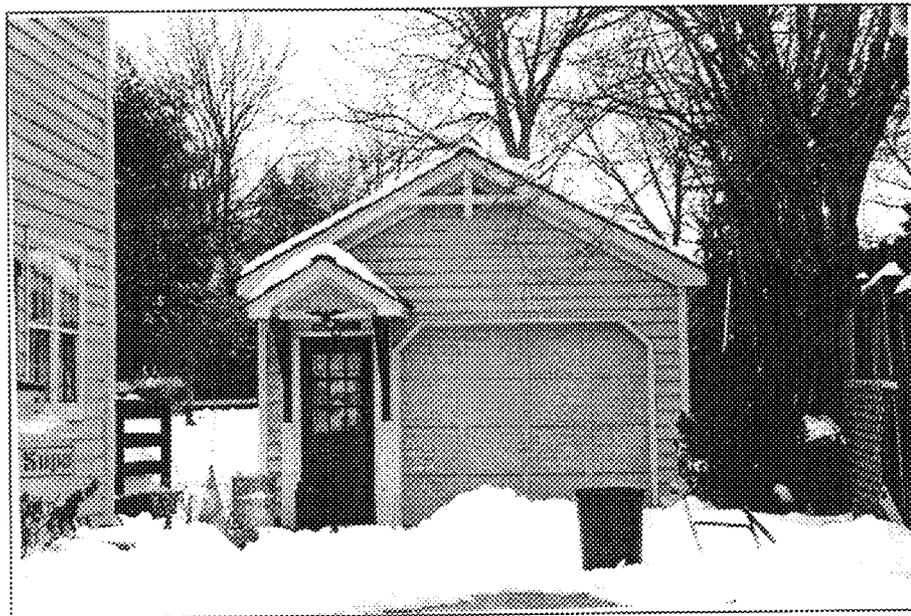


**Figure 12: Carriage Way, 212-214 Occoquan Terrace, SW (253-0035-0733)**

The most recent domestic form recorded in the survey was located along Occoquan Terrace, SW and Meherrin Terrace, SW. Dating from 1998-2000, the building form consists of rows of attached single-family dwellings. The six structures in the development known as Carriage Way include a group of attached houses, each with a garage located in the raised basement. Virtually identical in detailing, the dwellings exhibit architectural detailing commonly associated with the Colonial Revival style. This includes stylized door surrounds, sidelights, transoms, and cornice returns.

### Domestic Outbuildings

Typically, the domestic resources constructed in the town of Leesburg had associated outbuildings (155 were identified), particularly garages and sheds. These structures were typically built of wood frame or brick, depending on the construction material of the main dwelling. The most significant number of outbuildings were constructed during the World War I to World War II period. During this period when the automobile played such a significant role in community planning and domestic design, the garage was usually erected simultaneous to the original construction period of the main dwelling. However, in Leesburg, it was noted that freestanding garages were erected at least ten to twenty years after the completion of the associated dwellings. Of the seventy garages documented, forty-three of the examples were historic. However, it should be noted that this does not mean the garages were contemporary to the main dwelling, only that the buildings were erected over fifty years ago.

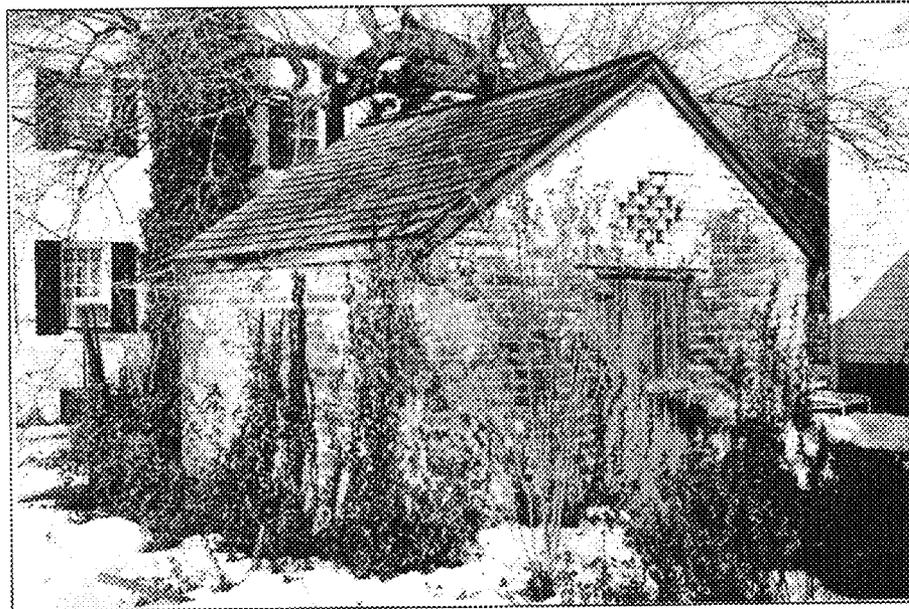


**Figure 13: House, 18 North Street, NW (253-0035-0723)**

The second most common outbuilding identified was the shed, which is actually a catchall term often applied to any storage or unidentified structure. The form is typically one-story and is constructed of wood frame or pre-fabricated metal. Indicative of the popularity of this latter construction material, only twenty-three of the fifty-five sheds documented were considered to be historic. Other notable outbuildings include a carport, four gazebos, five barbecues, three guesthouses, two playhouses, three springhouses, a wash house, two well houses, six swimming pools, and a tennis court.

The property known as Evergreen Lodge at 25 Greenway Drive, SW exhibits an exceptional array of outbuildings. These include a 1900 smokehouse, 1850s barn, 1880

carriage house, 1930s silo, and 1920s pump house, in addition to a 1920s tenant house. The two-story smokehouse is constructed of brick laid in seven-course American bond with a steeply pitched gable roof. The gable ends are pierced with a diamond pattern, thus allowing for proper ventilation. The English barn is constructed of brick laid in five-course American bond. It is detailed with jack-arched lintels and wood sills on the openings. The two-and-a-half-story building has been enlarged by the construction of two wood frame additions. Also worthy of note is the Gothic Revival style carriage house, constructed of wood frame upon a three-course American bond brick foundation. The steeply pitched gable roof is ornamented with a projecting gable clad in staggered wood shingles.



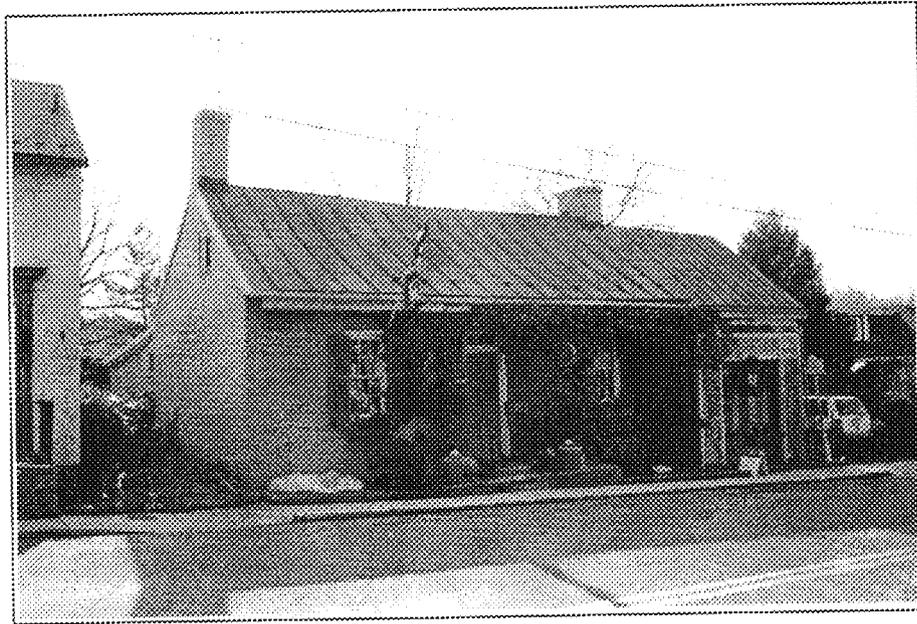
**Figure 14: House, 201 Cornwall Street, NW (253-0035-0639)**

The 1899 Edward Nichols House at 330 West Market Street (253-0063) retains a significant collection of contemporary outbuildings. The carriage house is the largest of the outbuildings, standing two stories in height. The wood frame structure, which served a dual purpose as a barn, is ornamented with Queen Anne and Colonial Revival detailing that mimics that of the main dwelling. Rising above the gable roof is a water tower, constructed of wood frame and analogously ornamented. The overhanging cap of the tower contains two large wooden vats used to store water that was piped up from a subterranean well. The large wash house and shed also date from 1899 and are similarly ornamented in the Queen Anne and Colonial Revival styles. Although not contemporary to the main dwelling, the gazebo at the western edge of the property is worth noting. This Colonial Revival style structure is constructed of wood frame. It consists of a concrete slab with large Tuscan columns supporting the hipped roof. The extensive overhang of the roof is ornamented with a paneled soffit, modillions, and a wide frieze.

## **THEME: ARCHITECTURE/COMMUNITY PLANNING**

Any applied architectural ornament detailing the buildings in the town of Leesburg is generally restricted to the primary façades of the buildings and their interiors. The more simplified detailing on the exteriors included adorned cornice returns, molded entablatures, modillions, bracketed posts on porches, and projecting front gables with paired window openings. On the interior, the fashionable ornamentation was higher in style, and generally restricted to the first floor. Such ornament was displayed on the mantels, chair boards and rails, window and door casings, baseboards, ceiling medallions, and stairs. The fashionable ornamentation for any given period and/or style was often published in architectural magazines and books, and thus, could be easily produced by local craftsmen such as Norris and Sons.

The Phase III survey of Leesburg revealed twelve different styles. Largely domestic, the buildings' styles range from 18<sup>th</sup> century Colonial to 20<sup>th</sup> century Colonial Revival.



**Figure 15: House, 219 West market Street (253-0035-0769)**

### **Colonial Style**

The Colonial style, extending from 1600 to the 1830s, was commonly employed in the town of Leesburg in the 18<sup>th</sup> century. The style is characterized by steeply pitched side gable roofs with little or no overhang, massive end or central chimneys of brick and/or stone, and small window openings. Adopted as the national form, the hall/parlor plan common to this style is distinctly recognized through the building's three-bay wide plan.

with the central entry placed slightly off center. Another common plan is the three-bay wide central-passage, single-pile plan, distinguished by its one story height and steeply pitched side gable roof.

The previous surveys of the town of Leesburg documented a number of Colonial style dwellings. The Phase III survey, however, documented a single property associated with this style – Harrison Hall (253-0035-0649) at 205 North King Street. The original portion of this dwelling, dating from 1780, was originally erected in the Colonial style, but has subsequently been subsumed in the 1840s within a grand Italianate style building.

### Georgian Style

The Georgian style (1700-1830), rooted in the principles of Classicism, was brought to the colonies through British pattern books and the immigration of English masons, carpenters, and joiners. The rigid symmetry, balanced proportion, and Classical detailing used in Georgian buildings reinforce the formality of the style. Typical features include a central paneled front entry door with an ornate crown, a decorative cornice, and symmetrically placed double-hung sash windows. This style was employed throughout the colonies and was likewise wholeheartedly adopted by plantation owners throughout Loudoun County.

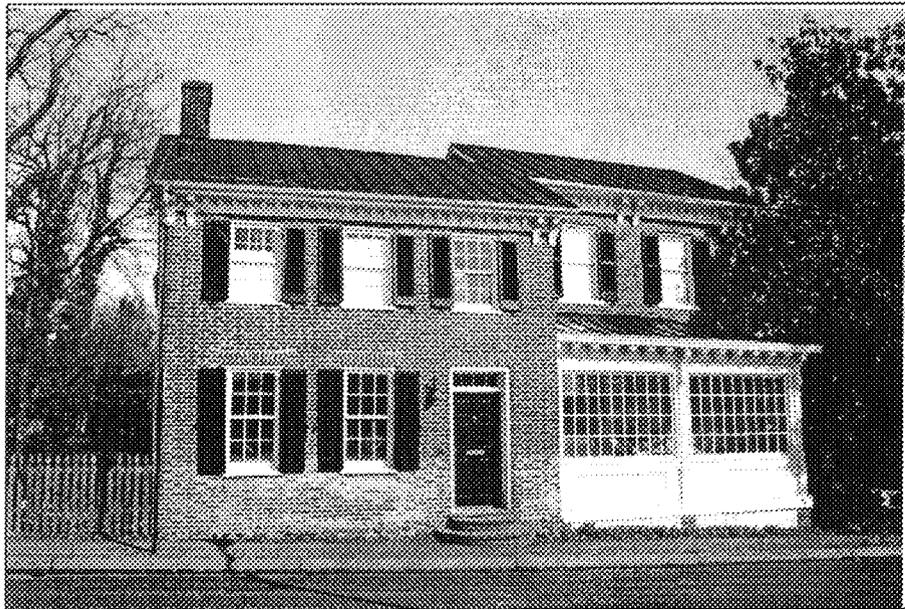
A single example of the Georgian style was noted – Evergreen Lodge (253-5015). The large building is constructed of brick laid in Flemish bond on the façade and five-course American bond on the side and rear elevations. Now altered and enlarged, Evergreen Lodge presents the traditional three-part Georgian plan, consisting of a five bay wide main block with wings. The bold architectural statement of the dwelling is eye-catching, with a central hall plan. Although the interior of this building was not examined, the plan is easily recognized through the balanced symmetry of the façade, placement of the openings, and understanding of the period in which the building was constructed. Commonly, the interior plan of Georgian houses was devoted to entertainment and leisure time, with applied stylized elements that enlightened guests to the owner's wealth and/or status in society. Thus, the window openings on the façade not only provided light, but also granted outsiders a brief view within. The two sets of windows marked the existence of parlors and dining rooms. The central entry opened onto a wide hall or salon, where entertaining was also staged. The existence of two wings provided outsiders with the knowledge that mundane household activities such as cooking and laundry were within close proximity, but distinctly separate from the family living and entertaining spaces.

### Federal Style

Thoroughly British in origin, Federal architecture began as the signature style of America's wealthy mercantile class. Primarily members of the Federalist aristocracy whose international business trade kept them closely linked to England embraced the style, despite American independence. Chaste, conservative, and gracefully elegant, the style first appeared primarily in important coastal cities, but eventually was adapted

everywhere in simpler vernacular forms. Brick was the material of choice for simplified Federal-style facades, marked by refined decorations and elongated proportions.<sup>7</sup> Features commonly associated with this style are low-pitched roofs, smooth symmetrical facades, elliptical fanlights and slender sidelights. During the Federal period (1780-1840), ornamental details, particular interior elements, echo the work of the Adam brothers of Britain.

The survey recorded seven examples of Federal style architecture. The oldest of these is the single-family dwelling at 201 Cornwall Street, NW (253-0035-0625), which dates from the 1780s. Constructed of brick laid in Flemish bond, the main block of the building is three bays wide with a side-passage entry. Typical of the Federal style urban form, the building presents a vertical thrust, created by the elongation of the first story openings and the steep pitch of the side gable roof. This same emphasis was noted on several dwellings, including the house at 202 West Market Street (253-0035-0756). The first of these dwellings was constructed of brick laid in Flemish bond with queen closures and set on a rubble stone foundation. The elongated 6/6 windows on the first story and the standard 6/6 windows on the second story create the verticality of the building. Each of the openings is detailed with a finely detailed jack-arched brick lintel, wood sills, and louvered wood shutters.



**Figure 16: House, 202 West Market Street (253-0035-0756)**

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<sup>7</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), p. 91.

The exposed brick building at 222-224 West Market Street (253-0035-0761) was originally constructed in the Federal style in the 1810s. The structure was destroyed in 1975, and subsequently reconstructed. Rising two-and-a-half stories, the building is constructed of brick laid in five-course American bond. The massing is vertical, with a side-passage plan. In contrast, the associated Federal style building at 222 West Market Street presents a central entry with horizontal massing. The diminutive window openings, holding 6/6 sash with wide muntins, are all standard in size. Additionally, the pitch of the roof is not as steep as that of the vertically emphasized Federal style dwellings.

### Greek Revival Style

As a stylistic influence, the Greek Revival filtered down to even the most modest of rural farmhouses. Grander houses generally featured a columned portico supporting a triangular pediment -- as on a Greek temple. Country builders accomplished the same effect simply by turning the gable end of a house to the street, boxing in the gable with a triangular raking cornice, adding pilasters to the corners, and painting the building a pristine white. The Greek Revival style was popular from 1825 to 1860 in Virginia.

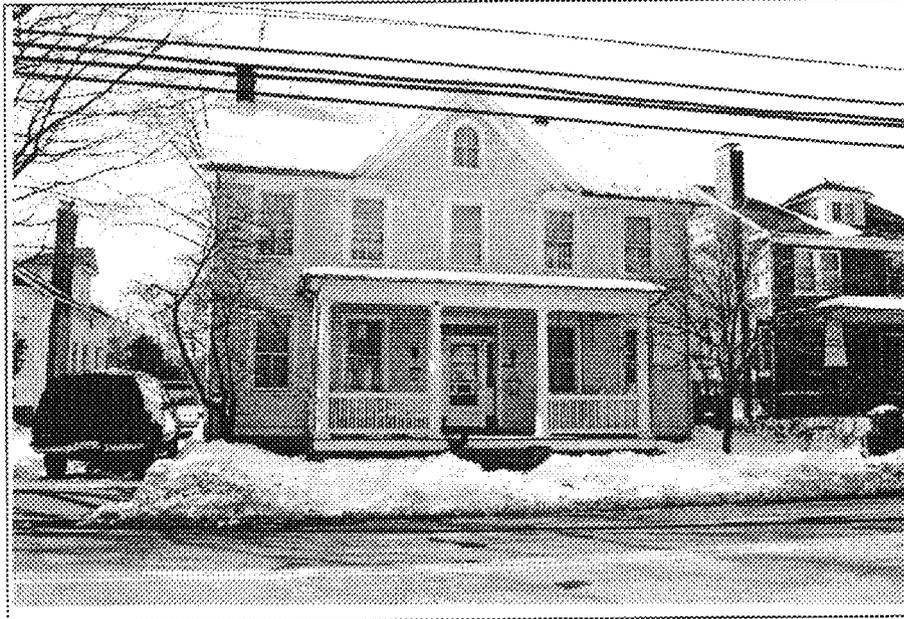
In form, the two three-bay wide dwellings representative of the Greek Revival style continue the plan presented by the Federal style -- 206 West Market Street (253-0035-0757) and the addition at 201 Loudoun Street, SW (253-0035-0698). The verticality is not as pronounced as the elongated window openings on the first story are comparatively accented by window openings on the second story that are longer than standard sized openings. The stylistic ornamentation, as seen as 206 West Market Street, is generally confined to the projecting front portico and entry surround. The raised portico is constructed of wood frame with a flat roof. Paired Tuscan posts support the molded double architrave of the entablature. The single-leaf entry that is framed by this portico is edged with multi-light sidelights and transom.

### Gothic Revival Style

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

Predominately modest in detail compared to high style Gothic Revival archetypes, the resources of Leesburg display the traditional steeply pitched open pediment and ornately arched openings. Commonly, in communities like Leesburg, the rigid box of the traditional I-house form was distorted by the addition of a single projecting pediment or gable on the primary elevation. This stylistic feature was often added to existing dwellings, or incorporated into the original design. The pediments recorded typically

were open, with tympanums pierced by narrow window openings with a lancet or pointed arch shape.



**Figure 17: A. Daily House (253-0035-0652)**

The two dwellings at 206 Loudoun Street, SW (253-0035-0692) and 210 North King Street (253-0035-0645) are similarly accented with steeply pitched projecting gables, ornamental bargeboard, scrolled brackets, and arched window openings. The 1900 dwelling at 214 North King Street (253-0035-0647) also exhibits elements commonly associated with the Gothic Revival style. This includes the two story canted bay, scrolled brackets, nebula molding, steeply pitched gables, and sawn bargeboard holding a quatrafoil motif. The dwelling at 216 Cornwall Street, NW (253-0035-0631) is another high style example of the Gothic Revival, with overhanging eaves, modillions and brackets, scroll-sawn brackets, and arched windows in the projecting front gable.

### Italianate Style

Well represented in pattern books, the Italianate style emerged in the 1830s along with the Gothic Revival and eventually proved to be even more popular, lasting well into the 1870s. With square towers, asymmetrical plans, broad roofs, and generous verandahs, the rambling Italianate houses that began to appear in both the suburbs and the countryside were rather free and highly romanticized interpretations of the villas of Tuscany, Umbria, and Lombardy. During the mid-1800s, the Italianate style was enthusiastically adapted for urban rowhouse architecture and reached its zenith in the brownstone-fronted rowhouses of New York City, characterized by ornate door and

window designs, weighty bracketed cornices, and high stoops with robust cast-iron stair rails.<sup>8</sup>

The survey documented eight Italianate style buildings on seven properties. As noted under the Colonial style, Harrison Hall (253-0035-0649) at 205 North King Street was originally constructed in 1780. This building was subsumed in the 1840s within a grand Italianate style building. The high style Harrison Hall is constructed of brick laid in five-course American bond, with an all stretcher pressed brick façade. The hipped roof accented by overhanging eaves and scrolled brackets indicative of the style.



**Figure 18: Harrison Hall (253-0035-0649)**

The house at 306 West Market Street (253-0061) was constructed in 1857. Matthew Harrison contracted architect Charles Haskins to design the Italianate dwelling, while John Norris was hired to construct it. The main block of the two-story building is square in plan, augmented by a two-story kitchen wing on the west elevation. The masonry building is constructed of brick laid in five-course American bond with a two-course brick watertable, and a façade constructed of pressed brick laid in stretcher bond. The overhanging cross gable roof, clad with standing seam metal, is accented with wooden brackets mounted on projecting bricks in a cross pattern. This motif is incorporated within the projecting brick frieze that encircles the roof of the structure on three elevations. A one-story wood frame portico with Tuscan posts and stylized brackets shelters the main entry. A two-story wood frame porch with similar detailing is located

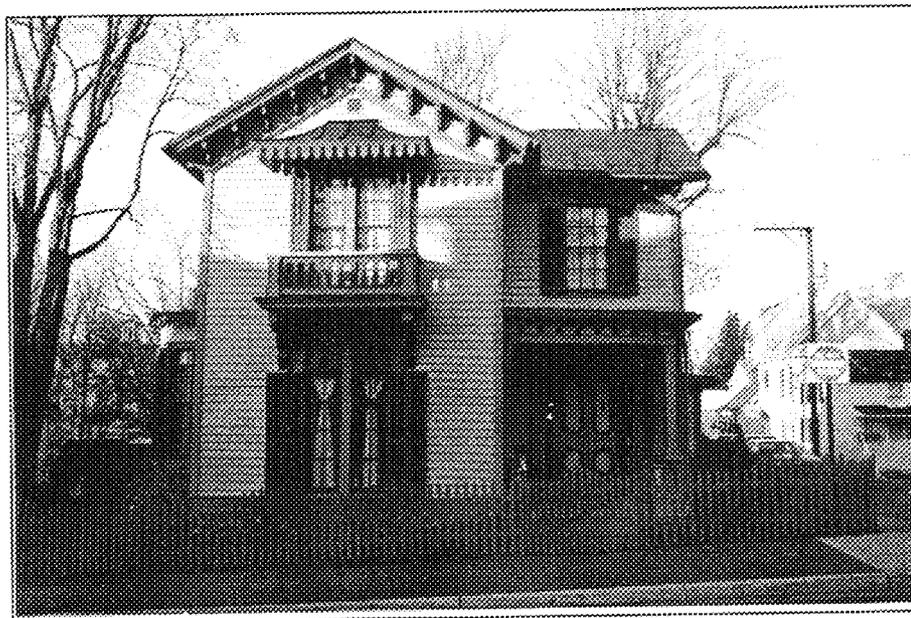
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<sup>8</sup> Carley, p. 143.

on the northern end of the west elevation. The interior of the building has a side-passage, double-pile plan.

### Queen Anne Style

This American style, also spurred by architectural pattern books, emphasized vertical lines with steep gables, irregular angles, and a variety of decorative materials. The style was favored for freestanding suburban dwellings and rowhouses alike. All were resplendent in patterned shingles, spindles, brackets, and curlicue cutouts; many boasted ample verandas, turrets, and sleeping porches.



**Figure 19: House, 202 Loudoun Street, SW (253-0035-0694)**

Twelve Queen Anne style resources on nine properties were identified, making it the second most popular style documented. Although this dominant style traditionally lent itself well to a variety of building forms and uses, only single-family dwellings were recorded. The Queen Anne style was immensely popular in the United States between 1870 and 1910, although it is interesting to note that eight of the properties dressed in the imposing style date from 1890 to 1915. In the latter part of the 20<sup>th</sup> century, the style was reinvented. Typically, these modern dwellings are square or box-like in form with projecting front or side gables ornamented with bay or oriel windows. The primary entries, commonly off-center, are covered by one-story porticoes with turned posts.

One of the most high style examples of the Queen Anne style noted during the survey is the Edward Nichols House (253-0063) at 330 West Market Street. Individually listed on the National Register of Historic Places in 1987, the imposing house stands two-and-a-

half stories in height with projecting bays, wrap-around porches, interesting gables, corbeled chimney stacks, and fishscale shingles. The building, constructed of brick, displays many stylistic elements commonly associated with the Queen Anne style. This ornamentation is presented side by side with high style elements of the Colonial Revival style.

The wood frame dwelling at 324 West Market Street (253-5057) was constructed in 1900 on property subdivided from the adjacent Nichols land. The Queen Anne style dwelling presents an irregular form with projecting bays, oriel windows, front gables, and ornate full-width front porch.

Ella and William Wise constructed the single-family dwelling at 320 West Market Street (253-5055) circa 1901 on property that was also historically associated with the Nichols family. The wood frame building, now clad in rough textured pink stucco, stands two-and-a-half stories in height on a raised random-coursed stone foundation. Irregular in plan, the building is dressed in the Queen Anne style, replete with projecting canted bays, cross gables, a wrap-around porch with bracketed Tuscan supports, and three interior corbeled brick chimneys. It is covered by a cross gable roof of standing seam metal with overhanging eaves and a raked cornice. The interior of the building has an irregular floor plan consisting of a stair hall and three parlors.

### Colonial Revival Style

Following on the heels of America's Centennial celebrations in 1876, the Colonial Revival style emerged in the early 1880s. The style, which borrowed heavily from early American architecture -- particularly Georgian and Federal buildings -- was largely an outgrowth of a new nationwide pride in the past and a rapidly growing interest in historic preservation. In the early phase, the Colonial Revival style remained the exclusive domain of fashionable architectural firms and was favored for the large residences of wealthy clients. Designs incorporated characteristic features of Colonial buildings, including Palladian windows, gambrel roofs, pedimented porticoes, columns, and Classical detailing such as swags and urns, and crisp white trim. This new building type was larger, however, than its historic counterparts, with details also enlarged and plans laid out on a grandiose scale. As the style spread to more rural areas, it was more conservative in design and scale, and was often applied to modest residences.



**Figure 20: House, 219 North King Street (253-0035-0650)**

Within the survey area, ninety-two resources on eight-seven properties were associated with the Colonial Revival style, making it the most prevalent architectural style recorded. Identifying features of the style commonly found include accentuated main entry doors, symmetrically balanced facades, single and paired double-hung sash windows, and side gable or gambrel roofs. The more urban examples of this style have porches with Tuscan columns, paired window openings, and Palladian windows with diamond-shaped panes. This is exhibited in the buildings at 210-212-214 Loudoun Street, SW (253-0035-0688/0689/0690).

One of the most high style non-residential buildings displaying the Colonial Revival style is the Thomas Balch Library (253-0035-0758) at 208 West Market Street. The three-part building, designed by Waddy Wood in 1922, consists of the two-story central pavilion with one-story wings. The ornate entry is framed with stylized panels, engaged Tuscan posts, molded architraves, keystones, and fanlight. Three round windows pierce the second story of this main pavilion. The openings have multiple lights framed by molded casings and four keystones. The hipped roof of the building has a wood frame cupola with 6/6 windows, cut corners, overhanging eaves, and a conical roof of metal.

### Classical Revival Style

The Classical Revival was based on the Neoclassical architecture of 18th century France and England. Popular in America between the 1890s and 1950s, the fashion favored the French Neoclassical, which provided a striking alternative to the ostentatious sculptural ornament associated with the Beaux-Arts style. By contrast, the style was subdued and dignified, although often equally monumental in scale. Facades were markedly

symmetrical, punctuated with rhythmic rows of columns, windows, and entry doors. A grand two-story portico often emphasized the centrality of the design.

The 1925 Leesburg High School (253-0035-0721) at 102 North Street, NW is the only example of the Classical Revival style noted during the Phase III survey. This building is set on a parged foundation that contrasts against the red brick of the structural system, thus reading as a watertable. Molded surrounds, four-light sidelights, and a transom frame the double-leaf entry. The two-story portico, supported by Doric wood columns, is detailed by a wide entablature. This entablature mirrors that of the main block, which consists of a wide frieze and molded ogee cornice.

### Bungalow/Craftsman Style

The Craftsman/Bungalow style (1905-1930) was derived from the 19<sup>th</sup> century English Arts and Crafts movement, where truth in materials, the decorative use of structural elements, and the beauty of craftsmanship were the popular aesthetic. These principles were spread throughout America with Gustav Stickley's *Craftsman* magazine. The *Craftsman* was responsible for the widespread popularity of the Craftsman bungalow, a typically snug one-an-a-half-story house with a wide overhanging roof, a deep, wide porch, and simple interiors with built-in amenities such as cupboards and cozy inglenooks. Modest in scale and constructed of readily available materials, the bungalow could be quickly and easily built. After years of popular revival styles, the Craftsman/Bungalow provided America with a domestic architecture style to call its own.



Figure 21: House, 221 North King Street (253-0035-0651)

Magazines also led the way in introducing affordable housing to the new mobile consumers. Among the most influential was *Ladies' Home Journal*, which around 1900 published designs for small model homes -- often in chalet and period styles -- complete with a plan for prefabricated frames, specifications for fireproofing, and such novel conveniences as electricity, plumbing, and gas ranges.

Six examples of the Craftsman style were noted during the survey, including single-family dwellings and outbuildings. Typically, the stylistic detailing was limited to overhanging eaves with exposed rafter ends. Such was the case with the property at 223 North King Street (253-0035-0657), which has a Craftsman style garage. The building is constructed of wood frame, clad with German siding and cornerboards. The front gable roof has an expansive overhang supported by exposed rafter ends. The enclosed gable ends are clad with narrow vertical boards. The slight overhang of the gable is finished with exposed beams that shelter the doublewide garage door opening.

The single-family dwelling at 221 North King Street (253-0035-0651) is an excellent example of the Craftsman style ornamenting a bungalow and its associated garage. The 1930s one-and-a-half story dwelling is constructed of brick, laid in Flemish bond. The all-encompassing cross-hipped roof shelters the main block of the building, projecting ell, and inset wrap-around porch. It has an overhang ornamented with exposed rafter ends and a wide frieze. The façade is pierced by full-height casement windows with twelve lights each. This multi-light effect is continued with the partial enclosure of the porch, in the large central dormer, and in the paired windows illuminating the rear of the building. The contemporary garage is one story in height with an imposing hipped roof. Again, the roof is finished with a wide overhang and exposed rafters. The brick structure has several 6/6 windows, single-leaf entry with two-light transom, and doublewide garage openings. In keeping with the style, the garage opening has two six-light over one-panel doors of wood.

### Moderne

Making a short appearance in America in the 1930s, the smooth-surfaced, flat-roofed Moderne-style house was an essay in streamlined geometry, stripped of ornament except for an occasional frieze of horizontal grooves designed as speed lines. Such streamlining was also reflected in curving wall planes. It expressed not only economy of line, but also a fascination with the aerodynamic speed and romance of the locomotive, airplane, and ocean liner.

The 1958 Texaco Service Station (253-0035-0700) at 245 Loudoun Street, SW is the only example of the Streamlined Moderne style recorded during the Phase III survey. The one-story service station has the indicative porcelain-enameled metal panels, wrap-around glass display wall, and colored stripes unifying it with the definitive streamlined appearance popular during the second quarter of the 20<sup>th</sup> century. This form and design dominated the industry, regardless of the oil company or property owner, from the second quarter of the 20<sup>th</sup> century well into the latter part of the century. Thus, without corporate logos, the identification of the oil company overseeing the service is nearly impossible.

The design is more high style and up-to-date on those elevations visible to the traveler from the road; thus, the rear elevation of the building has no stylistic detailing. Interestingly, in the 1970s, a random-coursed stone veneer was applied over the porcelain-enamel metal panels in an attempt to blend the contrasting structure within the neighborhood.

### Other Styles

The majority of properties in Leesburg, typically the domestic resources, were constructed for a particular function and often were influenced by the shapes, materials, detailing, or other features associated with the architectural styles that were currently in vogue. The survey documented vernacular interpretations of the traditionally high style architectural detailing commonly associated with cities, which often served as laboratories for new styles. As these new fashions spread from the cities to towns and rural communities, the styles were transformed to accommodate smaller resources and varied materials. Often referred to as vernacular or folk housing, the rural buildings incorporated stylistic detailing and popular ornamentation, if only in a diluted state. This resulted in a number of the properties surveyed to be denoted with the architectural description of "other," a generic term applied by VDHR for vernacular buildings with little or no stylistic ornamentation. This occurred ninety-nine times in the survey area with primary resources and ninety-three times for associated outbuildings.

Several resources listed as "Other" did not conform to any style because the original structure had been severely altered, losing or obscuring the original forms and details.

## **THEME: SUBSISTENCE/AGRICULTURE**

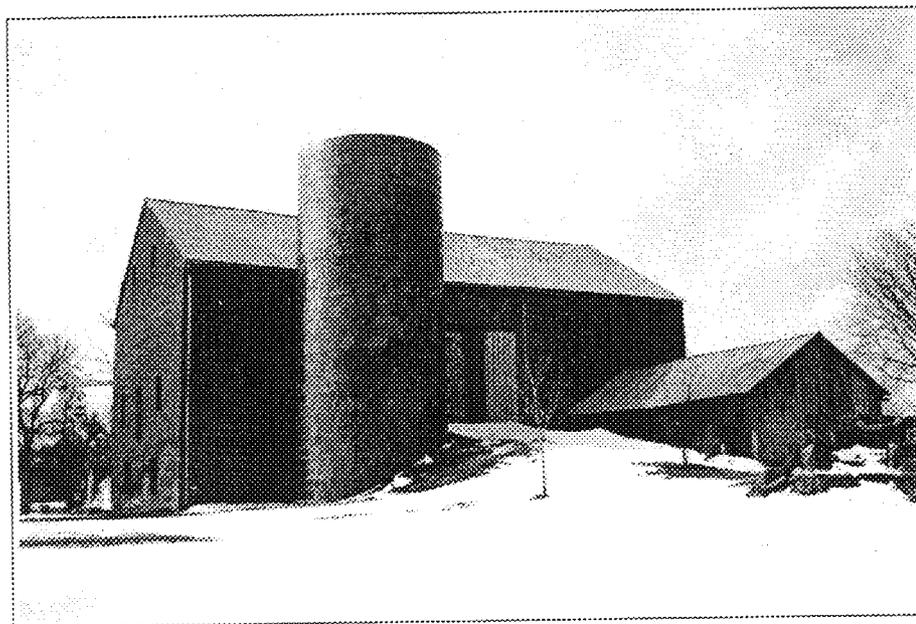
### **RESOURCE TYPES: Farmsteads, Agricultural Fields, and Animal Facilities**

The most common agricultural buildings surveyed in the town of Leesburg were limited to those reserved for personal use by the property owner. The number of farm buildings is limited, with just thirteen properties retaining agricultural structures. These included a poultry shelter, two silos, a stable, three springhouses, and eleven barns.

#### Barns

Generally identified by their relatively large size and distinctive shapes, early 20<sup>th</sup> century barns are often large, two-story frame buildings with gambrel roofs and hay hoods. Rows of small window openings providing natural interior lighting can be found at the first story on the long elevations. The interior spaces of the barns are typically arranged to accommodate rows of livestock on the first floor with hay storage above. The large loft, created by the gambrel roof, provides maximum storage area for hay and feed for the animals. Hay barns are often identical in exterior form, but generally do not provide the interior partitioning for animals on the first floor. Variations of the hay barn form include smaller frame buildings constructed with less detail in an inferior fashion.

A total of eleven barns of varying size and shape were documented in the survey, all of which were determined to be historic. Typically, urban barns are smaller in scale in order to fit the narrower town lots. This was commonly the case in Leesburg. The largest example, reflecting the rural location of the property at the time it was erected, is the bank barn at Evergreen Lodge (253-5015). This imposing structure stands three-and-a-half stories in height and is constructed of brick laid in five-course American bond. Dating from the middle part of the 19<sup>th</sup> century, the barn is finished with jack-arched brick lintels, wood sills, and a doublewide entry accessed by an earthen ramp. It has been enlarged by the construction of two wood frame wings.



**Figure 22: Evergreen Lodge, Bank Barn and Silo (253-5015)**

Similar to garages, the urban outbuildings mimicked the architectural style presented by the primary dwelling. The early 20<sup>th</sup> century dwelling at 218 Cornwall Street, NW reflects the Queen Anne style in ornamentation and form. The wood frame barn at the rear of the property, which dates from the last decade of the 19<sup>th</sup> century, also reflects this fashionable architectural style. The barn stands two-and-a-half stories in height with a steeply pitched gable roof. A ventilating lantern and an eyebrow louver in the projecting gable augment the roof. The building is constructed of vertical boards constructed on a random rubble stone foundation.

### Silos

The silo is an agricultural outbuilding for storing green fodder or ensilage (fermented fodder). Typically, the silos are tall structures with conical and hipped roofs. Cylindrical or square silos were constructed of a variety of materials held together by iron or wooden

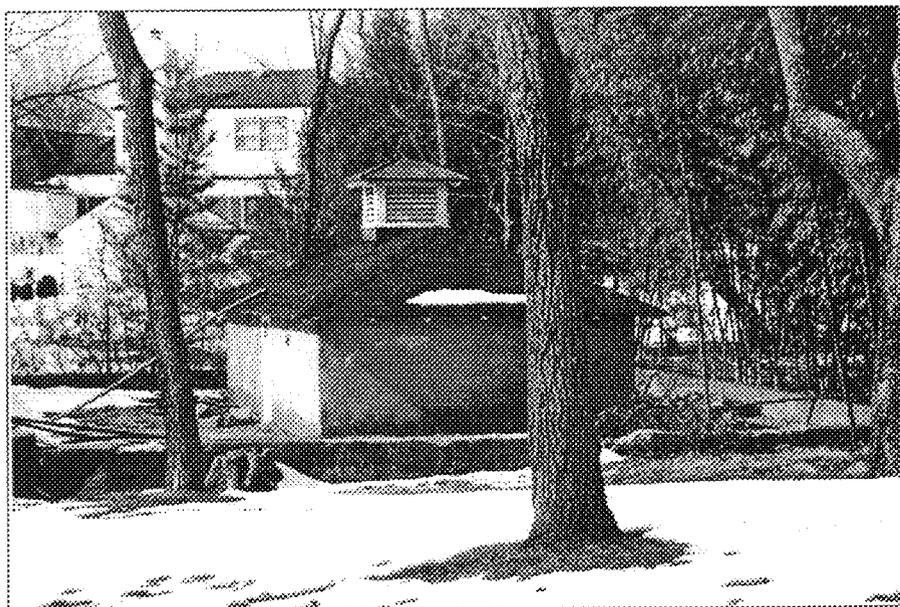
hoops. Building materials included vertical boards, stacked-wood, concrete, tile, and steel. Within the survey area, two silos were identified. Following the common form, the historic silo at Rock Spring (253-5046) is constructed of concrete with adjustable steel hoops. Since concrete does not expand and contract with changes in moisture levels, the hoops on concrete silos were usually tightened only once after the structure was constructed. The interior of concrete silos like the one at Rock Spring, which dates from the first quarter of the 20<sup>th</sup> century, is coated with a cement wash. The structure retains its conical roof, which is clad with metal.

The silo at Evergreen Lodge (253-5015) is constructed of glazed tile set in cement mortar. The use of such a material for a cylindrical structure led to the development of the curved and radially cut tile, which fit closely at the ends to form a smooth wall. Silo blocks are made for four-, five-, and six-inch thick walls. Most tile silos, like the one at Evergreen Lodge, date from the 1920s and 1930s. The popularity of this specific building material for an agricultural structure waned as the fragility of the tiles became apparent and as investment in farm structures decline during the Depression.

### Springhouses

A springhouse is a small farm outbuilding, normally constructed near or over a spring, to protect a water source from pollutants and animals and to provide a cool, clean place for storing food, particularly dairy products. Springhouses were constructed as outbuildings on both 18<sup>th</sup> and 19<sup>th</sup> century farms, but most surviving examples are 19<sup>th</sup> century.

Springhouses were usually constructed of stone or brick with shingled roofs. However, some log examples survive. Stone and brick provided better insulation than wood and, because of the inherent dampness, they were a more permanent construction. Stone was often used for foundations even when the superstructure was wood. By the 20<sup>th</sup> century, foundations were often made of poured concrete. The floor was usually of brick or stone or, later, of concrete. Water flowed continuously through the springhouse. It was usually channeled through troughs in the floor or through raised troughs. The water exited through an opening at the base of the building. Containers of milk or other perishables were placed in the trough and cooled by the running water.



**Figure 23: Rock Spring Springhouse (253-5046)**

Because springhouses were constructed at or very close to the water source, they were often built into the side or base of a hill where a spring emerged from the ground. This proximity close to the water source ensured the purity of the water. In form, many springhouses were box-shaped with shed or gable roofs and a single entry door. In order to prevent mildew and mold, adequate ventilation was required, usually accomplished with the use of window openings, louvers, or roof ventilators. Occasionally, springhouses were two stories in height with the second story used for work such as making butter and cheese or for storage.

Guidelines for springhouse construction were described in an 1881 treatise on the construction of farm outbuildings:

The main points to look at in constructing a spring house are, coolness of water, purity of air, the preservation of an even temperature during all seasons, and perfect drainage. The first is secured by locating the house near the spring, or by conducting the water through pipes.... The spring should be dug out and cleaned, and the sides evenly built up with rough stone work. The top should be arched over, or shaded from the sun.... Where the spring is too low [to elevate the trough], the trough may be made on a level with the floor.... The purity of the air is to be secured by removing all stagnant water or filth from around the spring.... The openings which admit and discharge the water, should be large enough to allow a free current of air to pass in or out. These openings should be covered with wire-gauze, to prevent insects or vermin from entering the house. The house should be smoothly plastered, and frequently whitewashed with lime, and a large ventilator should be made in the ceiling. There should be no wood used in the walls or floors, or water channels. An even temperature can best be secured by building of stone or brick, with walls twelve inches thick, double

windows and a ceiled roof.... The drainage will be secured by choosing the site, so that there is ample fall for the waste water...<sup>9</sup>

Three such springhouses were noted in Leesburg. These structures are located at Harrison Hall (253-0035-0649), the Kitzmiller-Norris House (253-0035-0699), and Rock Spring (253-5046).

The property at 329 Loudoun Street, N.W. was recorded on historic maps in 1878, where it is listed as Rock Spring. With the springhouse visible at its culmination, Rock Spring appears to be a small branch of the Town Spring. Town Spring, which supplied the town of Leesburg with water, was recorded on historic maps as early as 1795. When Nicholas Minor originally laid out the town of Leesburg in 1758, Town Spring ran across Lot 66, which was located at the southwest corner of Royal and King Streets. In 1818, town officials set about making improvements, including the paving of streets. In order to accomplish such a deed, the town held a lottery to raise the required money. "So successful was the lottery, avers tradition, that with its profits not only was the town able to pave its principle streets but also brought in, through wooden pipes, a much needed supply of water from Rock Spring."<sup>10</sup> It continued to serve the town until 1976.

The one-story springhouse at Rock Spring is constructed of masonry parged with concrete. A low masonry wall surrounds the site. A hipped roof with asphalt shingles and exposed rafter end covers the rectangular structure. This multi-purpose structure has wooden ventilators on the roof. This ventilator has a hipped roof of metal, exposed rafter ends, and wooden louvers. A single opening is found on the southeast elevation, now holding a flush replacement door.

## **THEME: COMMERCE/TRADE**

### **RESOURCE TYPES: Specialty Stores**

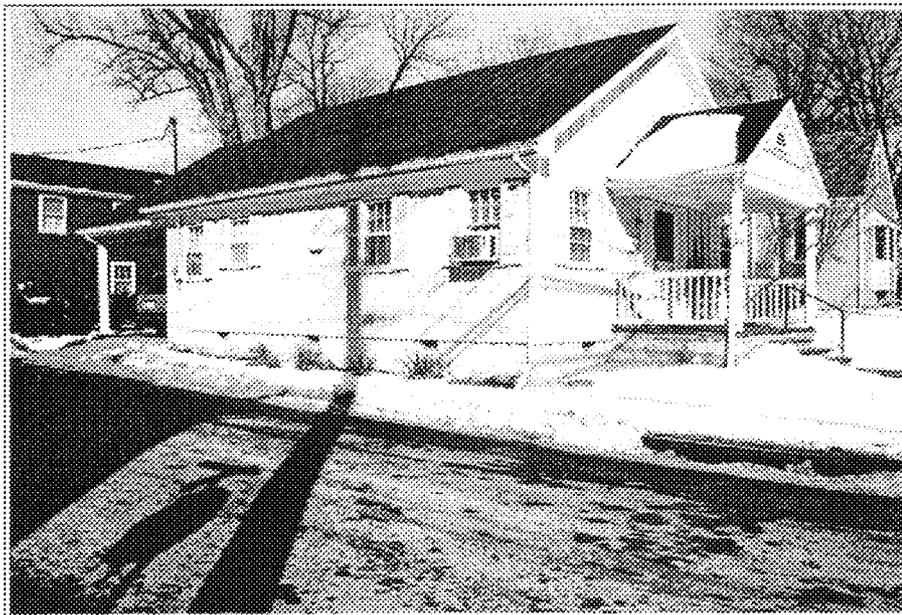
Within the survey area, most notably beyond the original boundaries of the town, the number of properties associated with the commerce and trade theme was limited to just seven resources. These properties, including stores, a gas station, and offices, date from the 20<sup>th</sup> century. The oldest of the commercial resources is the modest vernacular building at 13 Union Street, NW (253-0035-0740). Constructed in the early 1920s, the one-story building was used as the printing office for a local newspaper. Similarly, the wood frame building at 201 North King Street (253-0035-0648) was constructed in the 1940s as a corner candy store. In design and form, both of these commercial buildings mimic neighboring domestic resources. This architectural correlation may be a reflection

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<sup>9</sup> Byron David Halsted, editor. *Barns, Sheds and Outbuildings*. Brattleboro, Vermont: Stephen Greene Press, 1977, 170-176. Reprint of the 1881 edition published under title: *Barn Plans and Outbuildings: Placement, Design and Construction*. (New York: Orange Judd Company, 1881). An almost identical description of springhouse design was published in *American Agriculturist*, October 1874, 380.

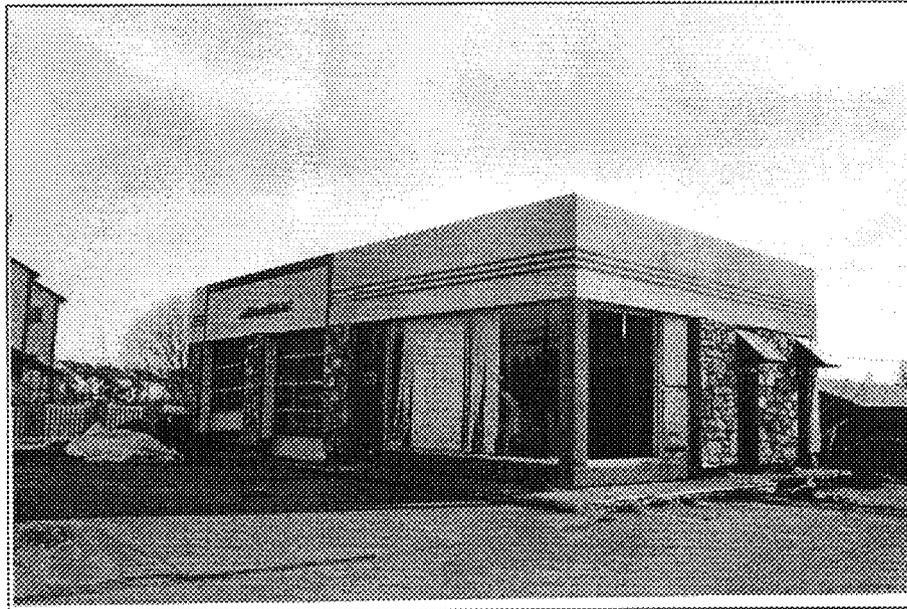
<sup>10</sup> Harrison Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*, (Richmond, VA: Garrett and Massie, Incorporated, 1938), p. 184.

of the building's subsequent renovation into single-family dwellings, rather than their location within residential neighborhoods.



**Figure 24: Commercial Building, 201 North King Street (253-0035-0648)**

Dating from 1958, the former Texaco Service Station (253-0035-0700) at 245 Loudoun Street, SW is representative of the many service stations erected from standardized designs for corporate oil companies. As was commonly the practice, the oil company provided the architectural designs produced by architects and industrial designs and all required building materials, thereby insuring a consistency and familiarity for their corporate image. The property on which the service stations stood was owned independently, often by the merchant providing the services rather than the oil company whose logo adorned the building. Typically, all service stations from this period had a rectangular layout, containing an office, bathroom, and utility room, with the remaining space divided into service areas devoted to the automobile. Over the repair stalls were graphic messages intricate to the design of the building, reinforcing the corporate visual image and announcing the services provided. Gas pumps were increasingly placed on islands away from the buildings, unobstructing the entries to the pedestrian and automobile entry, while confining hazardous elements. The original gas pumps would have continued the modernistic motif and corporate image presented by the building. Unfortunately, the gas pumps at the Leesburg service station have been removed.



**Figure 25: Texaco Service Station (253-0035-0700)**

Indicative of the growth of Leesburg and the primary transportation routes that transect the community is the one-story commercial building at 108-110 Dry Mill Road, SW (253-0035-0641). Constructed in the 1960s, the building is clad with a brick veneer and covered by a cross gable roof with asphalt shingles. The rectangular form of the building allows patrons to park at the front of the property and enter the store with convenience.

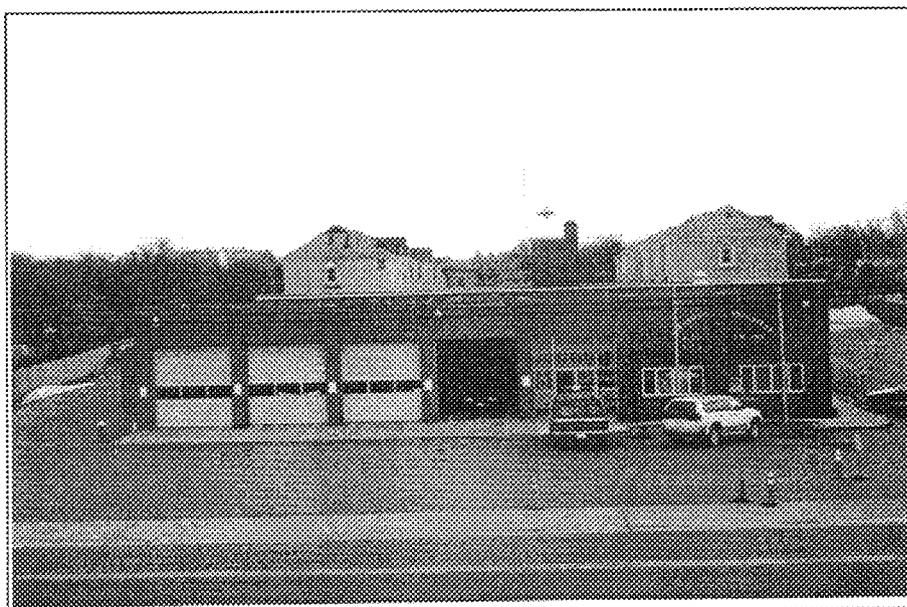
The introduction of non-domestic buildings within the residential neighborhoods of Leesburg prompted respect for the historic architectural styles. The office at 112 Dry Mill Road, SW (253-0035-0642) is an excellent example on the reinterpretation of the domestic Cape Cod form with Colonial Revival style detailing for commercial use. The one-and-a-half story building is clad with brick, ornamented with quoins, and has a projecting portico. The three bay wide structure, dating from 1963, has a side gable roof and exterior end chimney.

The modern building at 199-203 Liberty Street, SW (253-0035-0667/668) was constructed in 1990. This imposing building, although not following the architectural styles and forms established in the neighborhood, incorporated domestic and commercial space under one roof. Thus, the building reads as a dwelling, rather than an office.

**THEME: GOVERNMENT/LAW/POLITICS**

**RESOURCE TYPES: Public Administrative and Service Buildings**

The Leesburg Volunteer Fire Department (253-0035-0695) at 215 Loudoun Street, SW was the only property associated with the government theme. The two-story building was erected in 1953. Although the building is located in the residential neighborhood of Leesburg, it is sited within a modern subdivision and does not distract from the many history buildings it protects. The structure, constructed of brick, is divided into two primary sections -- office/living space, with the remaining space devoted to housing the truck and necessary equipment.



**Figure 26: Leesburg Volunteer Fire Company (253-0035-0695)**

**THEME: EDUCATION**

**RESOURCE TYPES: Schools**

The survey documented two properties associated with the education theme: The Thomas Balch Library (253-0035-0758) and the Leesburg High School (253-0035-0721).

Prominent local architect, Waddy B. Wood, designed the library, located at 208 West Market Street. Coming to Washington in 1891, Wood opened his architectural firm in 1892. He was into partnership with Edmund Donn, Jr. and William I. Deming between 1902 and 1912. Wood played a very important role in architectural design in the nation's capital through his work with commercial, residential and governmental buildings. This included the car barn for the Capital Traction Company in 1895, the arts and crafts style studio for Alice Pike Barney (1902), the Union Trust Building (1906), the Southern

Railway Building and the Charlottesville Railroad Station (both 1911), and the Union Station Plaza Dormitories (1918). The success of Wood's talent brought him to Leesburg, where he was commissioned to design the new town library. The 1922 building was imposing in massing and design, constructed of brick laid in Flemish bond. The building was named in honor of Thomas Balch, a prominent lawyer and international arbitrator born in Leesburg in 1821.



**Figure 27: Leesburg High School (253-0035-0721)**

The Classical Revival style high school at 102 North Street, NW was constructed in 1925, following a severe fire that destroyed an earlier structure. Reflective of institutional architecture, the school is highly detailed with a projecting entry bay, engaged Doric pilasters, enclosed pediments, and a molded entablature. The building served as both the elementary and high schools until the mid-1950s, when the upper grades moved to a new building. In 1971, the school was closed and building was converted for use as offices by the Loudoun County School Board.

### **THEME: RELIGION**

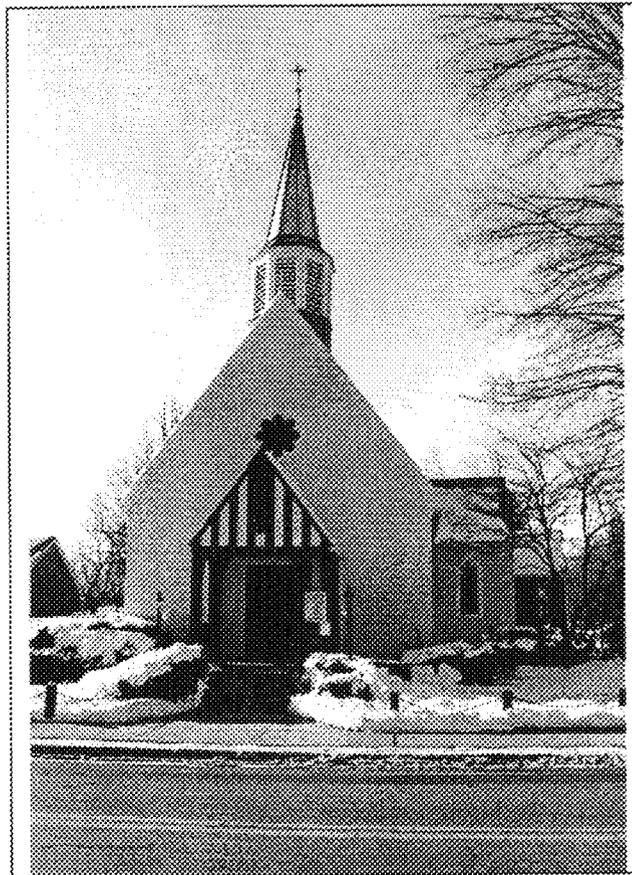
**RESOURCE TYPES: Places of Worship and Church-related Residences**

The Phase III survey documented six properties related to the theme of religion. This includes four purpose-built churches, each erected for a different denomination. The oldest of the buildings is the Leesburg Presbyterian Church (253-0035-0765) at 207 West Market Street. The congregation, rooted in the period of the American Revolution, was formally organized in 1804 upon the construction of the church. In 1802, the

Presbyterian Society purchased the half-acre lot on which the building stands for \$80. The deed of conveyance stated the land was to be used "for the sole use and purpose of a bury ground and place of worship to be conducted agreeably to the manner prescribed by the General Assembly of the Presbyterian Church of these United States, forever." W. Wright was then hired to build a church "of brick forty feet by thirty feet, in the clear." The Reverend James Hall was responsible for the dedication ceremony, held on May 4, 1804. The first meeting was held in April 1805. The Federal style church was constructed of brick laid in Flemish bond on a rubble stone foundation. The façade measured two-bays in width, consisting of two single-leaf entries on the first story. This elevation was historically the side elevation, with the original main entry originally facing east. The alteration to the entries appears to have occurred about 1827. Restoration efforts in 1975 required the original portion of the church, which had been substantially enlarged, be dismantled and reconstructed. Despite this, the Leesburg Presbyterian Church is believed to be the oldest church in Loudoun County that has been in continuous use since its construction.

Although not used for religious purposes, the Presbyterian Manse (253-5058) was located at 305 West Market Street. The property was largely unimproved until the latter part of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The elongated dwelling was constructed in 1852 of wood frame. Architectural details associated with a specific style are minimal, although the influences of the Federal style are evident. The building has been substantially enlarged with two-story additions to both the south and east elevations. The property is no longer associated with the Presbyterian Church.

The Mount Zion Methodist Episcopal Church (253-0035-0729) at 12 North Street, NE was constructed in 1867 and significantly reconstructed in 1927. Following the establishment of this congregation after the Civil War, the church building was constructed to service the African-American population of Leesburg. As a result of the 1927 reconstruction, the present two-story building retains only elements of its original Gothic Revival style. The front entry is sheltered under a lancet-arched portico with square buttresses visually anchoring the structure. The openings are all lancet-arched with replacement stained glass windows. The Mount Olive Baptist Church is home to the oldest African-American congregation in Loudoun County.



**Figure 28: St. John the Apostle Roman Catholic Church (253-0035-0653)**

St. John the Apostle Roman Catholic Church (253-0035-0653) was erected in 1878 at 231 North King Street. Norris and Sons, the precursor to Norris Brothers designed the church. It was constructed for a cost of \$2,000, with John Norris donating \$500 to the venture. John Currie completed the interior plasterwork with John B. Rathie serving as painter. Originally known as the Church of Immaculate Conception, the church was renamed St. John the Apostle Roman Catholic Church on July 4, 1927. The Gothic Revival style building was renovated in 1939 with funding provided by Edith Morton Eustis of nearby Oatlands. Eustis had intended for the modest church to be remodeled to resemble a chapel in the Brittany region of France. The association by Eustis was made in an effort to create a memorial to her son, Morton Eustis, who had died during World War I military actions in Bayaeux, France.

The Mount Olive Baptist Church (253-0035-0687) at 216 Loudoun Street, SW was constructed in 1960 to serve the Mount Olive Baptist congregation. Reverend A. Wright founded the group in March 1884. The church building, significantly reconstructed in 1997, was renamed the First Mount Olive Baptist Church. As a result of these alterations, the building reflects elements associated with the Colonial Revival style.

This includes the projecting portico, Tuscan columns, quoins, and cornice returns. The imposing structure is topped with a louvered lantern and a four-sided spire.

The final property associated with the religion theme is the modest wood frame house at 7 Union Street, NW (253-0035-0739). Constructed in the 1920s, the three-bay wide building, now clad with rough textured stucco, was constructed as a single-family dwelling. It was subsequently converted into a church, serving as the Leesburg Church of God.

### **THEME: FUNERARY**

#### **RESOURCE TYPES: Cemeteries and Graves**

A single example of the funerary theme was noted during the survey. Contemporary to the Leesburg Presbyterian Church, the associated cemetery (253-0035-0765) at 207 West Market Street is indicative of religious burial grounds. Religious cemeteries tended to be small in scale and modest in plan. Families were buried closely together in assigned plots, which commonly had been arranged in rows sited directly behind or adjacent to the church buildings. The Presbyterian Church cemetery contains 139 marked burial sites, including head and foot stones as well as several table markers. Two portions of the cemetery are enclosed within tall ornate metal fences, denoting a specific family. The granite markers of this cemetery are aligned in rows, varying in height and design. Commonly, the tops of the markers are semi-circular, standing along side pointed trefoil and square markers.

The earliest marker identified was for Reverend Amos Thompson, who departed this life on September 8, 1804. The Reverend's gravesite is consecrated with a table marker. The most recent grave is that of Isabella Graham Bell, who died on January 1, 1897.

Figure 29: Leesburg Presbyterian Church Cemetery (253-0035-0765)



## RESEARCH DESIGN

### *Objectives*

The goal of this project was to conduct a survey of approximately 191 historic architectural resources within the 1759 plan area of Leesburg's Old and Historic Districts in accordance with the Town of Leesburg's Request for Proposal, 1999-2000 CLG Grant project. The project was intended to: 1) synthesize and complete documentation of previously identified historic properties into a computerized database format; 2) collect additional information and survey previously unidentified or unevaluated historic properties; 3) heighten public awareness about historic resources to encourage citizen appreciation of their history; and 4) present recommendations for the nomination of individual properties to the National Register of Historic Places and/or the expansion of the existing historic district (local and national).

### *Scope of Work*

The project was organized into basic tasks:

- complete a survey and evaluation of 191 above-ground architectural resources located within the 1759 plan area of Leesburg's Old and Historic District;
- consolidate, update and reevaluate survey information for 191 resources surveyed previously, completing updated documentation for a minimum of 191 properties (186 to the reconnaissance-level and 5 at the intensive-level);
- prepare Preliminary Information Forms (PIF) for four of the five properties documented at the intensive level;
- record collected data (on-site and archival) and analysis using VDHR-IPS software (version 3.0L or as specified by DHR);
- Record on Town of Leesburg base maps (name of property and survey file number) all survey sites within the 1759 plan area of Leesburg's Old and Historic District. The survey area will be outlined on the appropriate USGS quadrangle map to be submitted to DHR;
- generate hard-copy property record survey forms using the IPS system;
- prepare site-plan sketches and photographic documentation to equal or exceed DHR standards;

- Prepare a final, illustrated Architectural Survey Report that will conform with the requirements established in the "Guidelines for Preparing Architectural Survey Reports for the Virginia Department of Historic Resources," dated July 1998 (or as updated).
- Organize and present during the initial phase of the survey project a public meeting to include interested local government officials and interested members of local historical associations to discuss goals and survey strategies and generally inform city residents of the survey project. At the completion of the survey EHT Tracerics, Inc. will conduct a public presentation on the findings of the survey to the appropriate local government body;
- Produce two sets of all products for concurrent submission to the Town of Leesburg and DHR.

### *Methodology*

#### Approach

EHT Tracerics, Inc. approached this project as a coordinated effort of experienced professional architectural historians working with the Town of Leesburg and DHR to produce a cost effective survey that meets DHR's high standards and the Town of Leesburg's needs for an updated survey information and a thorough historic context report. As we have with all our survey work, EHT Tracerics, Inc. worked in concert with DHR, the Town of Leesburg staff and officials, and knowledgeable community representatives to produce a survey and documentation project that best fulfills the Town of Leesburg's goal for documentation of its historic resources.

This was accomplished by working closely with the Town of Leesburg and its representatives to identify important architectural resources; by taking full advantage of the Integrated Preservation Software database (IPS) to document and analyze historic properties; by understanding the history and geography to insure that selected cultural resources accurately illustrate the County's historic context through the best-preserved and least-altered examples as subsumed under VDHR's eighteen historic context themes; by utilizing years of sound survey experience to ensure an efficient effort; by employing a management methodology that is designed to result in an on-time performance; and by maximizing the potential of an experienced staff.

To achieve the desired products, Tracerics organized a team with the credentials, skills, and successful experience to do the work. The team was composed of five members: a Project Manager/Senior Architectural Historian and four Architectural Historian/Surveyors. The Project Manager/Senior Architectural Historian managed the administration of the survey project, directed the tasks and archival research. She also functioned as the primary architectural historian, conducting the intensive-level survey and preparing the Architectural

Survey Report. Additionally, Ms. Trieschmann was responsible for assessing potential landmarks and expansion of the historic districts, both local and national. The Architectural Historian/Surveyors managed the information on previously recorded resources -- synthesizing, consolidating, undertaking data entry, locating the properties and resources, and updating records as appropriate. They worked together in the field, surveying and documenting all of the resources within the defined boundaries.

Basic to the methodology was the determination of criteria for selecting properties to be surveyed using VDHR standards, historic themes, and requirements. This was a team effort that allowed on-site decision-making. A system was established to developed for managing the information on the previously recorded properties, for updating records as necessary, and for identifying and surveying the resources at the reconnaissance and intensive levels.

The recordation of the properties to VDHR standards ensured the successful completion of the contract. Implementing the Survey Design, 216 resources were surveyed to a reconnaissance level. Five properties were documented at the intensive level, four of which were recorded on Preliminary Information Forms (PIF). All previously recorded properties were located and information brought up to a standard equal to that employed for the newly identified resources.

Each reconnaissance level survey form recorded a single property, including its primary and secondary resources. Each completed form for properties that contained a contributing primary resource included a detailed physical description of that resource as well as a brief description of the secondary resources. It also included a brief evaluation of the property as an entity, placing it within the local historical and architectural context of the Town of Leesburg. Labeled, black-and-white photographs that document the property accompanied all forms. The photographic documentation included a range of two to five views, with an average of four views of the primary resource and a minimum of one photograph per contributing secondary resource or group of secondary resources if located close together. The photographs sufficiently illustrate the architectural character of the primary resource with at least one photograph was taken at close range. A simple site plan sketch of the property indicating the relationship between primary and secondary resources was completed for each surveyed property. The site plans were prepared neatly in pencil on graph paper. The site plan sketch included the main road and any significant natural features. Copies of the relevant sections of USGS Quadrangle maps and town base maps were submitted with each group of forms.

The intensive level survey form requires complete and comprehensive coverage of individual resources. The survey process included a physical examination on the interior and exterior of the primary resource and its related secondary resources, producing a detailed description and evaluation of the property. Labeled, black-and-white photographs that document the resource, accompanied all forms. The photographic documentation included a range of ten or more views that adequately document the primary resource, any secondary resources, and the property's immediate and general setting or context. Interior inspection, interior photos, and a main floor plan of the property's primary resource were also included.

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

Four of the five properties documented at the intensive level were recorded on Preliminary Information Forms (PIF). The more-extensive level of recordation required historical documentation and research, including tax assessments, census records, city directories, historic map, and deed of conveyance.

### Work Plan

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

- TASK 1: PROJECT ORGANIZATION AND MANAGEMENT
- TASK 2: SURVEY DESIGN
- TASK 3: INITIAL PUBLIC PRESENTATION
- TASK 4: SURVEY
- TASK 5: IPS
- TASK 6: ARCHITECTURAL SURVEY REPORT
- TASK 7: PRODUCTS SUBMISSION
- TASK 8: FINAL PUBLIC PRESENTATION

#### TASK 1: PROJECT ORGANIZATION AND MANAGEMENT

Project organization consisted of establishing a work schedule, coordination with the Town of Leesburg staff, establishment of work assignments, arrangement of the necessary materials to undertake the work tasks, and maintain of the project schedule.

The project manager functioned as liaison between the Town of Leesburg, the Department of Historic Resources, and the project team. Activities included regular monitoring of the project's progress, preparation of the progress reports, and attendance at required progress meetings with the Town of Leesburg.

#### TASK 2: SURVEY DESIGN - REVIEW OF MATERIALS

All existing survey materials contained within the Town of Leesburg files and the DHR archives were reviewed. Other information reviewed included indices, topographic maps, and unpublished survey reports. New materials archived at resource sites in the Town of Leesburg and Loudoun County, as well as at federal resources in Washington, DC, including the Library of Congress, were also studied.

### TASK 3: INITIAL PUBLIC PRESENTATION

During the initial phase of the project, a public meeting was held for interested local government officials and members of local historical associations to discuss goals and survey strategies and generally inform residents of the survey project.

### TASK 4-A: SURVEY - SCHEDULING AND ORGANIZATION

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

### TASK 4-B: SURVEY - ON-SITE SURVEY

Upon completion of a survey schedule, the surveyors begin the on-site survey work. The surveyors followed the assigned routes and initiate the reconnaissance level survey. All work followed DHR standards. EHT Tracerics, Inc. was responsible for all on-site survey work, which included completion of the survey forms, site plans, and photographic documentation including black and white photographs and color slides.

### TASK 4-C: SURVEY - ARCHIVAL RESEARCH

Concurrent with the on-site survey, archival sources were researched. Local, state and federal sources of primary and secondary sources were located and studied. The bibliography was developed.

### TASK 4-D: SURVEY -- PRELIMINARY INFORMATION FORMS

Following the completion of the intensive-level survey, four of the five properties were documented with Preliminary Information Forms (PIF). Archival sources were researched, property owners will be contacted, and historic contexts relevant to the property being documented were prepared. In addition to the black-and-white photographic documentation, slides were prepared for presentation to the DHR Evaluation Team.

### TASK 5-A: IPS - INITIAL DATA ENTRY

Information collected on-site survey and recorded on the field forms was entered into the VDHR-IPS database. Data on each property surveyed was recorded as a single IPS record.

### TASK 5-B: IPS - EDITING AND EXPANSION OF RECORDS

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

#### TASK 5-C: IPS - REVIEW AND REPORTS

At appropriate intervals throughout the project, each IPS property record was reviewed for accuracy and consistency. Upon review of the database and following corrections, frequency reports and tabular reports were generated. These reports provided organized data for analysis and incorporation into the Architectural Survey Report. Various computer reports were generated for this project including:

- Town of Leesburg Survey: Inventory of All Properties by VDHR ID Number
- Town of Leesburg Survey: Inventory of All Properties by Name

#### TASK 6-A: ARCHITECTURAL SURVEY REPORT - COMPILATION OF FINDINGS

This step consisted of assembling and synthesizing the archival and on-site findings in preparation for drafting the final report and to meet submission requirements. One sets of DHR survey file envelopes were labeled by hand in pencil and the appropriate documentation filed within each envelope. The labeled photographs and negatives were placed in the appropriate envelopes. The maps, indicating the surveyed properties, were prepared. Historical documentation and collected archival materials were filed. All envelopes were checked for completion.

#### TASK 6-B: ARCHITECTURAL SURVEY REPORT - PREPARATION OF REPORT

A final report was prepared to conform to the DHR Guidelines for survey reports. All surveyed properties associated with the relevant historic themes were included in the discussion. Illustrations, including photographs, drawings, maps, tables, charts, or other graphics were prepared. The draft document was prepared for distribution to the Town of Leesburg and DHR staff.

#### TASK 6-C: ARCHITECTURAL SURVEY REPORT - REVISION OF DRAFT

The draft was revised in accordance with Town of Leesburg and DHR comments. The final report will be printed to meet the survey product requirements.

#### TASK 7: PRODUCTS SUBMISSION

The survey data and reports were exported for import into DHR's master database. Two diskettes containing Town of Leesburg's survey data were prepared for submission. A diskette holding a copy of the text of the Architectural Survey Report in Microsoft Word was prepared. Two originals and ten bound copies of the Architectural Survey Report were prepared. Two sets of hard-copy survey forms (on archival paper), photographs, maps and other materials were prepared for submission to DHR and the Town of Leesburg in labeled DHR survey file envelopes. One set of negatives was prepared for DHR.

## TASK 8: FINAL PUBLIC PRESENTATION

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

### **Expected Results**

As presented in Town of Leesburg's Request for Proposal (RFP) and defined in the contract, it was expected that 191 properties would be surveyed. In addition, four of the five properties recorded at the intensive level were documented on Preliminary Information Forms (PIF).

It was anticipated that the survey would provide a comprehensive survey of architecture and other resources related to the eighteen historic themes established by VDHR. Given the heavy concentration of residential buildings in Town of Leesburg, it was anticipated that the domestic theme would be the best represented; in addition, it was anticipated that the detached single-family dwelling would be the most prevalent type to be surveyed.

## **SURVEY FINDINGS**

### *TOWN OF LEESBURG DATABASE HOLDINGS*

The survey and documentation of properties in the Town of Leesburg was completed to the approved standards of the Virginia Department of Historic Resources. The results of the project survey are as follows:

**Two Hundred, Sixteen (216) properties were recorded to the Reconnaissance Level.** Each Reconnaissance Level Survey Form recorded a single property, including primary and secondary resources.

- Two Hundred, Sixteen (216) properties were evaluated as historic and fully surveyed to the reconnaissance level. Each form provides a detailed physical description of the primary resource as well as a brief description of the secondary resources on the property. It includes a brief evaluation of the property, placing it in its local historical and architectural context. Labeled, black-and-white photographs that adequately document the property's resources accompany each form. Adequate photographic documentation includes several views of the primary resource and a minimum of one photograph per historic secondary resource or group of secondary resources if they are located close together. Photographs illustrate the architectural character of the resource, with at least one photograph taken at close range. A simple site plan sketch of the property indicating the relationship between primary and secondary resources is included for each surveyed property. The site plan sketch indicates the main road and any significant natural features such as creeks and rivers. A copy of the relevant section of the county base map is filed with each form. The survey area was marked in pencil on a USGS map.

**An Additional Five (5) Properties Were Recorded to the Intensive Level.**

- Five (5) additional properties were evaluated as historic and fully surveyed to the intensive level. The intensive level survey form used for this level of survey required complete and comprehensive coverage of individual resources. The survey

**TOWN OF LEESBURG SURVEY: PHASE III  
INVENTORY OF ALL PROPERTIES BY VDHR ID NUMBER**

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

SUMMARY AND ANALYSIS OF SURVEY FINDINGS

*Summary*

The VDHR-Integrated Preservation Software System (VDHR-IPS) is a computer system developed by the National Park Service and customized to meet VDHR's computer needs and desires. VDHR-IPS contains an individual database for the Town of Leesburg, created as part of the Phase I Architectural Survey project in 1998. The Phase III database, created in 1999/2000, contains a total of 221 records. Of these, 146 were determined to be historic, dating from 1950 or before. Together with the properties identified during the first two survey phases of the Town of Leesburg, the master database contains approximately a total of 611 records.

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0606	House, 2 Ayr Street, SW	2 Ayr Street SW	1925-1940
253-0035-0607	House, 4 Ayr Street, SW	4 Ayr Street SW	1920 ca
253-0035-0608	House, 6 Ayr Street, SW	6 Ayr Street SW	1920 ca
253-0035-0609	House, 8 Ayr Street, SW	8 Ayr Street SW	2000
253-0035-0610	House, 12 Ayr Street, SW	12 Ayr Street SW	1910 ca
253-0035-0611	House, 16 Ayr Street, SW	16 Ayr Street SW	1910 ca
253-0035-0612	House, 18 Ayr Street, SW	18 Ayr Street SW	1990 ca
253-0035-0613	Chesterfield Place, 101-102 Chesterfield Place, SW	101 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0614	Chesterfield Place, 103-106 Chesterfield Place, SW	103 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0615	Chesterfield Place, 127-134 Chesterfield Place, SW	127 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0616	Chesterfield Place, 118-126 Chesterfield Place, SW	118 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0617	Chesterfield Place, 110-112 Chesterfield Place, SW	110 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0618	Chesterfield Place, 113 Chesterfield Place, SW	113 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0619	Chesterfield Place, 107-109 Chesterfield Place, SW	107 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0620	Chesterfield Place, 113.5-115 Chesterfield Place, SW	113.5 Chesterfield Place SW Loudoun Street SW	1990 ca
253-0035-0621	House, 208 Cornwall Street, NW	208 Cornwall Street NW	1890 ca
253-0035-0622	House, 40 Cornwall Street, NW	40 Cornwall Street NW	
253-0035-0622	House, 203 Cornwall Street, NW	203 Cornwall Street NW	1945 ca
253-0035-0623	House, 37 Cornwall Street, NW	37 Cornwall Street NW	
253-0035-0623	House, 207 Cornwall Street, NW	207 Cornwall Street NW	1890 ca
253-0035-0624	House, 39 Cornwall Street, NW	39 Cornwall Street NW	
253-0035-0624	House, 209 Cornwall Street, NW	209 Cornwall Street NW	1940 ca
253-0035-0625	House, 43 Cornwall Street, NW	43 Cornwall Street NW	
253-0035-0625	House, 211 Cornwall Street, NW	211 Cornwall Street NW	1823 ca
	House, 49 Cornwall Street, NW	49 Cornwall Street NW	

07/26/2000

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0626	House, 215 Cornwall Street, NW	215 Cornwall Street NW	1823
	House, 213 Cornwall Street, NW	213 Cornwall Street NW	
	House, 53 Cornwall Street, NW	53 Cornwall Street NW	
253-0035-0627	House, 219 Cornwall Street, NW	219 Cornwall Street NW	1998
253-0035-0628	House, 206 Cornwall Street, NW	206 Cornwall Street NW	1900 ca
	House, 38 Cornwall Street, NW	38 Cornwall Street NW	
253-0035-0629	House, 210 Cornwall Street, NW	210 Cornwall Street NW	1900 ca
	House, 44 Cornwall Street, NW	44 Cornwall Street NW	
253-0035-0630	House, 212 Cornwall Street, NW	212 Cornwall Street NW	1939-1941
	House, 50 Cornwall Street, NW	50 Cornwall Street NW	
253-0035-0631	House, 216 Cornwall Street, NW	216 Cornwall Street NW	1870 ca
	House, 56 Cornwall Street, NW	56 Cornwall Street NW	
253-0035-0632	House, 218 Cornwall Street, NW	218 Cornwall Street NW	1905-1906
	House, 64 Cornwall Street, NW	64 Cornwall Street NW	
253-0035-0633	House, 235 Cornwall Street, NW	235 Cornwall Street NW	1935-1950
	House, 83 Cornwall Street, NW	83 Cornwall Street NW	
253-0035-0634	House, 233 Cornwall Street, NW	233 Cornwall Street NW	1930 ca
	House, 77 Cornwall Street, NW	77 Cornwall Street NW	
253-0035-0635	House, 229 Cornwall Street, NW	229 Cornwall Street NW	1998-1999
253-0035-0636	House, 234 Cornwall Street, NW	234 Cornwall Street NW	1915 ca
	House, 84 Cornwall Street, NW	84 Cornwall Street NW	
253-0035-0637	House, 231 Cornwall Street, NW	231 Cornwall Street NW	1999
253-0035-0638	House, 204 Cornwall Street, NW	204 Cornwall Street NW	1850 ca
	House, 36 Cornwall Street, NW	36 Cornwall Street NW	
253-0035-0639	House, 201 Cornwall Street, NW	201 Cornwall Street NW	1780 ca
	House, 33 Cornwall Street, NW	33 Cornwall Street NW	
253-0035-0640	House, 217 Cornwall Street, NW	217 Cornwall Street NW	2000
253-0035-0641	Commerical Building, 108-110 Dry Mill Road, SW	108 Dry Mill Road SW	1960 ca
	Commercial Building, 106-110 Dry Mill Road, SW	106 Dry Mill Road SW	
	Catoclin Veterinary Clinic		
	7-Eleven		

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0642	Office, 112 Dry Mill Road, SW	112 Dry Mill Road SW	1963
253-0035-0643	House, 204 North King Street	204 North King Street	1850-1865
	House, 46 North King Street	46 North King Street	
253-0035-0644	House, 208 North King Street	208 North King Street	1850 ca
	House, 52 North King Street	52 North King Street	
253-0035-0645	House, 210 North King Street	210 North King Street	1890-1905
	House, 54 North King Street	54 North King Street	
253-0035-0646	House, 212 North King Street	212 North King Street	1900
	Brown Stucco House, The	56 North King Street	
	House, 56 North King Street		
253-0035-0647	House, 214 North King Street	214 North King Street	1900 ca
	House, 58 North King Street	58 North King Street	
253-0035-0648	Commercial Building, 201 North King Street	201 North King Street	1940-1955
	Commercial Building, 43 North King Street	43 North King Street	
253-0035-0649	Harrison Hall	205 North King Street	1780 ca
	Glenfiddich House	47 North King Street	
	Miles / LeHane Group, Inc., The		
253-0035-0650	House, 219 North King Street	219 North King Street	1910 ca
	House, 61 North King Street	61 North King Street	
253-0035-0651	House, 221 North King Street	221 King Street, North	1930-1937
	House, 71 North King Street	71 North King Street	
253-0035-0652	Daily, A. House	225 North King Street	1878 ca
		77 North King Street	
253-0035-0653	St. John the Apostle Roman Catholic Church	231 North King Street	1878
	Church of the Immaculate Conception	83 North King Street	
253-0035-0654	House, 301 North King Street	301 North King Street	1900 ca
	House, 101 North King Street	101 North King Street	
253-0035-0655	House, 203 North King Street	203 King Street, North	1980-1995
253-0035-0656	House, 211 North King Street	211 North King Street	1850 ca
	House, 55 North King Street	55 North King Street	

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0657	House, 223 North King Street	223 North King Street	1930 ca
	House, 73 North King Street	73 North King Street	
253-0035-0658	House, 227 North King Street	227 North King Street	1920-1925
	House, 79 North King Street	79 North King Street	
253-0035-0659	House, 229 North King Street	229 North King Street	1955 ca
	House, 81 North King Street	81 North King Street	
253-0035-0660	House, 19 Liberty Street, SW	19 Liberty Street SW	1940 ca
253-0035-0661	House, 109 Liberty Street, NW	109 Liberty Street NW	1875 ca
	House, 35 Liberty Street, NW	35 Liberty Street NW	
253-0035-0662	House, 105 Liberty Street, NW	105 Liberty Street NW	1875 ca
	House, 31 Liberty Street, NW	31 Liberty Street NW	
253-0035-0663	House, 107 Liberty Street, NW	107 Liberty Street NW	1875 ca
	House, 33 Liberty Street, NW	33 Liberty Street NW	
253-0035-0664	House, 101 Liberty Street, NW	101 Liberty Street NW	1930s
	House, 29 Liberty Street	29 Liberty Street NW	
253-0035-0665	House, 15A-15B Liberty Street, SW	15A Liberty Street SW	1890-1905
253-0035-0666	House, 13 Liberty Street, SW	13 Liberty Street SW	1945-1960
253-0035-0667	Office/Dwelling, 199-201 Liberty Street, SW	199 Liberty Street SW	1990 ca
253-0035-0668	Office, 203 Liberty Street SW Ad Ventures Associates, Inc.	203 Liberty Street SW	1990 ca
253-0035-0669	House, 226 Loudoun Street, SW	226 Loudoun Street SW	1932 ca
	House, 62 Loudoun Street, SW	62 Loudoun Street SW	
253-0035-0670	House, 252 Loudoun Street, SW	252 Loudoun Street SW	1880-1895
	House, 86 Loudoun Street, SW	86 Loudoun Street SW	
253-0035-0671	House, 250 Loudoun Street, SW	250 Loudoun Street SW	1895-1910
	House, 84 Loudoun Street, SW	84 Loudoun Street SW	
253-0035-0672	House, 246-248 Loudoun Street, SW	246 Loudoun Street SW	1878 ca
	House, 82 Loudoun Street, SW	82 Loudoun Street SW	
	Kid's Place Pre-School Kindergarten Day Care, A		
253-0035-0673	House, 244 Loudoun Street, SW	244 Loudoun Street SW	1940 ca
	House, 80 Loudoun Street, SW	80 Loudoun Street SW	

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0674	House, 242 Loudoun Street, SW	242 Loudoun Street SW	1940 ca
	House, 78 Loudoun Street, SW	78 Loudoun Street SW	
253-0035-0675	House, 240 Loudoun Street, SW	240 Loudoun Street SW	1940 ca
	House, 76 Loudoun Street, SW	76 Loudoun Street SW	
253-0035-0676	House, 238 Loudoun Street, SW	238 Loudoun Street SW	1940 ca
	House, 74 Loudoun Street, SW	74 Loudoun Street SW	
253-0035-0677	House, 236 Loudoun Street, SW	236 Loudoun Street SW	1940 ca
	House, 72 Loudoun Street, SW	72 Loudoun Street SW	
253-0035-0678	House, 234 Loudoun Street, SW	234 Loudoun Street SW	1999
253-0035-0679	House, 232 Loudoun Street, SW	232 Loudoun Street SW	1875 ca
	House, 68 Loudoun Street, SW	68 Loudoun Street SW	
253-0035-0680	House, 230 Loudoun Street, SW	230 Loudoun Street SW	1825 ca
	House, 66 Loudoun Street, SW	66 Loudoun Street SW	
253-0035-0681	House, 228 Loudoun Street, SW	228 Loudoun Street SW	1908
	House, 64 Loudoun Street, SW	64 Loudoun Street SW	
253-0035-0682	Multiple Dwelling, 241-243 Loudoun Street, SW	241 Loudoun Street SW	1990 ca
	Olde Towne		
253-0035-0683	House, 224 Loudoun Street, SW	224 Loudoun Street SW	1878 ca
	House, 60 Loudoun Street, SW	60 Loudoun Street SW	
253-0035-0684	House, 222 Loudoun Street, SW	222 Loudoun Street SW	1878 ca
	House, 58 Loudoun Street, SW	58 Loudoun Street SW	
253-0035-0685	House, 220 Loudoun Street, SW	220 Loudoun Street SW	1878 ca
	House, 56 Loudoun Street, SW	56 Loudoun Street SW	
253-0035-0686	House, 218 Loudoun Street, SW	218 Loudoun Street SW	1878 ca
	House, 54 Loudoun Street, SW	54 Loudoun Street SW	
253-0035-0687	Mount Olive Baptist Church	216 Loudoun Street SW	1960 ca
	First Mount Olive Baptist Church		
253-0035-0688	House, 214 Loudoun Street, SW	214 Loudoun Street SW	1915-1930
	House, 48 Loudoun Street, SW	48 Loudoun Street SW	
253-0035-0689	House, 212 Loudoun Street, SW	212 Loudoun Street SW	1912-1914
	House, 46 Loudoun Street, SW	46 Loudoun Street SW	
253-0035-0690	House, 210 Loudoun Street, SW	210 Loudoun Street SW	1912-1914

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
	House, 44 Loudoun Street, SW	44 Loudoun Street SW	
253-0035-0691	House, 208 Loudoun Street, SW	208 Loudoun Street SW	1910-1920
	House, 42 Loudoun Street, SW	42 Loudoun Street SW	
253-0035-0692	House, 206 Loudoun Street, SW	206 Loudoun Street SW	1870-1885
	House, 40 Loudoun Street, SW	40 Loudoun Street SW	
253-0035-0693	House, 204 Loudoun Street, SW	204 Loudoun Street SW	1872
	House, 34 Loudoun Street, SW	34 Loudoun Street SW	
253-0035-0694	House, 202 Loudoun Street, SW	202 Loudoun Street SW	1874
	House, 32 Loudoun Street, SW	32 Loudoun Street SW	
253-0035-0695	Leesburg Volunteer Fire Company, Inc. Co. 1	215 Loudoun Street SW 51 Loudoun Street SW	1953
253-0035-0696	House, 213 Loudoun Street, SW	213 Loudoun Street SW	1930-1945
	House, 47 Loudoun Street, SW	47 Loudoun Street SW	
	Mathis, David M., M.D. Family Medicine		
253-0035-0697	House, 211 Loudoun Street, SW	211 Loudoun Street SW	1866-1880
	House, 45 Loudoun Street, SW	45 Loudoun Street SW	
253-0035-0698	House, 201-203 Loudoun Street, SW	201 Loudoun Street SW	1800 ca
	House, 31 Loudoun Street, SW	31 Loudoun Street SW	
	Ballinger LaRock Architects Second Story Studio Graphic Design Rosenthal and Rosenthal		
253-0035-0699	Kitzmiller-Norris House, The	209 Loudoun Street SW 43 Loudoun Street SW	1810 ca
		245 Loudoun Street SW	1958
253-0035-0700	Texaco Service Station Loudoun Motor Car	83 Loudoun Street SW	
253-0035-0701	Carriage Way, 101-109 Meherrin Terrace, SW	101 Meherrin Terrace SW	1999
253-0035-0702	Carriage Way, 115-125 Meherrin Terrace, SW	115 Meherrin Terrace SW	1999
253-0035-0703	House, 12 Memorial Drive, NW	12 Memorial Drive NW	1998 ca
253-0035-0704	House, 10 Memorial Drive, NW	10 Memorial Drive NW	1998
253-0035-0705	House, 6 Memorial Drive, NW	6 Memorial Drive NW	1998 ca

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0706	House, 4 Memorial Drive, NW	4 Memorial Drive NW	1998 ca
253-0035-0707	House, 11 Memorial Drive, NW	11 Memorial Drive NW	1999
253-0035-0708	House, 9 Memorial Drive, NW	9 Memorial Drive NW	1999
253-0035-0709	House, 7 Memorial Drive, NW	7 Memorial Drive NW	1999
253-0035-0710	House, 5 Memorial Drive, NW	5 Memorial Drive NW	1999
253-0035-0711	House, 3 Memorial Drive, NW	3 Memorial Drive NW	1999
253-0035-0712	House, 8 Memorial Drive, NW	8 Memorial Drive NW	1998 ca
253-0035-0713	House, 216 North King Street	216 North King Street	1890-1905
	House, 60 North King Street	60 North King Street	
253-0035-0714	Hall House, The	218 North King Street	1908
		62 North King Street	
253-0035-0715	House, 220 North King Street	220 North King Street	1920 ca
	House, 68 North King Street	68 North King Street	
253-0035-0716	Box Tree House	224 North King Street	1826
		74 North King Street	
253-0035-0717	House, 226 North King Street	226 North King Street	1950 ca
	House, 80 North King Street	80 North King Street	
253-0035-0718	House, 19 Liberty Street, NW	19 Liberty Street NW	1915-1930
253-0035-0719	House, 13 Liberty Street, NW	13 Liberty Street NW	1855-1870
253-0035-0720	House, 9 Liberty Street, NW	9 Liberty Street NW	1860 ca
253-0035-0721	Leesburg High School	102 North Street NW	1925
	Loudoun County Public School Board	30 North Street NW	
	Building		
253-0035-0722	Garage, 20 North Street, NW	20 North Street NW	1930 ca
253-0035-0723	House, 18 A-B North Street, NW	18 North Street NW	1970-1985
253-0035-0724	House, 14 North Street, NW	14 North Street NW	1885-1900
253-0035-0725	House, 10 North Street, NW	10 North Street NW	1893
253-0035-0726	House, 6 North Street, NW	6 North Street NW	1880-1895
253-0035-0727	Twin Dwelling, 18-20 North Street,	18 North Street NE	1930-1945
	NE		
253-0035-0728	Duplex, 16A-16B North Street, NE	16A North Street NE	1950-1959
253-0035-0729	Mt. Zion Methodist Episcopal Church	12 North Street NE	1867
	Mt. Zion United Methodist Church		

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0730	House, 10 North Street, NE	10 North Street NE	1990 ca
253-0035-0731	House, 8 North Street, NE	8 North Street NE	1860-1875
253-0035-0732	Twin Dwelling, 4-6 North Street, NE	4 North Street NE	1940-1955
253-0035-0733	Carriage Way, 212-224 Occoquan Terrace, SW	212 Occoquan Terrace SW	1999
253-0035-0734	Carriage Way, 202-208 Occoquan Terrace, SW	202 Occoquan Terrace SW	1999
253-0035-0735	Carriage Way, Rivanna Terrace, SW	Rivanna Terrace SW	2000
253-0035-0736	Carriage Way, Rivanna Terrace, SW	Rivanna Terrace SW	2000
253-0035-0737	House, 15 Union Street, NW	15 Union Street NW	1902
253-0035-0738	House, 17 Union Street, NW	17 Union Street, NW	1940 ca
253-0035-0739	House, 7 Union Street, NW	7 Union Street NW	1920 ca
253-0035-0740	Leesburg Church of God Commercial Building, 13 Union Street, NW	13 Union Street NW	1920 ca
253-0035-0741	House, 19 Union Street, NW	19 Union Street NW	1940 ca
253-0035-0742	House, 232 West Market Street	232 West Market Street	1998
253-0035-0743	House, 230 West Market Street	230 West Market Street	1998
253-0035-0744	House, 245 West Market Street	245 West Market Street	1880-1895
	House, 93 West Market Street	93 West Market Street	
253-0035-0745	House, 243 West Market Street	243 West Market Street	1915-1930
	House, 91 West Market Street	91 West Market Street	
253-0035-0746	House, 241 West Market Street	241 West Market Street	1860-1875
	House, 89 West Market Street	89 West Market Street	
253-0035-0747	House, 239 West Market Street	239 West Market Street	1810-1825
	House, 87 West Market Street	87 West Market Street	
253-0035-0748	House, 237 West Market Street	237 West Market Street	1885-1900
	House, 83 West Market Street	83 West Market Street	
253-0035-0749	House, 235 West Market Street	235 West Market Street	1935-1950
	House, 81 West Market Street	81 West Market Street	
253-0035-0750	House, 233 West Market Street	233 West Market Street	1950-1953
	House, 77 West Market Street	77 West Market Street	
253-0035-0751	House, 231 West Market Street	231 West Market Street	1950-1953

TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
	House, 75 West Market Street	75 West Market Street	
253-0035-0752	House, 229 West Market Street	229 West Market Street	1950-1953
	House, 73 West Market Street	73 West Market Street	
253-0035-0753	House, 227 West Market Street	227 West Market Street	1950-1953
	House, 71 West Market Street	71 West Market Street	
253-0035-0754	House, 225 West Market Street	225 West Market Street	1950-1953
	House, 69 West Market Street	69 West Market Street	
253-0035-0755	House, 223 West Market Street	223 West Market Street	1950-1953
	House, 67 West Market Street	67 West Market Street	
253-0035-0756	House, 202 West Market Street	202 West Market Street	1820 ca
	House, 40 West Market Street	40 West Market Street	
253-0035-0757	House, 206 West Market Street	206 West Market Street	1860-1875
	House, 44 West Market Street	44 West Market Street	
253-0035-0758	Balch Library, Thomas	208 West Market Street	1922
		52 West Market Street	
253-0035-0759	House, 212 West Market Street	212 West Market Street	1940 ca
	House, 58 West Market Street	58 West Market Street	
253-0035-0760	Garage, 214 West Market Street	214 West Market Street	1920 ca
253-0035-0761	Crider House, John	222 West Market Street	1850 ca
		64 West Market Street	
253-0035-0762	House, 1 Memorial Drive, NW	1 Memorial Drive NW	1998-1999
253-0035-0763	House, 242 West Market Street	242 West Market Street	1999
253-0035-0764	House, 246 West Market Street	246 West Market Street	1900 ca
	House, 94 West Market Street	94 West Market Street	
	Sunrise Assisted Living		
253-0035-0765	Leesburg Presbyterian Church, The	207 West Market Street	1804
		45 West Market Street	
253-0035-0766	House, 213 West Market Street	213 West Market Street	1878 ca
	House, 57 West Market Street	57 West Market Street	
253-0035-0767	House, 215 West Market Street	215 West Market Street	1968 ca
	House, 59 West Market Street	59 West Market Street	
253-0035-0768	House, 217 West Market Street	217 West Market Street	1878 ca
	House, 61 West Market Street	61 West Market Street	

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0769	House, 219 West Market Street	219 West Market Street	1800 ca
	House, 63 West Market Street	63 West Market Street	
	Cobblestones Antiques		
253-0035-0770	House, 221 West Market Street	221 West Market Street	1950-1953
	House, 65 West Market Street	65 West Market Street	
253-0035-0771	House, 212 Wirt Street, NW	212 Wirt Street NW	1945
	House, 52 Wirt Street, NW	52 Wirt Street NW	
253-0035-0772	House, 208 Wirt Street, NW	208 Wirt Street NW	1965-1975
	House, 46 Wirt Street, NW	46 Wirt Street NW	
253-0035-0773	House, 237 Wirt Street, NW	237 Wirt Street NW	1937-1950
	House, 85 Wirt Street, NW	85 Wirt Street NW	
253-0035-0774	Dailey House	235 Wirt Street NW	1875
		79 Wirt Street NW	
253-0035-0775	Chevy Chase Court, 231-233 Wirt Street, NW	231 Wirt Street NW	1940 ca
253-0035-0776	Chevy Chase Court, 225 Wirt Street, NW	225 Wirt Street NW	1940 ca
253-0035-0777	Chevy Chase Court, 223 Wirt Street, NW	223 Wirt Street NW	1940 ca
253-0035-0778	Chevy Chase Court, 219-221 Wirt Street, NW	219 Wirt Street NW	1940 ca
253-0035-0779	Chevy Chase Court, 215-217 Wirt Street, NW	215 Wirt Street NW	1940 ca
253-0035-0780	House, 224 Wirt Street, NW	224 Wirt Street NW	1900-1907
	House, 82 Wirt Street, NW	82 Wirt Street NW	
253-0035-0781	House, 220 Wirt Street, NW	220 Wirt Street NW	1900 ca
	House, 72 Wirt Street, NW	72 Wirt Street NW	
253-0035-0782	House, 218 Wirt Street, NW	218 Wirt Street NW	1900-1907
	House, 70 Wirt Street, NW	70 Wirt Street NW	
253-0035-0783	House, 214 Wirt Street, NW	214 Wirt Street NW	1940-1955
	House, 60 Wirt Street, NW	60 Wirt Street NW	
253-0035-0784	House, 216 Wirt Street, NW	216 Wirt Street NW	1866 ca
	House, 62 Wirt Street, NW	62 Wirt Street NW	

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0785	House, 222 Wirt Street, NW	222 Wirt Street NW	1866 ca
253-0035-0786	Chevy Chase Court, 227-229 Wirt Street, NW	227 Wirt Street NW	1940 ca
253-0061	Harrison House, Matthew Littlejohn House, Dr. Grasmere	306 West Market Street 106 West Market Street	1857
253-0063	Nichols House, Edward Hillcrest	330 West Market Street 130 West Market Street	1899
253-5015	Evergreen Lodge Greenway Farm	25 Greenway Drive SW Route 15	1780 ca
253-5027	House, 21 Ayr Street, SW	21 Ayr Street SW	1910-1925
253-5028	House, 9 Ayr Street, SW	9 Ayr Street SW	1981
253-5029	Westgreen, 326 Loudoun Street, SW	326 Loudoun Street SW	1980-1986
253-5030	Westgreen, 324 Loudoun Street, SW	324 Loudoun Street SW	1980 ca
253-5031	Westgreen, 322 Loudoun Street, SW	322 Loudoun Street SW	1980 ca
253-5032	Westgreen, 320 Loudoun Street, SW	320 Loudoun Street SW	1980 ca
253-5033	Westgreen, 318 Loudoun Street, SW	318 Loudoun Street SW	1980 ca
253-5034	Westgreen, 316 Loudoun Street, SW	316 Loudoun Street SW	1980 ca
253-5035	Westgreen, 314 Loudoun Street, SW	314 Loudoun Street SW	1980 ca
253-5036	Westgreen, 312 Loudoun Street, SW	312 Loudoun Street SW	1980 ca
253-5037	Westgreen, 310 Loudoun Street, SW	310 Loudoun Street SW	1980 ca
253-5038	Westgreen, 308 Loudoun Street, SW	308 Loudoun Street SW	1980 ca
253-5039	Westgreen, 306 Loudoun Street, SW	306 Loudoun Street SW	1980 ca
253-5040	Westgreen, 304 Loudoun Street, SW	304 Loudoun Street SW	1980 ca
253-5041	Westgreen, 302 Loudoun Street, SW	302 Loudoun Street SW	1980 ca
253-5042	Westgreen, 334 Loudoun Street, SW	334 Loudoun Street SW	1980 ca
253-5043	Westgreen, 332 Loudoun Street, SW	332 Loudoun Street SW	1980 ca
253-5044	Westgreen, 330 Loudoun Street, SW	330 Loudoun Street SW	1980 ca
253-5045	Westgreen, 328 Loudoun Street, SW	328 Loudoun Street SW	1980 ca
253-5046	Rock Spring	329 Loudoun Street SW 328 Loudoun Street, SW	1820-1840
253-5047	Rayston House Baumgarten House	338 West Market Street 10 Morven Park Road	1940 ca

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY ID#

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-5048	House, 7 Morven Park Road, NW	7 Morven Park Road NW	1990-2000
253-5049	House, 9 Morven Park Road, NW	9 Morven Park Road NW	1990 ca
253-5050	House, 11 Morven Park Road, NW	11 Morven Park Road NW	1990 ca
253-5051	House, 14 Morven Park Road, NW	14 Morven Park Road NW	1940 ca
253-5052	House, 18 Morven Park Road, NW	18 Morven Park Road NW	1940 ca
253-5053	House, 102 Morven Park Road, NW	102 Morven Park Road NW	1940 ca
	House, 30 Morven Park Road, NW	30 Morven Park Road NW	
253-5054	House, 404 West Market Street	404 West Market Street	1990 ca
253-5055	Wise House, Ella and William	320 West Market Street	1901 ca
253-5056	Metzger House, Judge William	420 West Market Street	1906
253-5057	House, 324 West Market Street	324 West Market Street	1900 ca
	House, 124 West Market Street	124 West Market Street	
253-5058	Presbyterian Manse	305 West Market Street	1852
		105 West Market Street	
253-5059	House, 301 West Market Street	301 West Market Street	1997
253-5060	House, 402 West Market Street	402 West Market Street	1990 ca
253-5061	House, 406 West Market Street	406 West Market Street	1990 ca
253-5062	House, 430 West Market Street	430 West Market Street	1965 ca
253-5063	House, 6 Wilson Avenue, NW	6 Wilson Avenue NW	1940 ca

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**TOWN OF LEESBURG SURVEY: PHASE III  
INVENTORY OF ALL PROPERTIES BY NAME**

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT	
253-0035-0758	Balch Library, Thomas	208 West Market Street	1922	
253-0035-0716	Box Tree House	52 West Market Street		
		224 North King Street	1826	
		74 North King Street		
253-0035-0701	Carriage Way, 101-109 Meherrin Terrace, SW	101 Meherrin Terrace SW	1999	
253-0035-0702	Carriage Way, 115-125 Meherrin Terrace, SW	115 Meherrin Terrace SW	1999	
253-0035-0734	Carriage Way, 202-208 Occoquan Terrace, SW	202 Occoquan Terrace SW	1999	
253-0035-0733	Carriage Way, 212-224 Occoquan Terrace, SW	212 Occoquan Terrace SW	1999	
253-0035-0735	Carriage Way, Rivanna Terrace, SW	Rivanna Terrace SW	2000	
253-0035-0736	Carriage Way, Rivanna Terrace, SW	Rivanna Terrace SW	2000	
253-0035-0613	Chesterfield Place, 101-102 Chesterfield Place, SW	101 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0614	Chesterfield Place, 103-106 Chesterfield Place, SW	103 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0619	Chesterfield Place, 107-109 Chesterfield Place, SW	107 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0617	Chesterfield Place, 110-112 Chesterfield Place, SW	110 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0618	Chesterfield Place, 113 Chesterfield Place, SW	113 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0620	Chesterfield Place, 113.5-115 Chesterfield Place, SW	113.5 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0616	Chesterfield Place, 118-126 Chesterfield Place, SW	118 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0615	Chesterfield Place, 127-134 Chesterfield Place, SW	127 Chesterfield Place SW	1990	ca
		Loudoun Street SW		
253-0035-0779	Chevy Chase Court, 215-217 Wirt Street, NW	215 Wirt Street NW	1940	ca
253-0035-0778	Chevy Chase Court, 219-221 Wirt	219 Wirt Street NW	1940	ca

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0777	Chevy Chase Court, 223 Wirt Street, NW	223 Wirt Street NW	1940 ca
253-0035-0776	Chevy Chase Court, 225 Wirt Street, NW	225 Wirt Street NW	1940 ca
253-0035-0786	Chevy Chase Court, 227-229 Wirt Street, NW	227 Wirt Street NW	1940 ca
253-0035-0775	Chevy Chase Court, 231-233 Wirt Street, NW	231 Wirt Street NW	1940 ca
253-0035-0740	Commercial Building, 13 Union Street, NW	13 Union Street NW	1920 ca
253-0035-0648	Commercial Building, 201 North King Street	201 North King Street	1940-1955
	Commercial Building, 43 North King Street	43 North King Street	
253-0035-0641	Commerical Building, 108-110 Dry Mill Road, SW	108 Dry Mill Road SW	1960 ca
	Commercial Building, 106-110 Dry Mill Road, SW	106 Dry Mill Road SW	
	Catoctin Veterinary Clinic		
	7-Eleven		
253-0035-0761	Crider House, John	222 West Market Street	1850 ca
		64 West Market Street	
253-0035-0774	Dailey House	235 Wirt Street NW	1875
		79 Wirt Street NW	
253-0035-0652	Daily, A. House	225 North King Street	1878 ca
		77 North King Street	
253-0035-0728	Duplex, 16A-16B North Street, NE	16A North Street NE	1950-1959
253-5015	Evergreen Lodge	25 Greenway Drive SW	1780 ca
	Greenway Farm	Route 15	
253-0035-0722	Garage, 20 North Street, NW	20 North Street NW	1930 ca
253-0035-0760	Garage, 214 West Market Street	214 West Market Street	1920 ca
253-0035-0714	Hall House, The	218 North King Street	1908

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0649	Harrison Hall	62 North King Street	
	Glenfiddich House	205 North King Street	1780 ca
	Miles / LeHane Group, Inc., The	47 North King Street	
253-0061	Harrison House, Matthew	306 West Market Street	1857
	Littlejohn House, Dr.	106 West Market Street	
	Grasmere		
253-0035-0762	House, 1 Memorial Drive, NW	1 Memorial Drive NW	1998-1999
253-0035-0704	House, 10 Memorial Drive, NW	10 Memorial Drive NW	1998
253-0035-0730	House, 10 North Street, NE	10 North Street NE	1990 ca
253-0035-0725	House, 10 North Street, NW	10 North Street NW	1893
253-0035-0664	House, 101 Liberty Street, NW	101 Liberty Street NW	1930s
	House, 29 Liberty Street	29 Liberty Street NW	
253-5053	House, 102 Morven Park Road, NW	102 Morven Park Road NW	1940 ca
	House, 30 Morven Park Road, NW	30 Morven Park Road NW	
253-0035-0662	House, 105 Liberty Street, NW	105 Liberty Street NW	1875 ca
	House, 31 Liberty Street, NW	31 Liberty Street NW	
253-0035-0663	House, 107 Liberty Street, NW	107 Liberty Street NW	1875 ca
	House, 33 Liberty Street, NW	33 Liberty Street NW	
253-0035-0661	House, 109 Liberty Street, NW	109 Liberty Street NW	1875 ca
	House, 35 Liberty Street, NW	35 Liberty Street NW	
253-0035-0707	House, 11 Memorial Drive, NW	11 Memorial Drive NW	1999
253-5050	House, 11 Morven Park Road, NW	11 Morven Park Road NW	1990 ca
253-0035-0610	House, 12 Ayr Street, SW	12 Ayr Street SW	1910 ca
253-0035-0703	House, 12 Memorial Drive, NW	12 Memorial Drive NW	1998 ca
253-0035-0719	House, 13 Liberty Street, NW	13 Liberty Street NW	1855-1870
253-0035-0666	House, 13 Liberty Street, SW	13 Liberty Street SW	1945-1960
253-5051	House, 14 Morven Park Road, NW	14 Morven Park Road NW	1940 ca
253-0035-0724	House, 14 North Street, NW	14 North Street NW	1885-1900
253-0035-0737	House, 15 Union Street, NW	15 Union Street NW	1902
253-0035-0665	House, 15A-15B Liberty Street, SW	15A Liberty Street SW	1890-1905
253-0035-0611	House, 16 Ayr Street, SW	16 Ayr Street SW	1910 ca
253-0035-0738	House, 17 Union Street, NW	17 Union Street, NW	1940 ca

## TOWN OF LEEBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0723	House, 18 A-B North Street, NW	18 North Street NW	1970-1985
253-0035-0612	House, 18 Ayr Street, SW	18 Ayr Street SW	1990 ca
253-5052	House, 18 Morven Park Road, NW	18 Morven Park Road NW	1940 ca
253-0035-0718	House, 19 Liberty Street, NW	19 Liberty Street NW	1915-1930
253-0035-0660	House, 19 Liberty Street, SW	19 Liberty Street SW	1940 ca
253-0035-0741	House, 19 Union Street, NW	19 Union Street NW	1940 ca
253-0035-0606	House, 2 Ayr Street, SW	2 Ayr Street SW	1925-1940
253-0035-0639	House, 201 Cornwall Street, NW	201 Cornwall Street NW	1780 ca
	House, 33 Cornwall Street, NW	33 Cornwall Street NW	
253-0035-0698	House, 201-203 Loudoun Street, SW	201 Loudoun Street SW	1800 ca
	House, 31 Loudoun Street, SW	31 Loudoun Street SW	
	Ballinger LaRock Architects		
	Second Story Studio Graphic Design		
	Rosenthal and Rosenthal		
253-0035-0694	House, 202 Loudoun Street, SW	202 Loudoun Street SW	1874
	House, 32 Loudoun Street, SW	32 Loudoun Street SW	
253-0035-0756	House, 202 West Market Street	202 West Market Street	1820 ca
	House, 40 West Market Street	40 West Market Street	
253-0035-0622	House, 203 Cornwall Street, NW	203 Cornwall Street NW	1945 ca
	House, 37 Cornwall Street, NW	37 Cornwall Street NW	
253-0035-0655	House, 203 North King Street	203 King Street, North	1980-1995
253-0035-0638	House, 204 Cornwall Street, NW	204 Cornwall Street NW	1850 ca
	House, 36 Cornwall Street, NW	36 Cornwall Street NW	
253-0035-0693	House, 204 Loudoun Street, SW	204 Loudoun Street SW	1872
	House, 34 Loudoun Street, SW	34 Loudoun Street SW	
253-0035-0643	House, 204 North King Street	204 North King Street	1850-1865
	House, 46 North King Street	46 North King Street	
253-0035-0628	House, 206 Cornwall Street, NW	206 Cornwall Street NW	1900 ca
	House, 38 Cornwall Street, NW	38 Cornwall Street NW	
253-0035-0692	House, 206 Loudoun Street, SW	206 Loudoun Street SW	1870-1885
	House, 40 Loudoun Street, SW	40 Loudoun Street SW	
253-0035-0757	House, 206 West Market Street	206 West Market Street	1860-1875
	House, 44 West Market Street	44 West Market Street	

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0623	House, 207 Cornwall Street, NW	207 Cornwall Street NW	1890 ca
	House, 39 Cornwall Street, NW	39 Cornwall Street NW	
253-0035-0621	House, 208 Cornwall Street, NW	208 Cornwall Street NW	1890 ca
	House, 40 Cornwall Street, NW	40 Cornwall Street NW	
253-0035-0691	House, 208 Loudoun Street, SW	208 Loudoun Street SW	1910-1920
	House, 42 Loudoun Street, SW	42 Loudoun Street SW	
253-0035-0644	House, 208 North King Street	208 North King Street	1850 ca
	House, 52 North King Street	52 North King Street	
253-0035-0772	House, 208 Wirt Street, NW	208 Wirt Street NW	1965-1975
	House, 46 Wirt Street, NW	46 Wirt Street NW	
253-0035-0624	House, 209 Cornwall Street, NW	209 Cornwall Street NW	1940 ca
	House, 43 Cornwall Street, NW	43 Cornwall Street NW	
253-5027	House, 21 Ayr Street, SW	21 Ayr Street SW	1910-1925
253-0035-0629	House, 210 Cornwall Street, NW	210 Cornwall Street NW	1900 ca
	House, 44 Cornwall Street, NW	44 Cornwall Street NW	
253-0035-0690	House, 210 Loudoun Street, SW	210 Loudoun Street SW	1912-1914
	House, 44 Loudoun Street, SW	44 Loudoun Street SW	
253-0035-0645	House, 210 North King Street	210 North King Street	1890-1905
	House, 54 North King Street	54 North King Street	
253-0035-0625	House, 211 Cornwall Street, NW	211 Cornwall Street NW	1823 ca
	House, 49 Cornwall Street, NW	49 Cornwall Street NW	
253-0035-0697	House, 211 Loudoun Street, SW	211 Loudoun Street SW	1866-1880
	House, 45 Loudoun Street, SW	45 Loudoun Street SW	
253-0035-0656	House, 211 North King Street	211 North King Street	1850 ca
	House, 55 North King Street	55 North King Street	
253-0035-0630	House, 212 Cornwall Street, NW	212 Cornwall Street NW	1939-1941
	House, 50 Cornwall Street, NW	50 Cornwall Street NW	
253-0035-0689	House, 212 Loudoun Street, SW	212 Loudoun Street SW	1912-1914
	House, 46 Loudoun Street, SW	46 Loudoun Street SW	
253-0035-0646	House, 212 North King Street	212 North King Street	1900
	Brown Stucco House, The	56 North King Street	
	House, 56 North King Street		
253-0035-0759	House, 212 West Market Street	212 West Market Street	1940 ca

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0771	House, 58 West Market Street	58 West Market Street	
	House, 212 Wirt Street, NW	212 Wirt Street NW	1945
	House, 52 Wirt Street, NW	52 Wirt Street NW	
253-0035-0696	House, 213 Loudoun Street, SW	213 Loudoun Street SW	1930-1945
	House, 47 Loudoun Street, SW	47 Loudoun Street SW	
	Mathis, David M., M.D. Family Medicine		
253-0035-0766	House, 213 West Market Street	213 West Market Street	1878 ca
	House, 57 West Market Street	57 West Market Street	
253-0035-0688	House, 214 Loudoun Street, SW	214 Loudoun Street SW	1915-1930
	House, 48 Loudoun Street, SW	48 Loudoun Street SW	
253-0035-0647	House, 214 North King Street	214 North King Street	1900 ca
	House, 58 North King Street	58 North King Street	
253-0035-0783	House, 214 Wirt Street, NW	214 Wirt Street NW	1940-1955
	House, 60 Wirt Street, NW	60 Wirt Street NW	
253-0035-0626	House, 215 Cornwall Street, NW	215 Cornwall Street NW	1823
	House, 213 Cornwall Street, NW	213 Cornwall Street NW	
	House, 53 Cornwall Street, NW	53 Cornwall Street NW	
253-0035-0767	House, 215 West Market Street	215 West Market Street	1968 ca
	House, 59 West Market Street	59 West Market Street	
253-0035-0631	House, 216 Cornwall Street, NW	216 Cornwall Street NW	1870 ca
	House, 56 Cornwall Street, NW	56 Cornwall Street NW	
253-0035-0713	House, 216 North King Street	216 North King Street	1890-1905
	House, 60 North King Street	60 North King Street	
253-0035-0784	House, 216 Wirt Street, NW	216 Wirt Street NW	1866 ca
	House, 62 Wirt Street, NW	62 Wirt Street NW	
253-0035-0640	House, 217 Cornwall Street, NW	217 Cornwall Street NW	2000
253-0035-0768	House, 217 West Market Street	217 West Market Street	1873 ca
	House, 61 West Market Street	61 West Market Street	
253-0035-0632	House, 218 Cornwall Street, NW	218 Cornwall Street NW	1905-1906
	House, 64 Cornwall Street, NW	64 Cornwall Street NW	
253-0035-0686	House, 218 Loudoun Street, SW	218 Loudoun Street SW	1878 ca
	House, 54 Loudoun Street, SW	54 Loudoun Street SW	

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0782	House, 218 Wirt Street, NW	218 Wirt Street NW	1900-1907
	House, 70 Wirt Street, NW	70 Wirt Street NW	
253-0035-0627	House, 219 Cornwall Street, NW	219 Cornwall Street NW	1998
253-0035-0650	House, 219 North King Street	219 North King Street	1910 ca
	House, 61 North King Street	61 North King Street	
253-0035-0769	House, 219 West Market Street	219 West Market Street	1800 ca
	House, 63 West Market Street	63 West Market Street	
	Cobblestones Antiques		
253-0035-0685	House, 220 Loudoun Street, SW	220 Loudoun Street SW	1878 ca
	House, 56 Loudoun Street, SW	56 Loudoun Street SW	
253-0035-0715	House, 220 North King Street	220 North King Street	1920 ca
	House, 68 North King Street	68 North King Street	
253-0035-0781	House, 220 Wirt Street, NW	220 Wirt Street NW	1900 ca
	House, 72 Wirt Street, NW	72 Wirt Street NW	
253-0035-0651	House, 221 North King Street	221 King Street, North	1930-1937
	House, 71 North King Street	71 North King Street	
253-0035-0770	House, 221 West Market Street	221 West Market Street	1950-1953
	House, 65 West Market Street	65 West Market Street	
253-0035-0684	House, 222 Loudoun Street, SW	222 Loudoun Street SW	1878 ca
	House, 58 Loudoun Street, SW	58 Loudoun Street SW	
253-0035-0785	House, 222 Wirt Street, NW	222 Wirt Street NW	1866 ca
253-0035-0657	House, 223 North King Street	223 North King Street	1930 ca
	House, 73 North King Street	73 North King Street	
253-0035-0755	House, 223 West Market Street	223 West Market Street	1950-1953
	House, 67 West Market Street	67 West Market Street	
253-0035-0683	House, 224 Loudoun Street, SW	224 Loudoun Street SW	1878 ca
	House, 60 Loudoun Street, SW	60 Loudoun Street SW	
253-0035-0780	House, 224 Wirt Street, NW	224 Wirt Street NW	1900-1907
	House, 82 Wirt Street, NW	82 Wirt Street NW	
253-0035-0754	House, 225 West Market Street	225 West Market Street	1950-1953
	House, 69 West Market Street	69 West Market Street	
253-0035-0669	House, 226 Loudoun Street, SW	226 Loudoun Street SW	1932 ca
	House, 62 Loudoun Street, SW	62 Loudoun Street SW	

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0717	House, 226 North King Street	226 North King Street	1950 ca
	House, 80 North King Street	80 North King Street	
253-0035-0658	House, 227 North King Street	227 North King Street	1920-1925
	House, 79 North King Street	79 North King Street	
253-0035-0753	House, 227 West Market Street	227 West Market Street	1950-1953
	House, 71 West Market Street	71 West Market Street	
253-0035-0681	House, 228 Loudoun Street, SW	228 Loudoun Street SW	1908
	House, 64 Loudoun Street, SW	64 Loudoun Street SW	
253-0035-0635	House, 229 Cornwall Street, NW	229 Cornwall Street NW	1998-1999
253-0035-0659	House, 229 North King Street	229 North King Street	1955 ca
	House, 81 North King Street	81 North King Street	
253-0035-0752	House, 229 West Market Street	229 West Market Street	1950-1953
	House, 73 West Market Street	73 West Market Street	
253-0035-0680	House, 230 Loudoun Street, SW	230 Loudoun Street SW	1825 ca
	House, 66 Loudoun Street, SW	66 Loudoun Street SW	
253-0035-0743	House, 230 West Market Street	230 West Market Street	1998
253-0035-0637	House, 231 Cornwall Street, NW	231 Cornwall Street NW	1999
253-0035-0751	House, 231 West Market Street	231 West Market Street	1950-1953
	House, 75 West Market Street	75 West Market Street	
253-0035-0679	House, 232 Loudoun Street, SW	232 Loudoun Street SW	1875 ca
	House, 68 Loudoun Street, SW	68 Loudoun Street SW	
253-0035-0742	House, 232 West Market Street	232 West Market Street	1998
253-0035-0634	House, 233 Cornwall Street, NW	233 Cornwall Street NW	1930 ca
	House, 77 Cornwall Street, NW	77 Cornwall Street NW	
253-0035-0750	House, 233 West Market Street	233 West Market Street	1950-1953
	House, 77 West Market Street	77 West Market Street	
253-0035-0636	House, 234 Cornwall Street, NW	234 Cornwall Street NW	1915 ca
	House, 84 Cornwall Street, NW	84 Cornwall Street NW	
253-0035-0678	House, 234 Loudoun Street, SW	234 Loudoun Street SW	1999
253-0035-0633	House, 235 Cornwall Street, NW	235 Cornwall Street NW	1935-1950
	House, 83 Cornwall Street, NW	83 Cornwall Street NW	
253-0035-0749	House, 235 West Market Street	235 West Market Street	1935-1950
	House, 81 West Market Street	81 West Market Street	

## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0677	House, 236 Loudoun Street, SW	236 Loudoun Street SW	1940 ca
	House, 72 Loudoun Street, SW	72 Loudoun Street SW	
253-0035-0748	House, 237 West Market Street	237 West Market Street	1885-1900
	House, 83 West Market Street	83 West Market Street	
253-0035-0773	House, 237 Wirt Street, NW	237 Wirt Street NW	1937-1950
	House, 85 Wirt Street, NW	85 Wirt Street NW	
253-0035-0676	House, 238 Loudoun Street, SW	238 Loudoun Street SW	1940 ca
	House, 74 Loudoun Street, SW	74 Loudoun Street SW	
253-0035-0747	House, 239 West Market Street	239 West Market Street	1810-1825
	House, 87 West Market Street	87 West Market Street	
253-0035-0675	House, 240 Loudoun Street, SW	240 Loudoun Street SW	1940 ca
	House, 76 Loudoun Street, SW	76 Loudoun Street SW	
253-0035-0746	House, 241 West Market Street	241 West Market Street	1860-1875
	House, 89 West Market Street	89 West Market Street	
253-0035-0674	House, 242 Loudoun Street, SW	242 Loudoun Street SW	1940 ca
	House, 78 Loudoun Street, SW	78 Loudoun Street SW	
253-0035-0763	House, 242 West Market Street	242 West Market Street	1999
253-0035-0745	House, 243 West Market Street	243 West Market Street	1915-1930
	House, 91 West Market Street	91 West Market Street	
253-0035-0673	House, 244 Loudoun Street, SW	244 Loudoun Street SW	1940 ca
	House, 80 Loudoun Street, SW	80 Loudoun Street SW	
253-0035-0744	House, 245 West Market Street	245 West Market Street	1880-1895
	House, 93 West Market Street	93 West Market Street	
253-0035-0764	House, 246 West Market Street	246 West Market Street	1900 ca
	House, 94 West Market Street	94 West Market Street	
	Sunrise Assisted Living		
253-0035-0672	House, 246-248 Loudoun Street, SW	246 Loudoun Street SW	1878 ca
	House, 82 Loudoun Street, SW	82 Loudoun Street SW	
	Kid's Place Pre-School Kindergarten Day Care, A		
253-0035-0671	House, 250 Loudoun Street, SW	250 Loudoun Street SW	1895-1910
	House, 84 Loudoun Street, SW	84 Loudoun Street SW	
253-0035-0670	House, 252 Loudoun Street, SW	252 Loudoun Street SW	1880-1895

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
	House, 86 Loudoun Street, SW	86 Loudoun Street SW	
253-0035-0711	House, 3 Memorial Drive, NW	3 Memorial Drive NW	1999
253-0035-0654	House, 301 North King Street	301 North King Street	1900 ca
	House, 101 North King Street	101 North King Street	
253-5059	House, 301 West Market Street	301 West Market Street	1997
253-5057	House, 324 West Market Street	324 West Market Street	1900 ca
	House, 124 West Market Street	124 West Market Street	
253-0035-0607	House, 4 Ayr Street, SW	4 Ayr Street SW	1920 ca
253-0035-0706	House, 4 Memorial Drive, NW	4 Memorial Drive NW	1998 ca
253-5060	House, 402 West Market Street	402 West Market Street	1990 ca
253-5054	House, 404 West Market Street	404 West Market Street	1990 ca
253-5061	House, 406 West Market Street	406 West Market Street	1990 ca
253-5062	House, 430 West Market Street	430 West Market Street	1965 ca
253-0035-0710	House, 5 Memorial Drive, NW	5 Memorial Drive NW	1999
253-0035-0608	House, 6 Ayr Street, SW	6 Ayr Street SW	1920 ca
253-0035-0705	House, 6 Memorial Drive, NW	6 Memorial Drive NW	1998 ca
253-0035-0726	House, 6 North Street, NW	6 North Street NW	1880-1895
253-5063	House, 6 Wilson Avenue, NW	6 Wilson Avenue NW	1940 ca
253-0035-0709	House, 7 Memorial Drive, NW	7 Memorial Drive NW	1999
253-5048	House, 7 Morven Park Road, NW	7 Morven Park Road NW	1990-2000
253-0035-0739	House, 7 Union Street, NW	7 Union Street NW	1920 ca
	Leesburg Church of God		
253-0035-0609	House, 8 Ayr Street, SW	8 Ayr Street SW	2000
253-0035-0712	House, 8 Memorial Drive, NW	8 Memorial Drive NW	1998 ca
253-0035-0731	House, 8 North Street, NE	8 North Street NE	1860-1875
253-5028	House, 9 Ayr Street, SW	9 Ayr Street SW	1981
253-0035-0720	House, 9 Liberty Street, NW	9 Liberty Street NW	1860 ca
253-0035-0708	House, 9 Memorial Drive, NW	9 Memorial Drive NW	1999
253-5049	House, 9 Morven Park Road, NW	9 Morven Park Road NW	1990 ca
253-0035-0699	Kitzmilller-Norris House, The	209 Loudoun Street SW	1810 ca
		43 Loudoun Street SW	
253-0035-0721	Leesburg High School	102 North Street NW	1925
	Loudoun County Public School Board	30 North Street NW	

TOWN OF LEBESBURG SURVEY; INVENTORY OF ALL PROPERTIES BY NAME

APDR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0765	Leeburg Presbyterian Church, The Building	207 West Market Street	1804
253-0035-0695	Leeburg Volunteer Fire Company, Inc. Co. 1	45 West Market Street	1953
253-5056	Metzger House, Judge William	51 Loudoun Street SW	1906
253-0035-0667	Mount Olive Baptist Church	420 West Market Street	1960
253-0035-0729	First Mount Olive Baptist Church	Loudoun Street SW	1867
253-0035-0682	Mt. Zion United Methodist Church	North Street NE	1990
253-0035-0642	Office, 112 Dry Mill Road, SW Hillcrest	241 Loudoun Street SW	1899
253-0035-0668	Office, 203 Liberty Street SW Ad Ventures Associates, Inc.	West Market Street	1963
253-0035-0667	Office/Dwelling, 199-201 Liberty Street, SW	Liberty Street SW	1990
253-5058	Presbyterian Manse	305 West Market Street	1852
253-5047	Rayston House	105 West Market Street	ca 1940
253-5046	Baumgarten House	338 West Market Street	1940
253-5046	Rock Spring	Morven Park Road	1820-1840
253-0035-0653	St. John the Apostle Roman Catholic Church	329 Loudoun Street SW	1878
253-0035-0700	Church of the Immaculate Conception Texaco Service Station	328 Loudoun Street, SW	1958
253-0035-0727	Loudoun Motor Car	North King Street	1930-1945
		18-20 North Street, NE	

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## TOWN OF LEESBURG SURVEY: INVENTORY OF ALL PROPERTIES BY NAME

VDHR ID #	PROPERTY NAME	ADDRESS	YEARBUILT
253-0035-0732	Twin Dwelling, 4-6 North Street, NE	4 North Street NE	1940-1955
253-5041	Westgreen, 302 Loudoun Street, SW	302 Loudoun Street SW	1980 ca
253-5040	Westgreen, 304 Loudoun Street, SW	304 Loudoun Street SW	1980 ca
253-5039	Westgreen, 306 Loudoun Street, SW	306 Loudoun Street SW	1980 ca
253-5038	Westgreen, 308 Loudoun Street, SW	308 Loudoun Street SW	1980 ca
253-5037	Westgreen, 310 Loudoun Street, SW	310 Loudoun Street SW	1980 ca
253-5036	Westgreen, 312 Loudoun Street, SW	312 Loudoun Street SW	1980 ca
253-5035	Westgreen, 314 Loudoun Street, SW	314 Loudoun Street SW	1980 ca
253-5034	Westgreen, 316 Loudoun Street, SW	316 Loudoun Street SW	1980 ca
253-5033	Westgreen, 318 Loudoun Street, SW	318 Loudoun Street SW	1980 ca
253-5032	Westgreen, 320 Loudoun Street, SW	320 Loudoun Street SW	1980 ca
253-5031	Westgreen, 322 Loudoun Street, SW	322 Loudoun Street SW	1980 ca
253-5030	Westgreen, 324 Loudoun Street, SW	324 Loudoun Street SW	1980 ca
253-5029	Westgreen, 326 Loudoun Street, SW	326 Loudoun Street SW	1980-1986
253-5045	Westgreen, 328 Loudoun Street, SW	328 Loudoun Street SW	1980 ca
253-5044	Westgreen, 330 Loudoun Street, SW	330 Loudoun Street SW	1980 ca
253-5043	Westgreen, 332 Loudoun Street, SW	332 Loudoun Street SW	1980 ca
253-5042	Westgreen, 334 Loudoun Street, SW	334 Loudoun Street SW	1980 ca
253-5055	Wise House, Ella and William	320 West Market Street	1901 ca

221 RECORDS IN THIS REPORT

### *Analysis of Survey Findings*

Statistical information was derived from the survey findings by producing computer-generated reports. These reports are designed to yield specific kinds of information for the appropriate analysis of survey findings. Some of the information entered into the database is factual, being based upon quantitative analysis; other information is valuative, and is based upon Tracerics' understanding and evaluation of architectural and historical data collected during the survey. The computer-generated reports represent both factual and valuative assessments, and provide statistics on important trends and aspects of the built environment of the Town of Leesburg.

The following analysis was prepared by architectural historians at Tracerics and is based upon a professional understanding of the historic properties and resources surveyed, taking into consideration the needs and requirements of the Town of Leesburg and VDHR.

- Identification of Properties

Each record in the computer represents a property, that is a location defined by a perimeter measurement, such as a lot or parcel of land or a determined environmental setting. Two hundred, twenty-one properties were identified and surveyed during the course of this project. All properties within the defined survey boundaries, regardless of age, were documented. These properties were documented in two ways: first, by using the Sanborn Fire Insurance Maps of Leesburg, which indicates the site of resources (*i.e.* the footprint of a building or structure); and second, through visual identification of primary resources and all associated outbuildings.

### Categorization of Properties

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

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

**District** A district possesses a significant concentration, linkage, or continuity of sites, buildings,

structures, or objects united historically or aesthetically by plan or physical development.

- Site** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, when the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.
- Structure** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.
- Object** The term "object" is used to distinguish between buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature and design, movable, it is associated with a specific setting or environment, such as statuary in a designed landscape.

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

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

<b>TOWN OF LEESBURG SURVEY: PROPERTY CATEGORIZATION</b>	<b>TOTAL NUMBER OF PROPERTIES</b>
Buildings	221
Districts	0
Objects	0
Sites	0
Structures	0
<b>TOTAL CATEGORIZED PROPERTIES</b>	<b>221</b>

• Determination of Historic Status

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

Properties were considered HISTORIC if:

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

Properties were determined to be NON-HISTORIC if:

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

<b>TOWN OF LEESBURG SURVEY: PROPERTY CATEGORIES</b>	<b>TOTAL</b>	<b>HISTORIC</b>
Buildings	<u>221 total</u>	<u>146 historic</u>
<b>TOTAL CATEGORIZED PROPERTIES</b>	<b>221 total</b>	<b>146 historic</b>

A total of one hundred forty-six of the properties recorded during the survey effort were labeled with a post-1951 construction date, thus these resources are not yet fifty years old. However, the primary resources convey historic information about the physical and cultural development of Town of Leesburg.

Primary Resources

For the 221 properties included in the database, eleven different primary resource types were identified throughout the survey area. The following report lists the number of each identified resource type recorded as the primary resource:

<b>TOWN OF LEESBURG SURVEY: PRIMARY RESOURCE TYPE CONTAINED BY CONTRIBUTING PROPERTIES</b>	<b>NUMBER OF PRIMARY RESOURCES RECORDED</b>
Church	4
Commercial Building	3
Fire Station	1
Garage	2
Library	1
Mixed Use: Commercial/Office	1
Multiple Dwelling	1
Office/Office Building	2
School	1
Service Station	1
Single Dwelling	204

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

For each property surveyed in Town of Leesburg, a complete list of the resources associated with the property was compiled. In each case, the primary resource was surveyed and documented; the other historic resources were counted and recorded in a counter field and then described in a secondary resources notes field. Each property count not only includes a count of the resources by general type, but a determination and count of the specific resource sub-type. These resource sub-types, classified as "wuzits" in the database, refer to the *original* purpose for which the resource was constructed and range from single-family dwellings to corn cribs to cemeteries. For the 221 properties surveyed, thirty-six "wuzits" were identified. A complete list in alphabetical order of the type of "WUZITS" identified and the number of each wuzit counted in the course of this survey was compiled.

TOWN OF LEESBURG SURVEY: RESOURCE SUB-TYPE	NUMBER FOUND ON ALL PROPERTIES	NUMBER FOUND TO BE HISTORIC
Barbecue Pit	5	5
Barn	11	10
Carport	2	2
Carriage House	2	2
Cemetery	1	1
Church	4	3
Commercial Building	3	2
Dairy	1	1
Fire Station	1	0
Garage	70	43
Gazebo	4	1
Guest House	3	1
Library	1	1
Mixed: Commercial/Domestic	1	0
Multiple Dwelling	1	0
Office/Office Building	2	0
Play House	2	0
Pool House	1	0

<b>TOWN OF LEESBURG SURVEY: RESOURCE SUB-TYPE</b>	<b>NUMBER FOUND ON ALL PROPERTIES</b>	<b>NUMBER FOUND TO BE HISTORIC</b>
Pool/Swimming Pool	6	0
Poultry Shelter	1	1
Pump House	1	1
Ruins	1	0
School	2	1
Servant Quarters	1	1
Service Station	1	0
Shed	55	23
Shelter	2	0
Silo	2	2
Single Dwelling	208	137
Smoke/Meat House	5	5
Spring/Springhouse	3	3
Stable	1	1
Tennis Court	1	0
Wash House	1	1
Well	1	1
Well House	2	2

This list reveals that thirty-six different resource sub-types were identified for the 221 properties recorded in the database. It also reveals that despite the variety of resource sub-types, the most heavily represented resource sub-types, by far, were the single-family dwelling with its associated garage and multiple dwellings. Ninety-four percent of the total number of primary resources surveyed were residences, constituting houses and apartments. This statistic is not surprising given that the survey area emerged in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and continues today as an important residential neighborhood surrounding the old Town of Leesburg.

- Condition of Primary Resource

Condition of the primary resource for the 221 properties was recorded as part of this study:

CONDITION	NUMBER
DETERIORATED	1
EXCELLENT	83
GOOD-EXCELLENT	15
GOOD	93
GOOD-FAIR	3
FAIR	17
POOR	1
REBUILT/ REMODELED	8

- Architectural Style

Below is a computer-generated report listing the architectural styles and the number of properties that reflect each style:

ARCHITECTURAL STYLE	NUMBER RECORDED
BUNGALOW/ CRAFTSMAN	5
CLASSICAL REVIVAL	1
COLONIAL	1
COLONIAL REVIVAL	87
FEDERAL	7
GEORGIAN	1
GOTHIC REVIVAL	9
GREEK REVIVAL	2
ITALIANATE	7
MODERNE	1
OTHER	99
QUEEN ANNE	9

• Source of Date

Below is a computer-generated report listing the source of the date of construction for all primary resources and the number of times that source was tapped throughout the survey.

<b>SOURCE OF DATE</b>	<b>NUMBER RECORDED</b>
CORNERSTONE/ DATE STONE	2
DEED	2
LOCAL RECORDS	8
MAPS	34
ORAL HISTORY	1
ORAL/SITE VISIT	8
OWNER	28
OWNER/SITE VISIT	5
PHOTO, HISTORIC	1
PLAQUE/SIGN	1
SITE VISIT	170
SITE VISIT/WRITTEN	10
STATE SURVEY	220
VDHR SURVEY FILE	1
WRITTEN DATE	16

• VDHR Historic Themes and Period Contexts

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

<b>TOWN OF LEESBURG SURVEY: VDHR THEMES</b>	<b>NUMBER OF ASSOCIATED PROPERTIES</b>
Architecture/Community Planning	221
Commerce/Trade	7
Domestic	207
Education	2
Ethnicity/Immigration	0
Funerary	1
Government/Law/Political	1
Health Care/Medicine	0
Industry/Processing/Extraction	0
Landscape	0
Military/Defense	0
Recreation/Arts	0
Religion	6
Settlement Patterns	0
Social	0
Subsistence/Agriculture	13
Technology/Engineering	0
Transportation/Communication	0

## SURVEY RECOMMENDATIONS

### A. Recommendations for Further Study

- Properties to be Surveyed at the Intensive Level

The following properties were included in this survey at a reconnaissance level; however, the architectural and/or historical significance of the primary resource warrants intensive level survey as these properties may be individually eligible for the National Register of Historic Places. Several of these properties are contributing resources in the Leesburg National Register Historic District. However, the properties possess historical and/or architectural significance that should be examined intensively.

1. Evergreen Lodge (253-5015)
2. Harrison Hall (253-0035-0649)
3. Thomas Balch Library (253-0035-0758)
4. Chevy Chase Courts, 215-233 Wirt Street, NW (253-0035-0775; 253-0035-0776; 253-0035-0777; 253-0035-0778; 253-0035-0779; 253-0035-0786)
5. House, 202 West Market Street (253-0035-0756)
6. Leesburg Presbyterian Church (253-0035-0765)
7. Kitzmiller-Norris House (253-0035-0699)
8. House, 211 North King Street (253-0035-0656)
9. House, 219 North King Street (253-0035-0650)
10. House, 218 Cornwall Street (253-0035-0632)
11. House, 226 North King Street (253-0035-0717)
12. House, 17 Union Street, NW (253-0035-0738)
13. House, 18 Union Street, NW (253-0035-0741)
14. House, 233 West Market Street (253-0035-0750)
15. House, 231 West Market Street (253-0035-0751)
16. House, 229 West Market Street (253-0035-0752)
17. House, 227 West Market Street (253-0035-0753)
18. House, 225 West Market Street (253-0035-0754)
19. House, 223 West Market Street (253-0035-0755)
20. House, 221 West Market Street (253-0035-0770)
21. House, 210 North King Street (253-0035-0645)
22. House, 230 Loudoun Street (253-0035-0680)
23. House, 206 Loudoun Street (253-0035-0692)
24. House, 204 Loudoun Street (253-0035-693)
25. House, 202 Loudoun Street (253-0035-0694)

**B. Evaluation/Recommendations for Designation**

• Standards for Evaluation

The properties identified in the Phase III Architectural Survey of the Town of Leesburg have been evaluated on a preliminary basis for their historic significance at the local, state, and national levels. As stated in the Secretary of the Interior's Standards for Evaluation, evaluation is the process of determining whether identified properties meet defined criteria of significance and whether they should, therefore, be included in an inventory of historic properties determined to meet the established criteria.

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

The National Register of Historic Places Criteria states:

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

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Recommendations for Designation to the National Register of Historic Places:

*Amend Context and Expand Boundaries of the Leesburg National Register Historic District:*

The Leesburg National Register Historic District was designated in 1969 and 1970 to the Virginia Landmarks Register and the National Register of Historic Places, respectively. The boundaries for the national district encompass only the town's original incorporation boundaries as shown on *Gray's New Map of Leesburg* in 1878. The period of significance for the national historic district is 1758-1878, with architecture and urban planning as the areas of significance. This historic district is made up of only a small part of the locally designated Leesburg Old and Historic District.

Written in 1969, the existing National Register Historic District should be amended to include a broader historic context, architectural description with inventory, and significance statement for the Town of Leesburg. Within this, the period of significance should be expanded to include all phases of development in the town, extending from 1758 to 1950. Additionally, the areas of significance should be re-evaluated and expanded to include commerce and community planning/development.

The boundaries of the Leesburg National Register Historic District encompass approximately thirty-six blocks. Portions of this area have recently been developed with non-contributing resources, reducing the integrity of the existing district. The boundaries do not coincide with the boundaries established by the 1990 expansion of the local Old and Historic District. Therefore, it is recommended that the boundaries of the National Register Historic District be examined and expanded/decreased where appropriate.

As EHT Tracerics' was involved with the documentation of only a portion of the Town of Leesburg, no recommendation has been made as to the appropriate boundaries for the National Register Historic District. However, based on the finding of the Phase III Architectural Survey, it has been determined that the boundaries should be extended to the west of Ayr Street, but no further than 420 West Market Street. This determination was supported by the VDHR Evaluation Team, which reviewed five historic properties west of Ayr Street.

*Individual Properties:*

**MATTHEW HARRISON HOUSE (253-0061)**

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic

Criterion C: The Matthew Harrison House was constructed in 1857 at 306 West Market Street in Leesburg. Architect Charles Haskins, with John Norris serving as contractor, was hired to design the single-family dwelling. The brick building was constructed for Matthew Harrison, a well-known Leesburg attorney and member of the Virginia House of Delegates. The Harrison family sold the property in 1882, after twenty-six years of ownership. Subsequent owners included prominent Leesburg residents, Hugh Ashby Thompson and Horace Littlejohn. Constructed during the second phase of growth in Leesburg (circa 1830-1878), the Harrison House is one of five buildings dating from this period representative of the development that spread westward along Market Street outside the corporate boundaries established in 1878. The high style Italianate dwelling is largely intact on the exterior and interior. The property, although subdivided at the rear, retains an 1857 brick smokehouse, a turn of the 20<sup>th</sup> century garage of two stories, and a circa 1857 servants' quarter or slave house.

- **EVALUATION TEAM DETERMINATION** Eligible

**JUDGE WILLIAM METZGER HOUSE (253-5056)**

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic

Criterion C: The imposing Colonial Revival style house, located at 420 West Market Street in Leesburg, was built in 1906 for Judge William A. Metzger, a prominent member of the community in the early part of the 20<sup>th</sup> century.

Constructed during the third phase of growth in Leesburg (1878--1914), this single-family dwelling is representative of the growth outside of the corporate boundaries of Leesburg. Although typical of the dwellings erected during this phase along western Market Street, the high style building is unlike the many vernacular dwellings and commercial buildings originally constructed within the town boundaries. The property, home of Judge Metzger until 1951, has been owned and occupied by just four families since the construction of the dwelling in 1906.

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

**ROCK SPRING** **(253-5046)**

- National Register Area(s) of Significance: **Architecture**
- VDHR Criteria for Potential Eligibility: **Domestic**

Criterion C: The single-family dwelling known as Rock Spring Farm was constructed in the second quarter of the 19<sup>th</sup> century at 329 Loudoun Street, SW in Leesburg. The Federal style dwelling was renovated and enlarged in circa 1906 and again in the latter part of the 20<sup>th</sup> century. The property takes its name from Rock Spring, a spring that runs along Loudoun Street and supplied the town of Leesburg with water until 1978. Although not confirmed, reports indicate that Colonel John Singleton Mosby and his cavalry unit stopped at Rock Spring during the Civil War. Heirs of the Harrison family have owned the property, originally consisting of 100 acres, since 1899. Now encompassing five acres, Rock Spring also includes a smokehouse, dairy, barn with silo, tractor shed, stable, springhouse, and shed.

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

**RAYSTON HOUSE** **(253-5047)**

- National Register Area(s) of Significance: **Architecture**
- VDHR Criteria for Potential Eligibility: **Domestic**

Criterion C: Constructed during the second quarter of the 20<sup>th</sup> century, the single-family dwelling at 338 West Market Street is representative of the fourth phase of growth (1914-circa 1960) in the town of Leesburg. The Colonial Revival style dwelling was erected by building contractor Jack Emory, with stone gathered from the shores of the Potomac River.

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

**WISE HOUSE**

**(253-5055)**

- National Register Area(s) of Significance: Architecture
- VDHR Criteria for Potential Eligibility: Domestic

Criterion C: The Queen Anne style house, located at 320 West Market Street in Leesburg, was built circa 1901 for Ella V. and William N. Wise. Constructed during the third phase of growth in Leesburg (1878--1914), this single-family dwelling is representative of the growth outside of the corporate boundaries of Leesburg. Although typical of the dwellings erected during this phase along western Market Street, the stylized building is unlike the many vernacular dwellings and commercial buildings originally constructed within the town boundaries.

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

- Recommendations for the Leesburg Old and Historic District:

*Expand Boundaries of the Leesburg Old and Historic District:*

The Leesburg Old and Historic District is the local historic district, which was designated in 1963 and expanded in 1990 by the Leesburg Town Council. The period of significance for the local historic district has been determined to extend from 1758-1950. Once the national historic district boundaries have been examined, as is recommended above, the boundaries for the locally designated historic district should be re-evaluated and expanded/decreased where appropriate.

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The National Park Service, Washington, D.C., Cultural Resources Department.

Thomas Balch Local History and Genealogy Library, Leesburg, VA.

Virginia Department of Historic Resources, Richmond, VA.

Virginia Historical Society, Richmond, VA.

Virginia State Library, Richmond, VA.

# DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue  
Richmond, Virginia 23221

## PRELIMINARY INFORMATION FORM

### Individual Property

The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a property to the Virginia Landmarks Register and the National Register of Historic Places. This does not mean that a property is being nominated to the registers at this time. Rather it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff and the Board's actions in writing following the meeting.

Please type and use 8 1/2" X 11" paper if additional space is needed.

All submitted materials become the property of the Virginia Department of Historic Resources and cannot be returned.

1. HISTORIC NAME OF PROPERTY (if not known, use current name or address)

Grasmere; Matthew Harrison House (preferred) 253-0061

2. LOCATION: Street or Route 306 West Market Street

County or City Leesburg

3. LEGAL OWNER(S) OF PROPERTY: (Include names and addresses of all owners and adjacent owners.) **\*SEE NOTE.**

Mr., Mrs., Miss, Ms. (Circle One)

Peter and Ann Chopivsky

Firm and/or Address: 306 West Market Street

City/State/Zip Code: Leesburg, Virginia 22075

Daytime Telephone: Area Code ( 703 ) 777 - 3533 Work

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*Signature required for processing all applications.\*\***

In the event of corporate ownership you must provide the name of the appropriate contact person.

Contact Person: \_\_\_\_\_

Daytime Telephone: Area Code ( ) \_\_\_\_\_

## 4. GENERAL DATA

- A. Type of property: Single-Family Dwelling
- B. Date(s) of resource(s) and source: 1857; Contract between original owner, architect, and builder
- C. Outbuildings: Yes  No  if yes, number of outbuildings three
- D. Approximate acreage: two acres
- E. Architects, carpenter or mason (if known): Charles Haskins (Architect) John Norris (Builder)
- F. Original Use: Single-Family Dwelling
- G. Present Use: Single-Family Dwelling

## 5. GENERAL DESCRIPTION

Describe architectural features, additions, remodelings, and any alterations to the property. Description should also address setting and any designed landscape features. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The Matthew Harrison House at 306 West Market Street in Leesburg was constructed in 1857. Harrison contracted architect Charles Haskins to design the Italianate dwelling, while John Norris was hired to construct it. The main block of the two-story building is square in plan, augmented by a two-story kitchen wing on the west elevation. It is two bays wide and two bays deep. The masonry building is constructed of brick laid in five-course American bond with a two-course brick watertable, with a façade constructed of pressed brick laid in stretcher bond. The overhanging cross gable roof, clad with standing seam metal, is accented with wooden brackets mounted on projecting bricks in a cross pattern. This motif is incorporated within the projecting brick frieze that encircles the roof of the structure on three elevations. The building is heated by three chimneys -- two central chimneys with fireplaces and one interior end that services the heating system in the basement. A one-story wood frame portico with Tuscan posts and stylized brackets shelters the main entry. A two-story wood frame porch with similar detailing is located on the northern end of the west elevation. The building was enlarged in latter part of the 19<sup>th</sup> century by the construction of a two-story wood frame addition on the north elevation of the kitchen wing. The addition contained a kitchen, thus, allowing the original kitchen wing to be renovated to serve as a parlor. The late 19<sup>th</sup> century kitchen addition, which had no floor, was largely razed in 1970 and replaced by the present wood frame kitchen. The addition has a parged foundation and aluminum siding. A one-story projecting entry bay was constructed on the western end of the addition in the 1970s.<sup>1</sup>

The property is located on the north side of West Market Street, west of the city-proper. The site is sloped upward from the street and extends northward to encompass two acres of land. It is

<sup>1</sup> The one-story entry bay, used now as a mud room/laundry room, replaced a one-story wood frame porch that extended the width of the late 19<sup>th</sup> century kitchen addition.

improved the 1857 single-family dwelling, a contemporary brick smokehouse, a two-story wood frame garage dating from the turn of the 20<sup>th</sup> century, and a one-story wood frame servants' quarters that appears to be contemporary to the main dwelling. A gravel drive extends north from West Market Street and circles around the property to the west of the house.

### EXTERIOR

The façade of the Harrison House, facing south to West Market Street, is two bays wide with symmetrically placed openings. The side-passage entry is located in the western bay. This large double-leaf door has two recessed panels, the upper of which was originally glazed. Projecting bricks with a corbeled base create a square-edged surround that encircles the opening. A one-story, one-bay wide portico of wood frame shelters the entry. The half-hipped with standing seam metal cladding is supported by chamfered Tuscan posts and pilasters with stylized brackets. An astragal-molded ornament hangs from the soffit of the entablature. The overhanging of the roof is finished with a boxed cornice. The portico is reached by wooden steps on the south side. To the east of the entry is a paired window opening, holding 2/2 windows. The second story of the façade is symmetrically pierced with a single 2/2 window over the main entry and a paired 2/2 window over its counterpart. Like the entry, the window openings have projecting brick surrounds with shallow pointed lintels. The windows are framed with louvered shutters and continuous wood sills. Slightly below grade is a two-light awning window.

The first bay of the east elevation is pierced on the first and second stories with single 2/2 windows with wood sills, jack-arched lintels, and louvered shutters. To the north, the elevation is marked by single entry openings, one per story. The first story entry holds a ten-light wood replacement door (1980s) capped by a two-light transom. The second story entry, which historically was a double-hung window, now contains a two-light over one-panel door. A two-story wood frame porch extended from the rear of this elevation. Like the portico on the façade, this porch is finished with chamfered Tuscan posts, square balusters, and a half-hipped roof of standing seam metal. The foundation of the porch is brick pier with wooden lattice. The entablature has an overhanging boxed cornice, wide frieze, and stylized brackets. The first story of the porch is reach by modern brick steps on the east. The second story is reach from the interior of the building.

The north elevation of the main block is two bays wide. Each of the stories is symmetrically fenestrated with single 2/2 windows with wood sills, jack-arched lintels, and louvered shutters. Access to the basement of the building is found through a wooden bulkhead in the westernmost bay. In the gable end of the shallow pitched cross gable roof covering this portion of the building is a cross-shaped motif, a relief created by the recession of bricks. The 1970s two-story wood frame kitchen addition was applied to the northwestern corner of the building, and wraps in part around the north elevation of the main block. The east elevation of the addition, which is covered by a shed roof of asphalt shingles, has two 6/6 paired windows. The north elevation has no openings, save the contemporary projecting entry bay on the west side. The bay, also covered by a shed roof, has a single 6/6 window. Access to the entry bay is found on the west elevation via a single-leaf door. The modern door has two panels set below nine lights. Like the east

elevation of the addition, the west elevation has paired 6/6 windows on the first and second stories.

The west elevation of the original kitchen wing has an elongated 2/2 window on the first story and a standard 2/2 window on the second story. These windows have wood sills, jack-arched lintels, and louvered shutters. The south elevation of this original wing is similarly marked with one window opening per story, each holding a 2/2 window with wood sills, jack-arched lintels, and louvered shutters. The west elevation of the main block is penetrated on the first story by an entry opening that is not original. The opening, which leads directly into the stair hall, holds a paneled wood door. To the south, the elevation is pierced by single 2/2 window openings, one per story. Each window has wood sills, jack-arched lintels, and louvered shutters.

### INTERIOR

The interior of the building has a side-passage, double-pile plan. The full-height basement is located under the main block of the building and the original kitchen wing. The side-passage retains the original five-and-half-inch pine floorboards anchored with machine-cut heads. The plaster walls are edged with eleven-inch high baseboards with deeply recessed ogee caps and square-edged kick plates (added 1990s). A segmentally arched seven-inch wide casing with ogee-molded back banding and large interior beading surrounds the main entry doors (each panel measuring 25-1/2 inches in width), found on the south wall. Double-leaf doors with a straight lintel pierce the east wall to provide entry to the front parlor. A second opening is found on the north wall, accessing the stair hall at the rear of the building. This opening is now 38-inches deep, made such by the addition of closets located in the entry hall. All of the openings are trimmed with casings similar to those surrounding the main entry. The ceiling is edged with a wide crown molding with multiple beading and recesses.

The front and rear parlors are similarly finished with five-and-half-inch pine floorboards anchored with machine-cut heads. The plaster walls are edged with eleven-inch high baseboards with deeply recessed ogee caps and molded kick plates (added 1990s). Seven-inch wide casings with ogee-molded back banding and large interior beading surround all of the entry and window openings. The projecting chimney breast of the front parlor, located on the north wall, is accented by a gray marble mantel with Italianate style detailing. This includes the semi-circular arched opening, base blocks, triangular-shaped face, shield-like keystone, and torus-molded shelf. The chimney breast on the south wall of the rear parlor has a slate mantel painted to appear like gray marble. This mantel is largely devoid of the stylistic detailing found on the mantel of the front parlor. It has a semi-circular opening with base blocks. The ceilings of both parlors are edged with wide crown molding with multiple beading and recesses.

The stair hall is located in the northwest corner of the main block. This room is square in plan containing only the quarter-flight stair on the north wall. The ornamental stair has a square newel post with chamfered sides, a round rail, tapered landing newels, and round balusters. The rail has gooseneck and easement crooks. The carriage stringer is finished with a beaded edge, while the wall stringer mimics the baseboard molding found throughout the main block of the building. Access to the second floor of the original kitchen ell is located halfway up the stair.

through a single entry. An exterior entry is located further to the south on the west wall. This non-original opening, finished with a similar casing that is narrower in width and cut to meet the wall, is about five-inches lower than its counterpart to the north.

The first floor of the kitchen ell was extensively renovated when the kitchen addition was constructed at the end of the 19<sup>th</sup> century, and again in the 1970s. The rectangular room has wide wooden floorboards laid over the original five-inch boards. The wide projecting chimney breast on the east wall has a replacement mantel of wood. The five-foot high mantel has a square opening with back banding, and an ogee-molded shelf. The baseboards and casings are similar to those found throughout the main block. A crown molding with a cavetto and beading trims the ceiling. Bookshelves have been constructed on the west wall. Access to the main block of the building is located through a single-leaf door with four panels to the south of the chimney. To the north of the chimney is a single entry that leads to a rear serve hall that extends east to the rear parlor. Passage to the kitchen addition is found on the north wall of the serve hall.

The second floor of the main block contains a stair hall with full bath, two bedrooms, and a former bedroom renovated to serve as a full bath and closet space. The original kitchen wing contains a single bedroom with passage to the modern bedroom located in the 1970s wood frame addition. The upper floor has eleven-inch high baseboards with torus-molded caps. The openings are surrounded with seven-inch wide casings with ogee-molded back banding and interior beading. A very narrow crown molding with beading further accentuates the stair hall and two bedrooms. These same bedrooms have marble mantels with base blocks, semi-circular openings, and astragal molding. The bedroom over the original kitchen wing has seven-inch wide floorboards with a replacement square-edged baseboard. The square-edged trim with reeding frames the entry and window openings. The room has replacement four-paneled wood doors. The chimney breast on the east wall projects slightly, to allow for the construction of closet space to the north. The closets are made of beaded boards. Ghosting in the plaster of the wall suggests the original fireplace opening, which is now devoid of its mantel. A chair rail is an astragal profile encircles the room. Ghosting of a straight-flight stair runs along the north wall of the room. A single entry provides access to the bedroom over the present kitchen. Set two steps below the second floor of the kitchen wing, the addition has three-inch wide floorboards with scotia-molded baseboards. The south wall of the room exposes the five-course brick of the original kitchen wing. The casings have a narrow back band with interior bead.

## SECONDARY RESOURCES

The property has been improved by the construction of three secondary resources -- an 1857 brick smokehouse, a turn of the 20<sup>th</sup> century garage of two stories, and a circa 1857 servants' quarter or slave house.

The one-story smokehouse, now used for storage, is constructed of brick laid in five-course American bond. In style and detailing, the building mimics that main dwelling. It is covered by a front gable roof, clad with standing seam metal. The overhanging boxed cornice returns on the front and rear. In the gable ends, rowlock bricks have been left out of the construction of the structure to allow for smoke to ventilate. The single-leaf entry, located on the east elevation, has

a plank door with a brick lintel and stone sill. Recessed within the plane of the wall, the opening is surrounded by a narrow wood casing with interior beading. The single window opening marking the south elevation holds vertically placed wooden slates that allowed smoke to vent. A wooden casement door is hinged on the exterior of the opening. The opening on the north wall has been infilled with brick. These openings have jack-arched brick lintels and wood sills. On the interior, the one-room smokehouse has a brick floor, laid in a herringbone pattern. The roof has no ridgeboard, and the supports of the structure are pegged and mortis-and-tenon joints. Scares of the building's original use are visible on much of the roof supports.

To the immediate west of the smokehouse is the servants' quarters. Dating from circa 1857, this one-story wood frame structure has been designate as a former slaves' quarter. No documentation has been located to uphold or dispute this claim. The materials visible on the interior of the building support a construction date contemporary to that of the smokehouse and main dwelling. It has, however, been reclad in part with board-and-batten siding of wood. It is set upon an early 19<sup>th</sup> century foundation of brick piers. The piers consist of pressed brick with concrete mortar. The building has pegged posts and mortis-and-tenon construction, which is fully exposed on the interior. The hipped roof has a boxed cornice that overhangs and is clad with standing seam metal. A vertical board door is set on the east elevation. There are two window openings on the west elevation, while single openings are found on the south, north, and east elevations. The openings have 6/6 replacement sash with square-edged casings and interior beads. The interior of the one-room structure has floorboards that range in size from eight- to fourteen-inches. The board-and-batten siding ranges in width from eight- to eighteen-inches. Up and down saw marks were noted on the original rafters. Lathe marks were noted on the beams.

A two-story wood frame garage is located to the northwest of the servants' quarter. The garage, marked as such on the 1912 Sanborn Fire Insurance Map, is constructed of board-and-batten siding. It is set upon a poured concrete foundation and covered by a front gable roof. The roof is clad with standing seam metal and has a boxed cornice. The first story, on the south elevation, is opening to provide automobile access. A single opening, covered by a board-and-batten door, pierces the second story of this elevation. The west and north elevations each has small six-light awning windows with square-edged casings and wood sills. The east elevation is symmetrically pierced with similar awning windows, two per story. The building has a dirt floor, with enclosed straight-flight wooden stair at the northern end. Circular sawn marks are visible on the beams on the interior of the building.

## 6. HISTORY

Briefly note any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. Only material contained on the form will be forwarded to the members of the State Review Board. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The Matthew Harrison House was constructed in 1857 at 306 West Market Street in Leesburg. Architect Charles Haskins, with John Norris serving as contractor, was hired to design the single-family dwelling. The brick building was constructed for Matthew Harrison, a well-known Leesburg attorney and member of the Virginia House of Delegates. The Harrison family sold the property in 1882, after twenty-six years of ownership. Subsequent owners included prominent Leesburg residents, Hugh Ashby Thompson and Horace Littlejohn. Constructed during the second phase of growth in Leesburg (circa 1830-1878), the Harrison House is one of five buildings dating from this period representative of the development that spread westward along Market Street outside the corporate boundaries established in 1878. The high style Italianate dwelling is largely intact on the exterior and interior. The property, although subdivided at the rear, retains an 1857 brick smokehouse, a turn of the 20<sup>th</sup> century garage of two stories, and a circa 1857 servants' quarter or slave house.

Located within Leesburg's locally designated Old and Historic District, this property is recommended as potentially eligible for nomination to the National Register of Historic Places under Criterion C (architectural style/community development). Furthermore, if/when the boundaries of the Leesburg National Register Historic District are expanded, the Harrison House at 306 West Market Street should be included as a contributing resource.

### History of Property

The twenty-eight acres on which the single-family dwelling at 306 West Market Street was constructed was purchased by Mathew Harrison in 1856 from Thomas P. Knox (c. 1795-c. 1871) for \$2,650. Immediately upon purchasing the property, Harrison contracted architect Charles Haskins and builder John Norris to construct a dwelling. The imposing dwelling, originally known as Grasmere, was designed in the Italianate style, an architectural style popular at the time of its construction. The Italianate style began in England as part of the Picturesque movement, a reaction to the formal classical ideals in art and architecture. It first appeared in the United States during the 1830s and was popularized in the 1840s and 1850s by the pattern books of Andrew Jackson Downing. Most examples in the United States date from 1855 to 1880. The decline of the Italianate style of architecture was linked closely to the financial panic of 1873 and the subsequent depression.<sup>2</sup>

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<sup>2</sup> Virginia and Lee McAlester, *A Field Guide to American Architecture*. (New York, NY: Alfred A. Knopf, 1988), pp. 212-214.

In 1856, Charles Haskins worked as an architect in Alexandria, Virginia, relocating to Washington, D.C. by 1858. He advertised plans for churches, stores, city houses, villas, and monuments. Haskins designed the Star Fire Engine House (1856) in Alexandria and, partnered with Barton Stone Alexander to produce the Orange County Courthouse (1858-1859).

Although Charles Haskins is credited with the design of the dwelling, John Norris, a local Leesburg builder, was contracted to construct the house. By the 1840s, there was a planing mill in Leesburg known as Norris Brothers, changing in 1850 to John Norris and Sons. Their trademark was finely detailed ornamentation that was often elaborate and lavish. John Norris' sons, Lemuel and Samuel, designed a number of buildings in Leesburg and the District of Columbia. John Norris was contracted by Matthew Harrison to build the house on August 31, 1857. The original building specifications for the house still exist today, giving a detailed account of materials and building plans to be used in the construction of the house.

Matthew Harrison was born December 18, 1822 in Loudoun County, Virginia. Harrison came from an illustrious Virginia family, directly related to Richard Henry Lee through his mother Harriet Jones and to the Harrison family, which included signers of the Declaration of Independence (Benjamin Harrison V), governors, soldiers, and presidents of the United States of America (William Henry Harrison and Benjamin Harrison).<sup>3</sup> In 1851, Harrison married Anne Harriette Jones, the daughter of General Walter Jones. According to the 1860 census, the Harrisons had three children, Sarah P. who was eight years old, Thomas W. who was four, and Ann H. who was three years old at the time. Harrison was an attorney-at-law and in 1860 his personal estate was recorded at \$1,500, while his real estate was listed at \$9,000. He also represented Loudoun County in the House of Delegates of Virginia. While representing Loudoun County for several terms in the legislature, he was known as the "Loudoun Lion." Harrison continued to live in Grasmere until his death on January 26, 1875. An 1878 map of Leesburg shows Anne Harrison resided in the house following the death of her husband. This map also indicates that property contained two outbuildings to the northwest of the dwelling.

On May 3, 1882, T. W. Harrison, special commissioner for the estate of Matthew Harrison, sold the property to Louis H. and Jane Lee Powell. Thomas Walker Harrison was Matthew Harrison's son and served as the judge of the 17<sup>th</sup> Judicial Circuit of Virginia. Jane Powell continued to reside at the house following her husband's death in 1885. In the 1910 census, the property was listed as a "general farm." By 1919, the acreage of the property had decreased to four acres, as indicated from the sale of the property to Hugh Ashby Thompson and Horace C. Littlejohn. Thompson deeded his share of the property to Littlejohn in 1926, remaining in the Littlejohn family until 1963.

Horace C. Littlejohn (1874-1965) was a noted Leesburg resident. A native of Leesburg, Littlejohn attended Leesburg High School and later the Medical College of Virginia. In 1900, he began working as a druggist in the Mott and Purcell Drug Store on North King Street. Littlejohn eventually purchased an interest in the store and, in 1915, became the sole proprietor. He served

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<sup>3</sup> No direct connection has been established between Matthew Harrison and signer Benjamin Harrison V, and presidents of the United States of America (William Henry Harrison and Benjamin Harrison).

for 18 years on the Virginia Board of Pharmacy and also as the president of the Virginia Pharmaceutical Association. Additionally, he was one of fifteen founding members of the Leesburg Hospital, later known as the Loudoun Memorial Hospital and served as treasurer for the hospital for thirty-seven years, between 1912 and 1949. He was married to Ethel Thompson, also of Leesburg, and they two daughters, Elizabeth and Ethel. Littlejohn died of a stroke on January 15, 1965. (There appears to be a kinship between the Harrisons, Powells, Thompsons, and Littlejohns.)

The Harrison House was constructed during the second phase of growth in Leesburg (circa 1830-1878). During this period, the town was once again expanded in 1858, extending past its original boundaries. With the town largely improved by vernacular dwellings and commercial buildings of the 18<sup>th</sup> and 19<sup>th</sup> centuries, development began to spread westward along Market Street outside the corporate boundaries established in 1878. Of the 221 properties included in the 1999-2000 survey, twenty-five resources date from the period between 1830 and 1878. Five of the twenty-five were sited along West Market Street. The building lots were larger than those located within the town's corporate boundaries, thus allowing for the construction of bigger dwellings with a substantial number of outbuildings. One of the first dwellings erected on the large tract of land west of Ayr Street, S.W. was the Harrison House. The landscaped property included various outbuildings, including a smokehouse and slave quarters. Despite the subsequent subdivision of the land, the property at 306 West Market Street is one of the largest lots in western Leesburg.

**Chain of Title:**

- November 22, 1989: William J. McDonald and Dorothy McDonald to Peter Chopivsky and Ann Chopivsky  
Land Records of Loudoun County  
Liber 1067 Folio 1426
- March 15, 1972: Elizabeth L. Philips and Lucas D. Phillips, Ethel T. and S. Hawpe Adams to William J. and Dorothy W. McDonald  
Land Records of Loudoun County  
Liber 546 Folio 198
- May 24, 1963: Horace C. Littlejohn to Elizabeth L. Phillips and Ethel T. Adams  
Land Records of Loudoun County  
Liber 428 Folio 93
- December 4, 1926: H. A. Thompson and Hannah E. Thompson to H. C. Littlejohn  
Land Records of Loudoun County  
Liber 9Y Folio 116
- May 12, 1919: Katharine P. Le Bourgeois and J. L. Le Bourgeois to H. A. Thompson and H. C. Littlejohn  
Land Records of Loudoun County  
Liber 9G Folio 392

Preliminary Information Form

E.H.T. Traceries, Inc.

June 2000

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- Circa 1911: Jane Lee Powell to Katharine Powell Le Bourgeois  
Will Records of Loudoun County
- November 11, 1885: Louis H. Powell to Jane Lee Powell  
Land Records of Loudoun County  
Liber 3I Folio 201
- May 3 1882: T. W. Harrison, special commissioner for Matthew Harrison, W. R. Winchester,  
Sallie P. Winchester, A. H. Harrison, and Harriette J. Harrison to Louis H.  
Powell and Jane Lee Powell  
Land Records of Loudoun County  
Liber 6S Folio 109
- December 5, 1856: Thomas P. Knox to Matthew Harrison  
Land Records of Loudoun County  
Liber 50 Folio 43

7. REASON FOR REQUEST: Located within the local historic district, the dwelling at 306 West Market Street is just outside the original incorporation boundaries of Leesburg and is therefore not within the Leesburg National Register Historic District. As part of the three-year survey of the local historic district, properties not located within the National Register district were reviewed to determine if the boundaries should be enlarged or individual resources should be nominated.

8. PHOTOGRAPHS:  
At least FOUR black and white exterior photographs (North, South, East and West elevations are good) and FOUR black and white interior photographs must be provided. Photographs of other buildings on the property and views of the general setting are also required. The inclusion of photographs is essential to the completion of this application. Without photographs, this application cannot be considered and will be returned. Photographs should be labeled on the reverse in pen and should not be mounted of affixed in any way.

9. MAP:  
Please include a map showing the location of the property. A sketch map is not acceptable. A USGS or county map is preferred. Please note street and route numbers. Any outbuildings on the property should also be noted. Please include a "North" arrow. This form cannot be processed without a map showing the property's exact location.

10. Is the property income producing? Yes  No  If so, will the applicant seek to use the State and/or the Federal Rehabilitation Tax Credits? Yes  No   
Would you be interested in the easement program? Yes  No

11. ADDITIONAL COMMENTS:

12. APPLICANT INFORMATION (Individual completing form)

NAME: E.H.T. Traceries, Inc. (Laura Trieschmann)

DAYTIME TELEPHONE: Area Code: ( 301 ) 656 - 5283

ADDRESS: 5420 Western Avenue

CITY/STATE/ZIP CODE: Chevy Chase, Maryland 20815

APPLICANT'S SIGNATURE: *[Signature]* DATE: *[Date]*

Departmental policy requires that the following officials of local jurisdiction be notified prior to any consideration of eligibility by the State Review Board. Please provide the names and addresses of those currently servicing, as applicable. This information must be provided before this form can be presented to the State Review Board for consideration.

Mayor of the City or Town:

James E. Clem, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia 20178  
(703) 777-2420

Chairman, Board of Supervisors (for county and town properties):

Scott K. York, Loudoun County Government Center, P.O. Box 7000, Leesburg, Virginia  
20177 (703) 777-0204

Town Manager:

Robert S. Noe, Jr., Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2700

Director of Planning, Zoning, and Development:

Mike Tompkins, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703) 771-2771

Chairman of the Leesburg Planning Commission:

Gus Glikas, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2771

City Council member in whose district the property is located:

Council Members At-Large: Leonard McDonald, Bob Zoldas, Kristen Umstattd, George  
Atwell, Mervin Jackson, B. J. Webb, Vice Mayor, and James Clem, Mayor  
Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 777-2420

(Optional) Name and address of contact person for local historic preservation group:

Kristie Lalire, Department of Planning, Zoning, and Development, Leesburg Town  
Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 771-2765

Jane Sullivan, Thomas Balch Library, 208 West Market Street, Leesburg, Virginia, 20176  
(703) 779-1328

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- "Norris Brothers." *The Loudoun Times*, June 1922.
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DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue  
Richmond, Virginia 23221

PRELIMINARY INFORMATION FORM

Individual Property

The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a property to the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that a property is being nominated to the registers at this time. Rather it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff and the Board's actions in writing following the meeting.

Please type and use 8 1/2" X 11" paper if additional space is needed.

All submitted materials become the property of the Virginia Department of Historic Resources and cannot be returned.

1. HISTORIC NAME OF PROPERTY (if not known, use current name or address)

Ella V. and William N. Wise House (253-5055)

2. LOCATION: Street or Route 320 West Market Street

County or City Leesburg

3. LEGAL OWNER(S) OF PROPERTY: (Include names and addresses of all owners and adjacent owners.) **\*SEE NOTE.**

Mr., Mrs., Miss, Ms. (Circle One)

Peige Wagar

Firm and/or Address: 320 West Market Street

City/State/Zip Code: Leesburg, Virginia 22075

Daytime Telephone: Area Code ( 703 ) 777 - 7013

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*Signature required for processing all applications.\*\***

In the event of corporate ownership you must provide the name of the appropriate contact person.

Contact Person: \_\_\_\_\_

Daytime Telephone: Area Code ( ) \_\_\_\_\_ - \_\_\_\_\_

#### 4. GENERAL DATA

- A. Type of property: Single-Family Dwelling  
B. Date(s) of resource(s) and source: circa 1901  
C. Outbuildings: Yes  No  if yes, number of outbuildings two  
D. Approximate acreage: one acre  
E. Architects, carpenter or mason (if known): Unknown  
F. Original Use: Single-Family Dwelling  
G. Present Use: Single-Family Dwelling

#### 5. GENERAL DESCRIPTION

Describe architectural features, additions, remodelings, and any alterations to the property. Description should also address setting and any designed landscape features. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

Ella and William Wise constructed the single-family dwelling at 320 West Market Street circa 1901. The wood frame building, clad in rough textured stucco, stands two-and-a-half stories in height on a raised random-coursed stone foundation. Irregular in plan, the building is dressed in the Queen Anne style, replete with projecting canted bays, cross gables, a wrap-around porch with bracketed Tuscan supports, and three interior corbeled brick chimneys. It is covered by a cross gable roof of standing seam metal with overhanging eaves and a raked cornice. In addition, the property has a circa 1901 shed, a 1954 pool, and 1997 garage.

##### Exterior

A projecting two-and-a-half-story ell and wrap-around porch marks the façade of the building, facing south. The projecting ell in the western bay, covered by a front gable, has a two-story canted bay with a half-hipped roof. This three-sided bay is clad with stucco and pierced by 2/2 double-hung windows. The first story openings are elongated, while the second story windows are standard size. Projecting wood stringcourses with an ogee-mold marks the stories. The roofline of the bay has an overhanging boxed cornice with brackets, bed molding, and an ogee profile. Above the bay, in the gable end of the main block, is a semi-circular arched 2/2 double-hung window. The eastern bay of the façade is pierced by the main entry on the first story and single window opening with shutters on the second story. A wrap-around wood frame porch set upon brick piers accesses the single-leaf entry. Covered by a half-hipped of standing seam metal, the porch has been partially enclosed on the east elevation. It is finished with square fluted balusters, chamfered Tuscan posts with ornate brackets, and overhanging eaves. The entry has a wood door of four panels with sidelights and two-light transom. Framed in wood surrounds, the glass panes of the sidelights and transom are removable from the interior, allowing metal screens to be placed in the openings for ventilation. Over the symmetrically placed single 2/2 double-hung window at the second story is the front gable dormer. Clad in stucco, the dormer holds a

metal 1/1 double-hung replacement window and is ornamented with bargeboard and a scrolled cornice.

The east elevation entails the main block of the building, a two-and-a-half-story projecting ell, and a two-story enclosed sleeping porch. The first story of the main block has the enclosed porch, a circa 1980 alteration. It is pierced by two single 2/2 double-hung window openings. Above the roof of the porch, the main block has two 2/2 double-hung windows with narrow wood sills. The gable end holds a semi-circular arched 2/2 double-hung window. The southern elevation of the projecting ell has an elongated window holding a narrow 1/1 double-hung sash. The east elevation of the ell is symmetrically pierced by single window openings, each holding 2/2 double-hung sash. The first story opening is elongated, the second story opening is standard, and the gable end window has a semi-circular arch. Louvered wood shutters frame the first and second story openings. A bulkhead entry is located at the center of the ell in the foundation.

The sleeping porch on the northeast corner of the building was constructed in the early 1950s. Originally enclosed with jalousie windows, the porch now has vertical board siding with rows of 1/1 metal double-hung windows. The porch has a shed roof with weatherboard in the gable and exposed rafter ends. A single entry covered by a shed roof portico is located in the western bay of the porch, on the north elevation.

The rear of the main block, now obscured by the sleeping porch, is marked by a two-story projecting ell in the western block. This ell has two single openings with 1/1 metal double-hung windows on the first story. The west elevation is symmetrically pierced with six 2/2 double-hung window openings on each of the two stories. The front gable in the northern bay is marked by a semi-circular 2/2 double-hung window.

### Interior

The interior of the building has an irregular floor plan consisting of a stair hall and three parlors. The stair or entry hall is located in the southeastern corner of the building. In the mid-20<sup>th</sup> century, when the building was rehabilitated to serve as a duplex, the stair hall was divided into two rooms that allowed private entries to both apartments. Now restored to its original configuration, the square room is finished with replacement wood floors, measuring 4" to 7" in width. They are edged with 8-1/2 inch wood baseboards with a scotia molded cap and quadrant bead. Square-edged surrounds with base blocks, center fluting, and bull's eye corner blocks frame the entry openings. The double-wide opening between the hall and the southwest parlor holds sliding pocket doors that extend nearly to the ceiling. The doors have four recessed panels and brass hardware. The single opening between the hall and the northeast parlor has a double casing, both with fluting and bull's eye corner blocks. The ceiling, replaced with drywall because of water damage, is bordered with replacement ogee crown molding.

The quarter-turn stair is located along the east wall of the hall. Two starter steps lead to the half landing, from which the enclosed portion of the wrap-around porch is accessed. A single entry door that originally was a window opens into the enclosed room. The southern end of the space serves as a closet, while the northern end is a full bath accessed from the northeast parlor. The

stair has a turned newel post set upon a tall square base. Tapered, the newel is capped by a squat ball. The stair is ornamented with square balusters set two per riser, scrolled stringer brackets, and ogee-molded wall stringer.

The three adjacent parlors are similarly finished with replacement wood floors, measuring 4" to 7" in width. They are edged with 8-1/2 inch wood baseboards with a scotia molded cap and quadrant bead. Square-edged surrounds with base blocks, center fluting, and bull's eye corner blocks frame the entry and window openings. The bay windows in the southwest parlor have louvered and paneled interior shutters dating from the 1920s. The mantel in this parlor is a replacement, constructed of marble from Italy. It has a slate hearth with a molded face and overmantel. The mantel in the northwest parlor has been removed and the opening infilled. The northeast parlor has a replacement wood mantel constructed with historic wood. The opening has been enclosed and a Franklin stove installed on a brick hearth. The ceilings in the southwest and northwest parlors are edged with replacement cove molding that is 7" wide, while the ceiling in the northeast parlor has an ogee-profiled crown molding.

A quarter-turn stair is located on the west wall of the northeast parlor. This secondary stair has two starter steps, turned newel on a tall square posts, round rail, scrolled stringer brackets, fancy-turned balusters, and ogee-molded wall stringer.

The kitchen is located in the northwestern corner of the first floor. The room has wainscot (vertical boards with an ogee cap) and square-edged surrounds. The narrow chimney breast on the north wall is encased in vertical boards. The now enclosed porch is similarly finished with vertical board walls, vinyl flooring, and 6" wide boards cladding the ceiling. French doors separate the northeast parlor from the enclosed porch.

The second floor of the building exhibits many of the same ornamentation seen on the first floor. It has three square bedrooms placed over the parlors below and a full bath over the stair hall. The original 3" wide floors are edged with 7" baseboards. The corner beads consist of fluted pilaster with base blocks and bull's eye corner blocks. Presently, there are no fireplace openings on the second floor. An enclosed straight-flight stair at the rear of the building accesses the third floor. Partially finished, the third floor has two rooms.

#### Secondary Structures

A one-story shed, rectangular in plan, located to the northeast of the main dwelling was constructed circa 1901. This contemporary shed is constructed of wood frame with German siding clad with rough-textured stucco. It has a side gable roof, clad with standing seam metal, and overhanging eaves. The south elevation, the only wall pierced by openings, has a vertical board door at the center.

A two-story wood frame barn, set to the north of the house, collapsed in 1997. A two-story garage, mimicking the historic barn's form and detailing, replaced it. The garage is two bays square with a front gable roof and board-and-batten siding. The roof is clad with asphalt shingles and has overhanging eaves with brackets. The two garage openings on the east elevation are

segmentally arched with square-edged surrounds and roll-up metal doors. The second story of the elevation has centrally placed paired 1/1 double-hung metal windows that share a wood sill and square-edged surrounds. Single 1/1 double-hung metal windows pierce the side elevations. A wood stair to the second floor is located on the exterior of the north elevation. The floor of the garage is composed of poured concrete.

An in-ground pool is located to the north of the garage. Surrounded by flagstone, the pool was constructed in 1954.

## 6. HISTORY

Briefly note any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. Only material contained on the form will be forwarded to the members of the State Review Board. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The Queen Anne style house, located at 320 West Market Street in Leesburg, was built circa 1901 for Ella V. and William N. Wise. Constructed during the third phase of growth in Leesburg (1878--1914), this single-family dwelling is representative of the growth outside of the corporate boundaries of Leesburg. Although typical of the dwellings erected during this phase along western Market Street, the stylized building is unlike the many vernacular dwellings and commercial buildings originally constructed within the town boundaries.

Located within Leesburg's locally designated Old and Historic District, this property is recommended as potentially eligible for nomination to the National Register of Historic Places under Criterion C (architectural style/community development). Furthermore, if/when the boundaries of the Leesburg National Register Historic District are expanded, the Wise House at 320 West Market Street should be included as a contributing resource.

### History of the Property

The single-family dwelling at 320 West Market Street was constructed circa 1901 for property owners Ella V. and William N. Wise. The Wise family purchased the 45,722 square foot property for \$500 from Edward and Florence B. Nichols in 1901. The property, substantially improved by the modest Queen Anne style dwelling, was sold on March 22, 1913 to Helen Wise for \$6,000, a substantial amount compared to the price of the land in 1901. However, by 1916, when the house was sold to Scott B. Jenkins, it was only valued at \$3,900. Jenkins, listed in the 1920 census as B. Scott Jenkins, owned the house, free of debt. The sixty-year-old Jenkins and his wife, Fannie, had four children listed in the 1920 census (Arthur, Mary, Grace, and Harry). Although Jenkins and his wife were both unemployed, their older two children were employed. Arthur, twenty-eight years old, worked as a cashier in a bank and Mary, twenty-seven years old, worked as a merchant in a dry goods store.

The Jenkins owned the property for a short time, selling it in 1921 to Martha A. di Zerega for \$6,000. It is believed that she was related to the di Zerega family who lived nearby at Rock Spring Farm. The property was sold again in 1926, following chancery suit "Currie's Guardian vs. di Zerega." At this time, W. Otis Bailey purchased it for \$7,500. However, Bailey defaulted on his loan and the property was advertised for sale in the *Loudoun Times Mirror* in the beginning of 1928. It was sold at sheriff's sale to Coleman C. and Lucy Jackson Gore. The property remained in the Gore family until 1954 when it was sold to Robert Lewis Noyes, Edmund Noyes, Jr., and Catherine Lewis Noyes. Until this point in history, the property had remained 45,722 square feet. However, on December 10, 1954, the property was surveyed by Robert K. Wilson and designated as 45,706 square feet. The survey, which was included with

the deed of conveyance, shows the property on West Market Street as including a two-story stucco dwelling, a woodshed, a garage, a barn, a stable, and wood fencing. The house remained in possession of the Noyes family until 1975 when it was sold to Edward and Rebecca Reeves, who then conveyed it to Ross and Peige Wagar in 1984.

The property first appears on the Sanborn fire Insurance Maps in 1912. At this time, the footprint of the house is relatively similar to its current configuration, with the exception of the rear porch. Additionally, the map indicates the presence of two one-story outbuildings to the northeast of the dwelling and a barn/stable to the north. The outbuildings are believed to be the wood shed and barn recorded as part of the 1954 survey. The 1930 map shows little change to the property, with the footprint of the house remaining exactly the same as the 1912 map. At this time, the wood shed and barn/stable were in the same position, but the other outbuilding had been demolished and replaced by a one-story frame garage. Updated in 1937, the Sanborn maps show no change to the property. Subsequently, the rear porch has been added to the dwelling and there have been a few changes to the outbuildings. The garage was demolished and a new garage replaced the barn, which had fallen into disrepair. However, the wood shed remains on the property, to the northeast of the house.

The house is a modest example of the Queen Anne style of architecture, featuring an irregular plan, projecting canted bays, cross gables, and a wrap-around porch with bracketed Tuscan supports. Between 1880 and 1890, the Queen Anne style became the most popular architectural idiom in the United States. The style first appeared at the Philadelphia Centennial Exhibition in 1876. Identified by architect Richard Norman Shaw (1831-1912), the style was applied to a variety of dwellings, from row houses to seaside resorts. This style relied on a contrast of construction materials, varied ornament, and irregular roof shapes. "In America, the style found an exuberant expression in wood, and frequently incorporated classical columns and decorative motifs borrowed from our own Colonial architecture."<sup>1</sup>

The Wise House was constructed during the third phase of growth in Leesburg (1878-1914). With the town largely improved by vernacular dwellings and commercial buildings of the 18<sup>th</sup> and 19<sup>th</sup> centuries, development began to spread westward along Market Street outside the corporate boundaries established in 1878. Of the 221 properties included in the 1999-2000 survey, forty-five resources date from the period between 1878 and 1914. Nine of the forty-five were sited along West Market Street. The building lots were larger than those located within the town's corporate boundaries, thus allowing for the construction of bigger dwellings with a substantial number of outbuildings. One of the first dwellings erected on the large tract of land west of Ayr Street, S.W. was the Wise House. Historically used for agricultural purposes, the property was first improved in circa 1901 by the construction of the Queen Anne style dwelling. The property included various outbuildings, including a barn, shed, and stable.

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<sup>1</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York, NY: Henry Holt and Company, 1994), p. 155.

Chain of Title:

- July 6, 1984: Edward A. Reeves, Jr. and Rebecca Reeves, wife, to Ross L. Wagar and Peige M. Wagar, wife  
Land Records of Loudoun County  
Liber 845 Folio 1386
- June 6, 1975: Robert L. Noyes and Louise Lee Noyes, wife, and Edmund Noyes, Jr. and Rosa P. Noyes, wife, to Edward Reeves, Jr. and Rebecca Reeves, wife  
Land Records of Loudoun County  
Liber 620 Folio 342
- December 14, 1954: Lucy J. Gore and Coleman C. Gore, her husband to Robert Lewis Noyes, Edmund Noyes, Jr. and Catherine Lewis Noyes  
Land Records of Loudoun County  
Liber 341 Folio 368
- November 18, 1938: J.T. Jackson and Esta P. Jackson to Lucy J. Gore  
Land Records of Loudoun County  
Liber 11C Folio 1
- November 18, 1938: Coleman C. Gore and Lucy Jackson Gore to J.T. Jackson  
Land Records of Loudoun County  
Liber 11B Folio 525
- February 13, 1928: Edwin E. Garrett, Trustee under deed of trust by W. O. Bailey and wife to Coleman C. Gore, and Lucy Jackson Gore, wife  
Land Records of Loudoun County  
Liber 10A Folio 461
- November 15, 1926: Edwin E. Garrett, special commissioner in chancery suit "Curries Guardian vs. di Zerega" to W. Otis Bailey  
Land Records of Loudoun County  
Liber 94 Folio 122
- September 30, 1921: Scott B. Jenkins and Fannie M. Jenkins, wife, to Martha A. di Zerega  
Land Records of Loudoun County  
Liber 9N Folio 75
- August 15, 1916: Helen V. Wise to S.B. Jenkins  
Land Records of Loudoun County  
Liber 9A Folio 207
- March 22, 1913: Ella V. Wise and William N. Wise to Helen Wise  
Land Records of Loudoun County  
Liber 8S Folio 180

Preliminary Information Form

E.H.T. Tracerics, Inc.

March 2000

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January 17, 1901: Edward Nichols and Florence Nichols, wife, to Ella Wise, wife of W. N. Wise  
Land Records of Loudoun County  
Liber 7T Folio 233

November 6, 1893: Virginia H. Presgrave and W.F. Presgrave, her husband, to Edward Nichols  
Land Records of Loudoun County  
Liber 7H Folio 398

7. REASON FOR REQUEST: Located within the local historic district, the dwelling at 320 West Market Street is just outside the original incorporation boundaries of Leesburg and is therefore not within the Leesburg National Register Historic District. As part of the three-year survey of the local historic district, properties not located within the National Register district were reviewed to determine if the boundaries should be enlarged or individual resources should be nominated.

8. PHOTOGRAPHS:

At least **FOUR** black and white *exterior* photographs (North, South, East and West elevations are good) and **FOUR** black and white *interior* photographs must be provided. Photographs of other buildings on the property and views of the general setting are also required. The inclusion of photographs is essential to the completion of this applications. *Without photographs, this application cannot be considered and will be returned.* Photographs should be labeled on the reverse in pencil and should not be mounted or affixed in any way.

9. MAP:

Please include a map showing the location of the property. A sketch map is not acceptable. A USGS or county map is preferred. Please note street and route numbers. Any outbuildings on the property should also be noted. Please include a "North" arrow. This form cannot be processed without a map showing the property's exact location.

10. Is the property income producing? Yes \_\_\_\_\_ No X If so, will the applicant seek to use the State and/or the Federal Rehabilitation Tax Credits? Yes \_\_\_\_\_ No \_\_\_\_\_  
Would you be interested in the easement program: Yes \_\_\_\_\_ No X

11. ADDITIONAL COMMENTS:

12. APPLICANT INFORMATION (Individual completing form)

NAME: E.H.T. Tracerics, Inc. (Laura Trieschmann)

DAYTIME TELEPHONE: Area Code: ( 301 ) 656 - 5283

ADDRESS: 5420 Western Avenue

CITY/STATE/ZIP CODE: Chevy Chase, Maryland 20815

APPLICANT'S SIGNATURE: *[Handwritten Signature]*

DATE: *[Handwritten Date]*

Departmental policy requires that the following officials of local jurisdiction be notified prior to any consideration of eligibility by the State Review Board. Please provide the names and addresses of those currently servicing, as applicable. This information must be provided before this form can be presented to the State Review Board for consideration.

Mayor of the City or Town:

James E. Clem, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia 20178  
(703) 777-2420

Chairman, Board of Supervisors (for county and town properties):

Scott K. York, Loudoun County Government Center, P.O. Box 7000, Leesburg, Virginia  
20177 (703) 777-0204

Town Manager:

Robert S. Noe, Jr., Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2700

Director of Planning, Zoning, and Development:

Mike Tompkins, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703) 771-2771

Chairman of the Leesburg Planning Commission:

Gus Glikas, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2771

City Council member in whose district the property is located:

Council Members At-Large: Leonard McDonald, Bob Zoldas, Kristen Umstadd, George  
Atwell, Mervin Jackson, B. J. Webb, Vice Mayor, and James Clem, Mayor  
Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 777-2420

(Optional) Name and address of contact person for local historic preservation group:

Kristie Lalire, Department of Planning, Zoning, and Development, Leesburg Town  
Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 771-2765

Jane Sullivan, Thomas Balch Library, 208 West Market Street, Leesburg, Virginia, 20176  
(703) 779-1328

# DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue  
Richmond, Virginia 23221

## PRELIMINARY INFORMATION FORM

### Individual Property

The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a property to the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that a property is being nominated to the registers at this time. Rather it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff and the Board's actions in writing following the meeting.

Please type and use 8 1/2" X 11" paper if additional space is needed.

All submitted materials become the property of the Virginia Department of Historic Resources and cannot be returned.

1. HISTORIC NAME OF PROPERTY (if not known, use current name or address)

Judge William A. Metzger House (253-5056)

2. LOCATION: Street or Route 420 West Market Street

County or City Leesburg, Virginia

3. LEGAL OWNER(S) OF PROPERTY: (Include names and addresses of all owners and adjacent owners.) **\*SEE NOTE.**

Mr., Mrs., Miss, Ms. (Circle One)

Donald and Jane Ashbaugh

Firm and/or Address: 420 West Market Street

City/State/Zip Code: Leesburg, Virginia 20178

Daytime Telephone: Area Code ( 703 ) 777 - 0747

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*Signature required for processing all applications.\*\***

In the event of corporate ownership you must provide the name of the appropriate contact person.

Contact Person: \_\_\_\_\_

Daytime Telephone: Area Code ( ) \_\_\_\_\_ - \_\_\_\_\_

#### 4. GENERAL DATA

- A. Type of property: Single-Family Dwelling  
B. Date(s) of resource(s) and source: 1906  
C. Outbuildings: Yes  No  if yes, number of outbuildings 2  
D. Approximate acreage: three acres  
E. Architect, carpenter or mason (if known): Unknown  
F. Original Use: Single-Family Dwelling  
G. Present Use: Single-Family Dwelling

#### 5. GENERAL DESCRIPTION

Describe architectural features, additions, remodelings, and any alterations to the property. Description should also address setting and any designed landscape features. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The single-family dwelling at 420 West Market Street was constructed in 1906 in the fashionable Colonial Revival style. The two-and-a-half-story building is rectangular in plan, augmented by one-story wings on either side. The masonry structure is constructed of large cast concrete blocks with a smooth face. The main block measures five bays wide and two bays deep. A one-bay wide portico with imposing Tuscan columns marks the symmetrical façade. Two front gable dormers on the façade and rear elevation pierce the side gable roof, which is clad with asphalt shingles. Two interior brick chimneys with corbeled caps rise from the ridge of the roof, which is edged by a boxed cornice with returns and bed molding. The wing on the east side of the building has been enclosed with wood frame and multi-light windows. Its counterpart to the west retains its imposing Tuscan columns.

The main dwelling faces south onto West Market Street, with a drive accessing the property from the southeast. The gravel drive travels in front of the building to the west with a circular turnaround at the one-and-a-half-story garage. The three-car garage, dating from the 1990s, is covered by a side gable roof of asphalt shingles. Three tall front gable dormer windows with 6/6 snap-in muntins pierce the roof on the south. The north elevation has a large shed roof wall dormer and three 6/6 windows with snap-in muntins. The garage doors are paneled and roll-up. The garage is set upon a formed brick foundation with poured concrete floor, and is clad with German siding with corner boards and a boxed cornice. The building is united to the main dwelling by a one-story loggia, supported by Tuscan columns. It has a standing seam gable roof, boxed cornice, and slate floor set on a stone foundation. Wooden steps join the loggia with the rear entry in the western bay of the main dwelling.

The landscaped property, consisting of three acres, has a tennis court to the northeast. An in-ground pool originally was located where the tennis court is now. A two-story barn stands to the northwest. No longer part of the property, the barn was rehabilitated to serve as a single-family dwelling (18 Wilson Street). The building is three bays wide and one bay deep, facing south. It

has a brick foundation and aluminum siding with narrow corner boards. The former barn has single 1/1 windows with shutters, and a single-leaf flush door set under a front gable pediment. A ventilated cupola with a pyramidal roof marks the top of the building.

### Exterior

The façade of the dwelling, facing south onto West Market Street, is symmetrically pierced with elongated double-hung windows on the first story and standard 6/6 windows on the second story. The openings are framed with concrete sills and lug lintels, louver wood shutters, and narrow square-edged surrounds. A one-story pediment, supported by weighty Tuscan columns accentuates the central bay. The pediment has a front gable roof, clad in standing seam metal, a boxed cornice, and enclosed tympanum. The single entry has a wide wood door detailed with two vertical panels. It is framed with four-light/one-panel sidelights and a fourteen-light transom. Over the pediment, on the second story of the central bay, is a tripartite window holding 2/1-4/1-2/1 double-hung sashes. The dormers have 6/6 double-hung windows with enclosed tympanums and are finished with boxed cornices and asphalt shingle front gable roofs. Small three-light awning windows placed slightly below grade mark the foundation.

The east elevation has the full-depth one-story wing that has been partially enclosed with weatherboard and windows. The half-hipped roof of the wing is covered with standing seam metal and a boxed cornice. The weighty Tuscan columns that originally supported the overhanging roof of the wing when an open porch are now engaged, acting as mullions for the rows of ten-light casement windows and two-light transoms. Two small eight-light fixed windows with concrete sills pierce the brick foundation of the wing. The open porch at the northern end retains its original Tuscan supports and square balusters. A quarter-turn wood stair provides access from the northern end of the porch to the rear of the property.

Over the wing on the second story of the east elevation, paired 6/6 windows mark the main block. Each is framed with concrete sills, interior beaded surrounds, lug lintels, and louvered shutters. A rectangular opening holding paired 6/6 windows with a shared sill and lintel, and wide mullion, marks the gable.

The rear elevation, reading as three-and-a-half-stories, is asymmetrically fenestrated. The basement level has three-light awning windows and a multi-light entry door. Reading east to west, the first story has two elongated 9/9 windows, a standard 6/6 window, and a multi-light entry door with six-light transom. A one-story wood frame porch shelters the single-leaf entry. The porch is set upon a brick pier foundation, has square balusters between chamfered square posts, and a half-hipped roof with an overhanging cornice. The porch is reach by the wood steps connected to the loggia to the garage. The second story has four 6/6 windows, two of which are smaller than standard. All of the openings have concrete sills, lug lintels, and interior beaded surrounds. Like the façade, two front gable dormers mark the roof of the north elevation. The dormers have 6/6 double-hung windows with enclosed tympanums and are finished with boxed cornices and asphalt shingle front gable roofs.

The west elevation has a two-bay deep porch that symmetrically balances the dwelling from the front. Set upon a concrete block foundation with a slate floor, the porch has poured concrete steps. The half-hipped roof, clad with standing seam metal, has a boxed cornice and is supported by three Tuscan columns. A single entry, located in the southern bay of the building, provides access to the interior. This opening holds a wide multi-light door and six-light transom. To the immediate north of the entry is an elongated 9/9 window. Within the two northernmost bays are standard 6/6 windows. The second story has two standard 6/6 windows flanking a smaller 6/6 window. Each opening is framed with concrete sills, interior beaded surrounds, lug lintels, and louvered shutters. A rectangular opening holding paired 6/6 windows with a shared sill and lintel, and wide mullion, marks the gable.

### Interior

The interior of the dwelling consists of a four room plan. The largest of the rooms is the southeast parlor, containing the main stair and entry vestibule. A smaller parlor is located in the southwest corner of the building. A modern kitchen with winder stairs to the basement and second floor is found in the northwest corner, with a large family room in the northeast corner. The interior is ornamented with the original 4" wide floors (with ghosting of heating grills), plaster walls and ceilings, and Colonial Revival style detailing. This applied ornament includes the 8" high wood baseboards with torus molding and quadrant beading. The openings have square-edged surrounds with interior beading, back bands, molded base blocks, and bull's eye corner blocks. The wide interior entries have paneled sliding doors. The aprons of the window openings have a stepped architrave with lug sill.

The imposing dog-legged stair is set in the northwest corner of the southeast parlor. It is finished with undulated round balusters, a voluted newel on a circle-end starter step, beaded stringer with paneled carriage, and molded wall stringer. The undulated landing newels are set upon square bases with cushioned tops. The round handrail has easements and gooseneck crooks. Underneath the main landing of the stair, within a paneled door, is a large safe. Locked for a number of years, the safe is stamped "VICTOR 172773."

The 5' high mantels on the projecting chimney breasts in the southeast and southwest parlors are classical in style with Tuscan columns, dentil molding, triglyphs, and metopes. The shelves have an ogee profile and beaded architraves. A sliding paneled door fills the tall opening between the three parlors. The smaller parlor in the southwest corner of the building was originally used as a dining room. This use is supported by the existence of a butler's pantry accessed through a narrow multi-paneled wood door to the west of the chimney breast. The diminutive opening is hidden within the paneled cabinets and shelves that flank the chimney breast.

The northeast parlor has tall French doors (21-lights each) leading to the open porch on the east elevation of the building. Built-in shelves with cabinets have been installed to the east of the chimney breast. The tall mantel in this room is more Victorian in presentation with Tuscan pilasters, paneled architrave, roundels, sunburst, and square-edged shelf.

The modern kitchen in the northwest corner of the building was originally two rooms – the galley kitchen and butler's pantry. In circa 1970, after the two spaces had been opened as one kitchen, a half-bath was installed on the south wall. The kitchen was renovated in the 1990s, but retains the original tin sink from the butler's pantry along the west wall. The cabinets and drawers are stamped "SR Roudabousch, in Lovettsville, VA." The enclosed secondary stair to the second floor and the basement stair are found behind multi-light doors on the south wall.

A study was created by the partial enclosure of the porch on the east elevation. The space has 8" high baseboards with a square cap, deep set casement windows devoid of surrounds, and modern stepped architraves.

The second floor of the dwelling is similarly ornamented. Now consisting of three bedrooms, the plan has been altered by the creation of bathrooms and additional closet space. The rooms have classically inspired mantel with engaged columns (both Ionic and Tuscan were recorded), medallions set on raised panels, and ogee-molded shelves. The entry openings flanking the wide central hall have one-light hopper transoms. The third floor has two bedrooms, a central sitting room, and an unfinished attic. The rooms have vertical board walls, carpeting, and a full bath. The basement was renovated in 1994 with carpeting and vinyl tiles. It has vertical board cladding the walls, large masonry piers, and exposed beams (circular saw marks) in the ceiling.

## 6. HISTORY

Briefly note any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. Only material contained on the form will be forwarded to the members of the State Review Board. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The imposing Colonial Revival style house, located at 420 West Market Street in Leesburg, was built in 1906 for Judge William A. Metzger, a prominent member of the community in the early part of the 20<sup>th</sup> century. Constructed during the third phase of growth in Leesburg (1878--1914), this single-family dwelling is representative of the growth outside of the corporate boundaries of Leesburg. Although typical of the dwellings erected during this phase along western Market Street, the high style building is unlike the many vernacular dwellings and commercial buildings originally constructed within the town boundaries. The property, home of Judge Metzger until 1951, has been owned and occupied by just four families since the construction of the dwelling in 1906.

Located within Leesburg's locally designated Old and Historic District, this property is recommended as potentially eligible for nomination to the National Register of Historic Places under Criteria B (Judge Metzger) and/or C (architectural style/community development). Furthermore, if/when the boundaries of the Leesburg National Register Historic District are expanded, the Judge Metzger House at 420 West Market Street should be included as a contributing resource.

### History of Property

Judge William A. Metzger purchased the eleven-acre tract of unimproved land from Margaret A. Bradfield for \$1,500 on September 4, 1906. The deed of conveyance states Metzger was entitled to the crop of corn growing on the premises, thus indicating the property was utilized for agricultural purposes at the time of the sale. According to the 1910 census, thirty-four years old William A. Metzger worked as a clerk in a law office. By 1920, Metzger is noted in the census as a lawyer working independently, rather than for a firm. He was married Fannie D. Metzger with two children, Mary T. (born in 1909) and William B. (born in 1912). The census indicates that the new house on West Market Street was mortgaged.

The property on West Market Street remained in the Metzger family until 1951, when the heirs of William Metzger sold the house to Elizabeth B. Riley. Riley bequeathed the house to Stewart B. Knowler, Henry Du Barry Knowler, and Elizabeth Brooks Riley in 1983, who in turn sold the house to John H. Garrett III and his wife, Rose G. Garrett. At this time, the eleven-acre tract had been substantially reduced in size, being listed as 3.25 acres of land. The Garretts owned the property for eight years, selling it on November 30, 1992 to Donald B. and Jane B. Ashbaugh.

Virtually unaltered, the imposing dwelling on West Market Street was constructed in the Colonial Revival style of architecture, featuring a symmetrical façade with a centered entry, front gable dormers and a front gable, pedimented portico with weighty Tuscan columns. Popular in the United States between 1880 and 1955, the Colonial Revival style resulted from the rebirth of interest in the colonial English and Dutch houses of the eastern seaboard and a sense of nationalism coincident with the Philadelphia Centennial of 1876. Stylistic details in Colonial Revival domestic buildings were drawn primarily from the Georgian and Federal styles. Although Colonial Revival buildings of the first quarter of the 20<sup>th</sup> century reflected their colonial influences more clearly, those that were constructed after World War II were more simplified, with details that suggested rather than duplicated the original examples. Typically, Colonial Revival style detailing was applied primarily to dwellings that were much larger than their historic counterparts.<sup>1</sup> This is clearly the case with the Judge Metzger House in Leesburg, which stands as one of the largest single-family dwellings from this period.

The Judge Metzger House was constructed during the third phase of growth in Leesburg (1878–1914). With the town largely improved by vernacular dwellings and commercial buildings of the 18<sup>th</sup> and 19<sup>th</sup> centuries, development began to spread westward along Market Street outside the corporate boundaries established in 1878. Of the 221 properties included in the 1999-2000 survey, forty-five resources date from the period between 1878 and 1914. Nine of the forty-five were sited along West Market Street. The building lots were larger than those located within the town's corporate boundaries, thus allowing for the construction of bigger dwellings with a substantial number of outbuildings. One of the first dwellings erected on the large tract of land west of Morvan Park Road, N.W. was the Metzger House. Historically used for agricultural purposes, the property was first improved in 1906 by the construction of the high style Colonial Revival dwelling. The landscaped property included various outbuildings, including a barn. This secondary wood frame structure was sited on property subdivided in the latter part of the 20<sup>th</sup> century. It was subsequently rehabilitated to serve as a single-family dwelling, designated as 18 Wilson Street. Despite the subdivision, and the loss of the associated outbuildings, the property at 420 West Market Street is one of the largest lots in western Leesburg.

**Chain of Title:**

- November 30, 1992: John H. Garrett III and Rose Garrett to Donald B. Ashbaugh and Jane B. Ashbaugh  
Land Records of Loudoun County  
Liber 1199 Folio 1052
- December 13, 1984: Stewart B. Knower, Henry DuBarry, Rosemary Knower, Elizabeth Brooks Riley, and Stewart B. Knower, executor of the estate of Elizabeth Brooks Riley to John H. Garrett, III and Rose G. Garrett  
Land Records of Loudoun County

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<sup>1</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York, NY: Henry Holt and Company, 1994), p. 188.

Liber 855 Folio 516

- August 3, 1983: Elizabeth Brooks Riley to Stewart B. Knower, Henry DuBarry, Knower, and Elizabeth Brooks Riley  
Will Records of Loudoun County  
Liber 108 Folio 377
- January 3, 1951: Fannie D. Metzger, widow, Mary T. Metzger, W. Baylor Metzger, and Clare B. Metzger, heirs of W. A. Metzger, to Elizabeth B. Riley  
Land Records of Loudoun County  
Liber 13M Folio 250
- September 4, 1906: Margaret A. Bradfield to William A. Metzger  
Land Records of Loudoun County  
Liber 8D Folio 82
- May 3, 1882: T. W. Harrison to A. J. Bradfield  
Land Records of Loudoun County  
Liber 6S Folio 92

## 7. REASON FOR REQUEST

Located within the local historic district, the dwelling at 420 West Market Street is just outside the original incorporation boundaries of Leesburg and is therefore not within the Leesburg National Register Historic District. As part of the three-year survey of the local historic district, properties not located within the National Register district were reviewed to determine if the boundaries should be enlarged or individual resources should be nominated.

8. PHOTOGRAPHS:

At least **FOUR** black and white *exterior* photographs (North, South, East and West elevations are good) and **FOUR** black and white *interior* photographs **must** be provided. Photographs of other buildings on the property and views of the general setting are also required. The inclusion of photographs is essential to the completion of this applications. *Without photographs, this application cannot be considered and will be returned.* Photographs should be labeled on the reverse in pencil and should not be mounted of affixed in any way.

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10. Is the property income producing? Yes \_\_\_\_\_ No X If so, will the applicant seek to use the State and/or the Federal Rehabilitation Tax Credits? Yes \_\_\_\_\_ No \_\_\_\_\_  
Would you be interested in the easement program: Yes \_\_\_\_\_ No \_\_\_\_\_

11. ADDITIONAL COMMENTS:

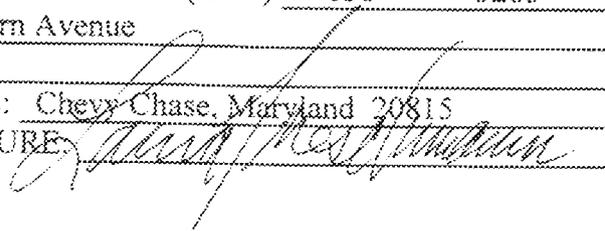
12. APPLICANT INFORMATION (Individual completing form)

NAME: E.H.T. Tracerics, Inc. (Laura V. Trieschmann)

DAYTIME TELEPHONE: Area Code: ( 301 ) 656 - 5283

ADDRESS: 5420 Western Avenue

CITY/STATE/ZIP CODE: Chevy Chase, Maryland 20815

APPLICANT'S SIGNATURE: 

DATE: 2/7/2000

Departmental policy requires that the following officials of local jurisdiction be notified prior to any consideration of eligibility by the State Review Board. Please provide the names and addresses of those currently servicing, as applicable. This information must be provided before this form can be presented to the State Review Board for consideration.

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20177 (703) 777-0204

Town Manager:

Robert S. Noe, Jr., Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2700

Director of Planning, Zoning, and Development:

Mike Tompkins, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703) 771-2771

Chairman of the Leesburg Planning Commission:

Gus Glikas, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2771

City Council member in whose district the property is located:

Council Members At-Large: Leonard McDonald, Bob Zoldas, Kristen Umstattd, George  
Atwell, Mervin Jackson, B. J. Webb, Vice Mayor, and James Clem, Mayor  
Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 777-2420

(Optional) Name and address of contact person for local historic preservation group:

Kristie Lalire, Department of Planning, Zoning, and Development, Leesburg Town  
Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 771-2765

Jane Sullivan, Thomas Balch Library, 208 West Market Street, Leesburg, Virginia, 20176  
(703) 779-1328

# DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue  
Richmond, Virginia 23221

## PRELIMINARY INFORMATION FORM

### Individual Property

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1. HISTORIC NAME OF PROPERTY (if not known, use current name or address)

Rock Spring (253-5046)

2. LOCATION: Street or Route 329 Loudoun Street, SW

County or City Leesburg, Virginia

3. LEGAL OWNER(S) OF PROPERTY: (Include names and addresses of all owners and adjacent owners.) **\*SEE NOTE.**

Mr., Mrs., Miss, Ms. (Circle One)

Dr. and Mrs. John Cook

Firm and/or Address: 329 Loudoun Street, SW

City/State/Zip Code: Leesburg, Virginia 20178

Daytime Telephone: Area Code ( 703 ) 777 - 1424

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*Signature required for processing all applications.\*\***

In the event of corporate ownership you must provide the name of the appropriate contact person.

Contact Person: \_\_\_\_\_

Daytime Telephone: Area Code ( ) \_\_\_\_\_ - \_\_\_\_\_

#### 4. GENERAL DATA

- A. Type of property: Single-Family Dwelling  
B. Date(s) of resource(s) and source: circa 1820-1840 (site visit)  
C. Outbuildings: Yes  No  if yes, number of outbuildings 8  
D. Approximate acreage: five acres  
E. Architects, carpenter or mason (if known): Unknown  
F. Original Use: Single-Family Dwelling  
G. Present Use: Single-Family Dwelling

#### 5. GENERAL DESCRIPTION

Describe architectural features, additions, remodelings, and any alterations to the property. Description should also address setting and any designed landscape features. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The main block of the single-family dwelling at Rock Spring is two-and-a-half stories in height, flanked by two-story wings that give the building a five-part Palladian plan. The early 19<sup>th</sup> century structure is brick, laid in five-course American bond. The southeastern wing, contemporary to the main block, is also built of five-course American bond. The northwestern wing, dating from circa 1906, is constructed of brick, laid in six-course American bond. The side gable roof, clad with standing seam metal, is finished with a wooden, boxed cornice, ogee bed molding, and returns. Imposing interior end chimneys pierce the roof at either end. Two front gable dormers, holding 2/2 sash, mark the symmetrical façade of the building. A one-story porch runs the full width of the building, sheltering the first story of the main block and both wings. Subsequent additions that give the building a U-shaped plan include a two-story rear ell on the main block, a one-story addition on the circa 1906 wing, and the subsequent joining of the dwelling with the kitchen by a hyphen in 1980. This kitchen wing is contemporary to the main dwelling, and includes a one-story storage room on the northwest elevation. The many additions collectively have three interior end brick chimneys. The building was stylistically embellished at the turn of the 20th century with Colonial Revival details.

#### EXTERIOR

Rectangular in form, the main block of Rock Spring is four bays wide and two bays deep. The façade, facing northeast, is symmetrically pierced on the first story with French windows and a wide main entry. The entry is placed off-center, denoting the hall/parlor plan of the main block. The opening holds a large six-paneled wood door that is subtly in contrast to the finely detailed sidelights and fanlight. The sidelights consist of two panels set below lozenge-shaped lights, while the segmentally shaped fanlight has a sunburst motif. A jack-arched lintel of brick caps the opening. The first story window openings have delicate French doors with four-lights in each leaf. The window openings are finished with two courses of soldier bricks that act as the lintels.

All of the first story openings are set deeply within the brick structure, and framed with large beaded surrounds, wood sills, and louvered shutters. The second story of the main block is similarly fenestrated with four standard window openings, each holding 6/6 double-hung sash. The openings have beaded surrounds, soldier-course brick lintels, and louvered shutters. The two front gable dormers hold 2/2 double-hung sash. They are framed with narrow Tuscan pilasters and cornice returns that create an open tympanum. The dormers are clad in wood shingles and have slate tile roofing.

The full-width porch is eight bays wide, sheltering the first story of the main block and wings. It is set upon brick piers with wooden lattice between. The wood frame of the one-story porch consists of thin Tuscan columns, square balusters, and a boxed cornice. The half-hipped roof of the porch is clad with standing seam metal. The porch is accessible from the sides.

The wings, despite dating from two different construction phases, are identically fenestrated. Each is pierced on the first story by two symmetrically placed French windows, with four-lights in each leaf. Like the openings in the main block, those of the wings are finished with large interior beads, wood sills, lintels made up of one-course of soldier bricks, and louvered shutters. The second story openings are placed just above the half-hipped roof of the porch. The small openings hold six-light casement windows with interior beads, wood sills, and louvered shutters. Also similar to the main block, the wings have front gable dormers with wood shingle cladding. The dormers, covered by standing seam metal roofs, hold six-light windows that appear to be fixed. The original wing on the southeast side of the main block was extended in 1980 by the construction of a two-story hyphen that connected the dwelling to the kitchen. This addition is pierced on the first story by a single 6/6 window with interior beading and louvered shutters. The second story holds two similar 6/6 windows.

The gable ends of the southeast and northwest elevations of the main block are pierced by small 2/2 double-hung windows. The wings obscure the rest of the side elevations of the main block. The northwest elevation of the circa 1906 wing is three bays wide, symmetrically pierced by standard windows. Each of the openings holds a 2/2 wood sash with louvered shutters. A single 2/2 window opening pierces the second story of the west elevation of the wing.

A wood frame addition, constructed in 1980, was built in the joining of the circa 1906 wing, the two-story rear ell, and the main block. This addition is clad with weatherboard siding and has a sloped roof. It has a canted oriel window with three fixed lights and the half-hipped asphalt shingle roof on the first story and a small two-light sliding window on the second story.

The rear ell, set at the western end of the main block, is two-stories in height and constructed of brick laid in seven-course American bond. Covered by a gable roof that intersects that of the main block, the rectangular-shaped ell is two bays wide and two bays deep. The northwest elevation of the ell, beyond the wood frame addition, has an elongated window opening that originally was a door. It now holds a 2/2 window. The second story has a single 2/2 window with louvered shutters. The southwest elevation of the ell has two 2/2 windows in the second story. The southeast side has a 2/2 window and a single-leaf entry door of wood panels on the first story and two symmetrically placed 2/2 windows on the second story.

Exposing the many additions, the southwest elevation of the main block is visible in part on the first story. This story, pierced by three openings, encompasses the original parlor of the main block and its contemporary southeastern wing. The two openings of the main block hold 6/6 replacement wood sash windows, while the single opening in the wing has a French window with four-lights per leaf. A sleeping porch dominates the second story of the main block, abutting the ell. This wood frame porch has subsequently been enclosed for use as a bedroom. It is clad with vertical boards and rows of metal double-hung windows, and has an asphalt shingle shed roof. Supporting the sleeping porch while sheltering the first story of the wing is the shed roof porch. This porch is supported by Tuscan posts similar to those found on the full-width porch covering the façade, except there is no balustrade.

A deep shed roof addition stretched from the cornice line of the main roof to the first story of the kitchen. This wood frame addition appears to be contemporary to the kitchen with hand-hewn beams. Used to store meats, the addition has a single window opening on the southwest elevation. The two-story brick kitchen is located at the southern corner of the building. Covered by a shallow pitched side gable roof, the kitchen has a one-story addition with a screened porch on the southwest side. The second story of the kitchen, on the northwest side, holds a 6/6 replacement window. The wood frame porch on the southwest elevation has a half-hipped asphalt shingle roof. It has a single entry that provides access the interior of the kitchen through a replacement aluminum door with six-panels. Over the screened porch is a modern two-light sliding window. The southeast elevation of the kitchen has two 6/6 window openings on the first story. A 6/6 window and a narrow 4/4 window asymmetrically pierce the second story of this wall. Located over the modern greenhouse of metal and glass (1980), on the northeast elevation of the kitchen is a 6/6 window. The greenhouse is set on the intersection of the 1980 addition of the southeastern wing and the original brick kitchen. Access to the building is found through a modern six-paneled door. The second story of the 1980 addition, over the greenhouse, has two 6/6 windows. The gable end of this modern brick addition is pierced with missing bricks to create a diamond-shaped ventilator for the attic.

### INTERIOR

The interior plan of Rock Spring, as originally constructed in the second quarter of the 19<sup>th</sup> century, presented a hall/parlor plan augmented by a wing on the southeast side. The plan was enlarged at the turn of the 20<sup>th</sup> century by the construction of a flanking wing on the northwest side, thus creating a Palladian plan. Subsequent additions include the construction of a one-room deep rear ell on the main block and a two-story extension to the southeast wing that connects the dwelling with the original freestanding kitchen. The interior of the building was extensively renovated in circa 1906 and again in 1980.

Architectural detailing in the original portions of the building, consisting of the main block and the southeast wing on the first and second floors, is Federal in style. This detailing is found on the eight-inch high baseboards, the square-edged casings with molded back bands, and the molded chair boards. These rooms have replacement six-inch wood floorboards laid over the

original flooring and plaster ceilings that have been replacement drywall in part because of water damage.

The Federal plan of symmetrically placed entry doors at the front and rear of the hall is present, although the rear entry now accesses the ell. The massive six-paneled wood doors have brass lock boxes. The hall at one time had a straight-flight stair in the western corner of the room. This stair was removed in 1980 and a grander half-geometrical stair was installed.<sup>1</sup> The freestanding stair has no ornamentation on the stringer, circle-end starter step, two molded rails with volutes, and one thin balustrade per tread. Furthermore, the hall was heated by an exterior end chimney that was removed from the interior of the building when the circa 1906 northwest wing was constructed. The shaft of the chimney is extant on the exterior of the building.

The parlor, located to the southeast of the hall, retains its original Federal style mantel. Set upon a projecting chimney breast, the mantel is about five-feet tall with deeply fluted Tuscan pilasters, base blocks, and intricately molded, projecting shelf. The ceiling, now pierced with recessed lighting, is edged by an egg-and-dart, ogee crown molding. The replacement baseboards are five-inches high with rounded cap and quadrant bead base. The chair rail is set low, due to the several layers of flooring.

The southeast wing is rectangular in form. The space is dominated by the projecting chimney breast on the northwest wall. The mantel was removed and the opening infilled in the 1970s. The replacement floors are four-inches wide with a beaded baseboard. The casings are narrower than those found in the hall and parlor, although the back banding is similar. A multi-beaded plate rack encircles the room. To the northeast of the chimney breast is a china cabinet with a paneled and diamond-pane glass door.

The circa 1906 is similarly detailed with four-inch wood floor boards, eight-inch high baseboards with molded caps, plaster applied to six-course American bond brick walls, ogee crown molding with dentils, and drywall ceiling with recessed lighting. The window openings have a square-edged casing with back banding and interior beading. The projecting chimney breast on the northwest wall has a five-foot high Federal style mantel with back banding surrounding the opening. The thin projecting shelf is molded. The southwest and southeast walls of the room are finished with floor-to-ceiling bookshelves.

The single room in the rear ell, a second quarter of the 20<sup>th</sup> century addition, is also similarly finished. This space has four-inch wood floorboards, eight-inch high baseboards with molded caps, plaster applied to seven-course American bond brick walls, and drywall ceiling with recessed lighting. The window openings have a square-edged casing with back banding and interior beading. Set upon a projecting chimney breast with a slate hearth, the mantel is about five-feet tall with deeply fluted Tuscan pilasters, base blocks, and intricately molded, projecting

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<sup>1</sup> The location and type of stair historically located in the hall was provided by the present owner, under which the alteration was conducted. No physical evidence was noted to indicate the original location, or even the existence of the straight-flight stair. The construction materials of the half-geometrical stair indicate it was modern construction.

shelf. A full bath has been added within a two-story wood frame addition located on the northwest wall of the ell.

The kitchen is located in the southeastern portion of the dwelling, a result of extensive renovations in 1980. This addition connected the main block of the dwelling, by way of the southeast wing, to the original freestanding kitchen. The connection of the two structures in 1980 allowed for the gable end of the original kitchen to be visible on the interior of the new kitchen. Constructed of brick laid in five-course American bond, the original kitchen structure is two stories in height with a one-story meat storage room on the northwest elevation. The interior of the original kitchen has been extensively altered to serve as a family room with a modern stair and half-bath. The space, set lower than the main dwelling because of the slope of the site, has eight-inch floorboards with a modern wood baseboard. The massive chimney breast is located at the center of the southeast elevations and retains its original crane to hold pots cooking over the fire. A straight-flight stair was added to the western corner of the kitchen and a half-bath was constructed in the southern corner. The modern kitchen has a brick floor, laid in a herringbone pattern. The ceiling has exposed beams and beaded boards. A metal and glass greenhouse was constructed at the eastern corner of the new kitchen. A wooden spiral stair was added along the northwest wall, providing access to the basement. The one-room basement is located directly under the original southeast wing of the building. The space has a flagstone floor, five-course American bond brick walls, and exposed pit-sawn beams. A low brick wall capped with slate edges the room. The ceiling exposes some of the original flooring, with boards measuring from six-inches to eighteen-inches with width. As the large chimney once heating the southeast wing is located above on the northwest wall, a segmental relieving arch is set directly below. With crawl space located under the main block of the house, access is provided via a small opening covered with plywood to the west of the relieving arch.

The second floor of the dwelling is similarly finished with square-edged casings and back banding, four- to six-inch floorboards, and plaster walls. The three mantels on this upper story are reflective of the circa 1906 renovations and present more Victorian-era motifs. Two of the mantels have fluted Tuscan pilasters, while a third has unadorned Tuscan columns. The second floor has four bedrooms with modern baths. Two additional rooms are found over the original brick kitchen, although there is no longer access from the second floor of the main block.

### OUTBUILDINGS

The property consists of nine outbuildings. The functions of many of these buildings and structures have changed with the subdivision of the property. This includes a dairy that was rehabilitated to serve as a carriage house and then as a single-family dwelling (renovated in 1980s) that is leased by the current property owners. Additionally, the original smokehouse is an art studio. Other historic outbuildings include the tile silo, former barn, tractor shed, stable, springhouse, and shed.

The mid-19<sup>th</sup> century smokehouse is now two stories in height. It is set upon a low, parged foundation of masonry and have German siding accented by corner boards. The standing seam metal, gable roof is heightened by a monitor that provides clerestory lighting from all four sides.

The southeast elevation has two openings, a double-leaf and single-leaf entry. Each opening holds a vertical board door of wood. Above, on the second story, are two standard 6/6 windows. Smaller openings pierce the building, holding one-light awnings (aluminum), four-light casements (wood), and large modern fixed lights. A single entry to the second story is found on the northwest elevation.

The circa 1930 silo abuts the barn to the west. This tall structure is constructed of precast concrete and has a conical roof of standing seam metal. It is held together with adjustable steel hoops, spaced about fifteen inches apart.

The barn, renovated in the 1980s, is one-and-a-half stories in height with a gable roof. The structure is three bays deep with standard 6/6 window openings marking the bays. The standing seam metal roof is edged by a boxed cornice and pierced at the center by a louvered wood ventilator. Constructed of wood frame, the barn is clad with vertical boards. The northeast elevation has a centrally placed single entry flanked by 6/6 windows. In the gable end above the entry is a 6/6 window.

The rectangular-shaped tractor shed is located to the south of the main dwelling. This structure, dating from the second quarter of the 20th century, is two stories in height with a shed roof. It is constructed of wood frame with vertical board siding. The first story of the northeast elevation is opening, providing five divided bays for equipment storage. Rectangular openings with no windows mark the second story. At the northwest end of the building is the stair tower, rising above the roof of the shed. This addition has a shed roof, exposed rafter ends, and tightly sheathed vertical boards. It is pierced by a six-panel door, four-light transom, and 6/6 double-hung window.

The mid-20th century stable is set further to the south of the tractor shed. This building one-story in height with a standing seam metal gable roof. It is constructed of concrete blocks with a double-pen plan that is open on the southeast elevation.

The dairy, which had been converted into a carriage house, was rehabilitated in the 1980s to function as a single-family dwelling. Used as rental property, the building is accessed from Valley View Avenue with an address of 380 Loudoun Street, SW. The wood frame building is covered by a cross gable roof clad in standing seam metal. The walls are finished with German siding that is accented by the fish-scale wood shingles in the tympanum. The square building is three bays deep and four bays wide. A massive exterior end brick chimney is located on the southwest elevation. The two-story wooden porch that runs the full width of this elevation largely obscures the buff colored brick chimney. The porch is supported by Tuscan posts and has a balustrade flat roof. The first story of the building has 1/1 replacement windows, while those in the gable ends are 6/6 with a semi-circular form.

The early 19<sup>th</sup> century springhouse is located along Loudoun Street, to the west of the main dwelling. This one-story structure is constructed of masonry parged with concrete. A low masonry wall surrounds the site. A hipped roof with asphalt shingles and exposed rafter end covers the rectangular structure. This multi-purpose structure has wooden ventilators on the

roof. This ventilator has a hipped roof of metal, exposed rafter ends, and wooden louvers. A single opening is found on the southeast elevation, now holding a flush replacement door.

A modest wooden shed is set to the south of the pond that is located to the northeast of the main dwelling. This shed has a sloping roof of standing seam metal with exposed rafters. The structure is clad with sheets of plywood. The east elevation, facing the pond, is open.

## 6. HISTORY

Briefly note any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. Only material contained on the form will be forwarded to the members of the State Review Board. Additional information may be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

The single-family dwelling known as Rock Spring Farm was constructed in the second quarter of the 19<sup>th</sup> century at 329 Loudoun Street, SW in Leesburg. The Federal style dwelling was renovated and enlarged in circa 1906 and again in the latter part of the 20<sup>th</sup> century. The property takes its name from Rock Spring, a spring that runs along Loudoun Street and supplied the town of Leesburg with water until 1978. Although not confirmed, reports indicate that Colonel John Singleton Mosby and his cavalry unit stopped at Rock Spring during the Civil War. Heirs of the Harrison family have owned the property, originally consisting of 100 acres, since 1899. Now encompassing five acres, Rock Spring also includes a smokehouse, dairy, barn with silo, tractor shed, stable, springhouse, and shed. With the reduction in acreage, the property is now accessed from both Loudoun Street and Valley View Avenue with a gravel drive that encircles the house.

Located within Leesburg's locally designated Old and Historic District, this property is recommended as potentially eligible for nomination to the National Register of Historic Places under Criteria A (town springs) and/or C (architectural style/community development). Furthermore, if/when the boundaries of the Leesburg National Register Historic District are expanded, Rock Springs at 329 Loudoun Street should be included as a contributing resource.

### History of Property

The exact construction date of Rock Springs has not been definitively identified. It is believed that the property on which the building now stands was improved soon after the founding of Leesburg. In February 1758, while John Hough was finishing the survey of the town, Nicholas Minor began issuing deeds to subscribers. By the end of March 1758, two dozen lots, fully one-

third of the town, had been sold. The first lots sold were typically corner lots, lots facing Loudoun Street (then Shenandoah Road), and a cluster of lots near the town spring on Lot 66.<sup>2</sup>

Although portions of the existing dwelling known as Rock Springs have been given a circa 1757 date of construction, no physical evidence supports this. Additionally, the chain of title and the tax records have not provided conclusive documentation in determining a construction date. The physical evidence suggests an 1820-1840 date of construction for the main block of the house and southern wing. This is indicated by the five-course American bond brick construction of the masonry structure, the up-and-down saw marks in the basement under the southern wing, the Federal style main entry with sidelights and fan light, and the finely detailed mantel on the first story. Subsequent to the construction of the main block and wing, alterations were made to the dwelling. This work included infill of the fireplace opening in the wing and removal of the mantel, removal of the original stair, overlaying of the original floors, replacement of Federal style mantle with Victorian era mantels, and construction of three additions. The final addition, completed in 1980, connected the southern wing with the once-freestanding kitchen. Renovation of this kitchen diminished any architectural detailing that would support an 18<sup>th</sup> century construction date. Rather, the kitchen displays physical features supporting a second quarter of the 19<sup>th</sup> century date of construction.

The property at 329 Loudoun Street, N.W. was first recorded on historic maps in 1878, where it is listed as Rock Spring. With the springhouse visible at its culmination, Rock Spring appears to be a small branch of the Town Spring. Town Spring, which supplied the town of Leesburg with water, was recorded on historic maps as early as 1795. When Nicholas Minor originally laid out the town of Leesburg in 1758, Town Spring ran across Lot 66, which was located at the southwest corner of Royal and King streets. In 1818, town officials set about making improvements, including the paving of streets. In order to accomplish such a deed, the town held a lottery to raise money. "So successful was the lottery, avers tradition, that with its profits not only was the town able to pave its principle streets but also brought in, through wooden pipes, a much needed supply of water from Rock Spring."<sup>3</sup>

Subsequent historic maps show the spring running to the south of Royal Street before taking a turn to the northwest, by the Rock Spring property. In 1853, and again in 1865, historic maps indicate the presence of a dwelling just south of the spring, near Loudoun Street. On both maps, the dwelling is shown as occupied by H. Saunders. Little is known about Saunders, as he did not appear in the 1860 census.

Although not confirmed, reports indicate that Colonel John Singleton Mosby (1833-1916) and his cavalry unit stopped at Rock Spring during the Civil War. By 1869, John Moore Orr (1820-1905) owned Rock Spring Farm. Orr, born February 8, 1820 at Nolands Ferry, Loudon County, was the second son of William Grayson Orr and Sarah P. Moore. On March 8, 1849, he married

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<sup>2</sup> John T. Phillips II. *The Historian's Guide to Loudoun County, Virginia, Volume I, Colonial Law of Virginia and County Court Orders, 1757-1766*. (Leesburg, VA: Goose Creek Productions, 1996), p. 327.

<sup>3</sup> Harrison Williams, *Legends of Loudoun: An Account of the History and Homes of a Border County of Virginia's Northern Neck*. (Richmond, VA: Garrett and Massie, Incorporated, 1938), p. 184.

Orra Lee in Leesburg. Their union produced three children, William Grayson, Sally Moore, Eliza Maynard, and George Lee. Orr's wife, Orra Lee Orr, died March 17, 1875, and he remarried in 1877 to Orra Virginia Preston. His second marriage yielded one child, Preston Orr.<sup>4</sup>

In 1875, Henry C. Gist purchased the property at 329 Loudoun Street, SW, a fact confirmed on the 1878 map of Leesburg, which shows the footprint of the building. The property remained in the Gist family until the 1890s, when it was sold to The Leesburg Rock Spring Park Company for \$10,000. Edward Nichols, the commissioner in the chancery case of Gist vs. Gist, managed the transaction. Over the next six years, the property was transferred to Alfred S. Gillett and then again to Florence Russell Harrison, who received title to the land as a wedding present.

Florence Russell Harrison of Hartford, Connecticut was married to Henry Tazewell Harrison (1871-1920) on June 2, 1891. Henry T. Harrison, son of Walter J. Harrison and Nannie W. Powell, was a member of the illustrious Harrison family of Virginia, which included signers of the Declaration of Independence (Benjamin Harrison V), governors, soldiers, and presidents of the United States of America (William Henry Harrison and Benjamin Harrison).<sup>5</sup> According to the 1900 census, Harrison was a farmer who lived with his wife, Florence and a 72-year-old African-American servant, Harriett Jackson. Although not listed in the census of that year, the Harrisons gave birth to a daughter, Lucy Gillett Harrison, on April 10, 1900. Listed as a farmer in both the 1900 and 1910 censuses, Harrison was listed as the editor for the county paper in 1920. Harrison was well known in Leesburg as the owner and editor of *The Loudoun Times*. Publication of the paper began in 1916 and it was noted for its editorial column. Henry T. Harrison died on December 10, 1920 in Leesburg, Virginia.

On July 7, 1906, *Town and Country* issued an article in the weekly magazine entitled "A Group of Virginia's Colonial Homes." The article highlighted three historic homes in the Leesburg area, illustriously grouping Rock Spring Farm with Morven Park and Oatlands House. Although little of the history of the house is discussed, the article indicates that a "modernization" of the building had taken place, with the visitation of plumbers, carpenters, and upholsterers. Additionally, a photograph of the house shows the unpaved drive running in front of the house, at a much closer location than the present drive. It also appears as if the front porch was accessed through steps at the center, rather than from the sides, as is the current situation.<sup>6</sup> This article was so well received by the town of Leesburg that it was also highlighted in a local newspaper, *The Record*. Noted as the home of Mr. and Mrs. Harry T. Harrison, the article stated that with the "well-shaded lawn, the house with its spacious Southern piazza, the carriage and horses in the driveway, will recall pleasant memories in the minds of Richmonders who recall the fine flavor of hospitality at Rock Spring Farm."<sup>7</sup>

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<sup>4</sup> Orr/Preston Family Files, Thomas Balch Library, Leesburg, Virginia.

<sup>5</sup> No direct connection has been made between the Leesburg Harrisons and the signer Benjamin Harrison V, and presidents of the United States of America (William Henry Harrison and Benjamin Harrison).

<sup>6</sup> Burr McIntosh, "A Group of Virginia's Colonial Homes," *Town & Country*, Volume 61, Number 17, July 7, 1906.

<sup>7</sup> "Virginia Colonial Homes," *The Record*, July 27, 1906.

The house has continued to remain in the Harrison family although, through marriages, the names of the owners have changed. Florence R. Harrison, the wife of Henry T. Harrison, deeded the property to their daughter, Lucy G. di Zerega, on September 6, 1956. In 1978, the trustees and executors of the Last Will and Testament of di Zerega deeded the property to her daughter Agnes di Zerega Cook, the current owner and occupant of Rock Spring Farm.

7. REASON FOR REQUEST

Located within the local historic district, Rock Spring is just outside the original incorporation boundaries of Leesburg and is therefore not within the Leesburg National Register Historic District. As part of the three-year survey of the local historic district, properties not located within the National Register district were reviewed to determine if the boundaries should be enlarged or individual resources should be nominated.

8. PHOTOGRAPHS:

At least **FOUR** black and white *exterior* photographs (North, South, East and West elevations are good) and **FOUR** black and white *interior* photographs **must** be provided. Photographs of other buildings on the property and views of the general setting are also required. The inclusion of photographs is essential to the completion of this applications. *Without photographs, this application cannot be considered and will be returned.* Photographs should be labeled on the reverse in pencil and should not be mounted or affixed in any way.

9. MAP:

Please include a map showing the location of the property. A sketch map is not acceptable. A USGS or county map is preferred. Please note street and route numbers. Any outbuildings on the property should also be noted. Please include a "North" arrow. This form cannot be processed without a map showing the property's exact location.

10. Is the property income producing? Yes  X  No   If so, will the applicant seek to use the State and/or the Federal Rehabilitation Tax Credits? Yes   No    
Would you be interested in the easement program: Yes   No

11. ADDITIONAL COMMENTS:

12. APPLICANT INFORMATION (Individual completing form)

NAME: E.H.T. Traceries, Inc. (Laura Trieschmann and Robin Weidlich)

DAYTIME TELEPHONE: Area Code: ( 301 )  656 - 5283

ADDRESS:  5420 Western Avenue

CITY/STATE/ZIP CODE:  Chevy Chase, Maryland 20815

APPLICANT'S SIGNATURE:  [Signature]

DATE:  1/7/2000

Departmental policy requires that the following officials of local jurisdiction be notified prior to any consideration of eligibility by the State Review Board. Please provide the names and addresses of those currently servicing, as applicable. This information must be provided before this form can be presented to the State Review Board for consideration.

Mayor of the City or Town:

James E. Clem, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia 20178  
(703) 777-2420

Chairman, Board of Supervisors (for county and town properties):

Scott K. York, Loudoun County Government Center, P.O. Box 7000, Leesburg, Virginia  
20177 (703) 777-0204

Town Manager:

Robert S. Noe, Jr., Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2700

Director of Planning, Zoning, and Development:

Mike Tompkins, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703) 771-2771

Chairman of the Leesburg Planning Commission:

Gus Glikas, Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178  
(703)771-2771

City Council member in whose district the property is located:

Council Members At-Large: Leonard McDonald, Bob Zoldas, Kristen Umstattd, George  
Atwell, Mervin Jackson, B. J. Webb, Vice Mayor, and James Clem, Mayor  
Leesburg Town Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 777-2420

(Optional) Name and address of contact person for local historic preservation group:

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Office, P.O. Box 88, Leesburg, Virginia, 20178, (703) 771-2765

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