

REPORT >

Middleburg Historic District Survey and Update

LOCATION > Loudoun County

DATE > JULY 2016

PREPARED FOR >

Town of
Middleburg



PREPARED BY >

Dutton + Associates, LLC

CLG PROJECT # >
HDRC 99-01

Dutton + Associates

CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

**ARCHITECTURAL SURVEY AND UPDATE FOR THE
MIDDLEBURG HISTORIC DISTRICT**

LOUDOUN COUNTY, VIRGINIA

PREPARED BY:

DUTTON + ASSOCIATES, LLC
1115 Crowder Drive
Midlothian, Virginia 23113
804.897.1960

PRINCIPAL INVESTIGATORS:

ROBERT J. TAYLOR, JR. M.A.

JULY 2016

FIELD SURVEY

Phase I Survey

Utilizing previous survey data and additional property records in conjunction with a windshield survey, D+A identified significant changes to the inventory of the historic district since it was last surveyed in 2000. Significant changes include new construction and demolition, as well as substantial alterations, additions, or other visible changes to any of the 153 inventoried resources, or resources constructed since the 2000 survey update.

D+A then conducted Phase I reconnaissance level survey of those resources and significant changes. The survey ensured that each subject resource was properly identified, recorded, and evaluated. Field documentation was limited to the exterior of each building or structure and included the preparation of a physical description of the resource with information such as relationship to adjacent buildings and structures, general condition, surrounding setting, description of exterior materials, and identifiable architectural or structural treatments. High-resolution digital photographs was taken of representative views and associated secondary resources. Informant interviews and/or discussions with interested property owners and neighborhood residents was conducted when appropriate and available.

In addition to individual buildings and structures, the survey effort will also make all possible effort to identify any other significant man-made features that may contribute to the character or significance of the individual property, as well as the district as a whole. These include circulation patterns, sidewalks, streetgrids, utilities or lighting, and setting. These attributes will be noted in individual building descriptions where appropriate, and will also be used to supplement the update and evaluation of the district.

New high-resolution digital photographs will be taken of each newly identified or updated resource, as well as all previously documented resources within the historic district inventory to ensure updated documentation is archived for all resources within the district. For those resources newly recorded or updated as part of this effort, photography will also include representative views of associated secondary resources. For those resources not being updated due to alteration, addition, or demolition; photography will be limited to one representative exterior view of the primary façade.

Inspection of Potentially Individually Eligible Properties

As part of the field effort, D+A gave specific attention to the inspection of seventeen (17) properties within the district that at the time of the 2000 survey were recommended to be potentially be individually eligible for listing in the NRHP in addition to being contributing to the district. Each of these resources was visited and inspected to assess their current physical condition and retention of historical integrity in order to note their continued potential for the individual NRHP-listing. This effort was limited primarily to visual inspection of the exterior of each property from the public right-of-way, and did not include additional focused research, intensive survey, or a request for formal determination of eligibility from VDHR.

Confederate Army, including the Episcopal minister and town physician, to old Capitol Prison in Washington, D.C. (VHLC 1981). Between June 17 and June 21, 1863, several severe cavalry battles were fought near Middleburg. After the Battle of the Wilderness in 1864, more than 1,200 Confederate casualties were cared for in Middleburg homes and churches that were converted into hospitals.

At the conclusion of the war in 1865, residents returned home, often to find their homes and barns damaged or destroyed and their crops and supplies looted. Many landed families either abandoned their properties and moved away or rented to tenants. Recovery was made tougher by the lack of labor in town and the surrounding farms following the emancipation of slave force.

To assist the newly emancipated black population with jobs, homes, and education in their adjustment to a free life, the U.S. War Department set up a Freedman's Bureau in Middleburg in 1865. The Middleburg Bureau was one of two based in Loudoun County, the second being in Leesburg (Scheel Northd.). The Middleburg Bureau was at first based at the Asbury Methodist Church where a black congregation had begun to worship in the years before the war. The bureau remained active in the town through the end of Reconstruction in 1872, ministering to the material needs of the freedmen. At some point during this time, a home at the intersection of North Jay Street and East Marshall Street, just down the street from the Asbury Methodist Church, became the local center for the Freedman's Bureau. Over time, a small African American community evolved in the adjacent neighborhood and eventually the area became known as "Bureau Corner," by which Middleburg's northeast quarter is still known. Black residents contributed to Middleburg holding a wide variety of jobs including schoolteachers, nurses, ministers, blacksmith, and builders (Lee 2004).

At the beginning of the 1870s Middleburg appeared to be primed for a full recovery. While the lack of railroad development in the immediate area hurt the surrounding countryside, it aided the economy of the town as the turnpike remained the primary means of transportation in the area and Middleburg benefited as a key stopping point. In 1872, Middleburg was officially incorporated by an Act of the General Assembly with provision for the election of a mayor as well as a charter for a savings bank (Lewis 1977). Two new seminaries of learning; the Loudoun Academy for boys, and a separate female academy were also chartered during this time. Despite these developments, the town struggled to regain the status it enjoyed prior to the war, and entered a period of decline in the latter part of the 1870s that continued through the turn-of-the twentieth century (VHLC 1981).

Journals and agricultural schedules show that farm production was up in the early 1880s; however this still did not translate to economic success or prosperity in the town of Middleburg. According to the 1880 census, Middleburg's population had declined to 419 from its peak of 600 prior to the Civil War, a loss of nearly two hundred inhabitants in twenty years. Middleburg no longer ranked second, but third in size of towns in the county. The number of general stores, hotels, schools, and other important fixtures of the town had also declined. Very few new buildings were constructed during this time, although the most notable was the Grant School, a two-room school for African American children located on the northeast corner of Jay and Marshall Streets that replaced the Freedman's Bureau in 1888 as the cultural center of the African American community. By 1900, the total population of the town was down to 296.

6. FIELD RESULTS

Throughout May 2016, D+A conducted field survey and documentation of properties within the Middleburg Historic District. The effort was multi-faceted and intended to note substantial changes such as alteration, additions, or demolition to any of the 152 inventoried resources within the NRHP Historic District, to document newly constructed resources or any resources omitted from previous survey efforts, to characterize the overall condition of the district and surrounding areas, and to provide updated photographs of all properties within the district. It also included a more detailed inspection and assessment of 17 properties previously recommended to be potentially individually eligible for listing in the NRHP.

The reevaluation of the historic district with recommendations for period of significance, boundaries, inventory of contributing and noncontributing resources, areas of significance, and a list of character-defining features are provided in the following chapter; *Evaluation and Recommendations*.

The following sections provides the results of the field assessment. The “Phase I Survey” section includes a table of all surveyed properties within the district with summary descriptive data and notations on visible changes since the last survey effort in 2000 as well as a map of all properties within the district labeled by VDHR ID#. It also includes narrative descriptions with photographs of each property within the district, arranged by VDHR ID#. The “Inspection of 17 Potentially Individually Eligible Properties” section includes the results of the field assessment of those properties.

PHASE I SURVEY

Field survey of the Middleburg Historic District revealed that a variety of changes have occurred since it was last surveyed in 2000. The Town of Middleburg and historic district is experiencing increased developmental pressure as Loudoun County and all of Northern Virginia continue to grow at an exceptional rate. While areas closer to Washington D.C. are undergoing expansive suburbanization and development, Middleburg and other towns like it on the outer edges of development are experiencing a sort of renaissance by those seeking a small-town lifestyle. The historic district and its surrounding areas remain a center of equine culture with historic homes and estates set on expansive rolling fields, but the area has also been evolving into a destination for the viniculture and brewing movement that is on the rise in Virginia with a cidery/distillery located in the district, a winery located just outside of it, and additional such operations in the surrounding area.

The population of Middleburg has not grown substantially since 2000, rising from 632 at that time to just 673 in 2016, although this increase has resulted in a variety of construction and redevelopment in the town. County real estate records coupled with field verification reveal that a total of seven new properties have been built within the historic district since 2000. This development has primarily been limited to open lots; although one building was demolished to make room for a public parking lot and bathroom and one was moved to make way for two new houses. Much of the most recent development was focused along the north side of the west end of Washington Street on previously open lots and consisted of historically-inspired commercial

INSPECTION OF 17 POTENTIALLY INDIVIDUALLY ELIGIBLE PROPERTIES

As part of the field effort, D+A gave specific attention to the inspection of seventeen (17) properties within the district that at the time of the 2000 survey were recommended to be potentially be individually eligible for listing in the NRHP in addition to being contributing to the district. The assessment was limited to a visual inspection of the property for retention of historic physical integrity. It did not include additional research or evaluation into their ownership or history and therefore did not take into consideration associative history.

These resources consist of homes as well as commercial buildings and primarily include some of the oldest buildings that remain in Middleburg, although several later buildings with exceptional historic or architectural merit are included as well. In general, inspection revealed that these properties have been sympathetically maintained and generally continue to retain those significant architectural or physical characteristics that may elevate their NRHP eligibility to individual resource status in addition to district contribution. Only two buildings appear to have undergone substantial recent renovation that compromises their historic form, materials, and overall character to the point that it may no longer meet the threshold for individual eligibility. Both, however, can still contribute to the Middleburg Historic District

A list of the seventeen properties inspected for individual NRHP status is provided in Table 6-2 and mapped in Figure 6-1. Photographs and discussion of the inspection for each property are provided on the following pages.

Table 6-2: Table of Resources within the Middleburg Historic District summarizing the results of the field survey

VDHR #	Property Name/Address	NRHP Individual Eligibility
259-162-0001	The Hill/ 115 South Madison Street	Yes
259-162-0011	Asbury Methodist Church/ 105 North Jay Street	Yes
259-162-0052	Nobel House/ 2 West Washington Street	Yes
259-162-0064	House/ 110 East Washington Street	Yes
259-162-0067	House/ 300 East Washington Street	Yes
259-162-0068	House/ 406 East Washington Street	Yes
259-162-0069	House/ 408 East Washington Street	Yes
259-162-0070	House/ 305 East Washington Street	Yes
259-162-0071	House/ 301 East Washington	Yes
259-162-0074	The Luck House/ 205 Washington Street, East	Yes

VDHR #	Property Name/Address	NRHP Individual Eligibility
259-162-0078	House/ 107 East Washington Street	Yes
259-162-0080	Emmanuel Episcopal Church/ 101 East Washington Street	Yes
259-162-0090	Middleburg Bank/ 1 East Washington Street	Yes
259-162-0095	The Sporting Gallery/ 11 West Washington Street	Yes
259-162-0101	Vine Hill/ 301 West Washington Street	No
259-162-0116	William Noland House/ 101 South Madison Street	No
259-162-0130	Middleburg Baptist Church/ 209 East Federal Street	Yes

VDHR ID# 259-0162-0011

Asbury Methodist Episcopal Church / 105 North Jay Street



The Asbury Methodist Episcopal Church was built in 1829 and exhibits a vernacular form with minimal stylistic details. The building is currently vacant and appears to have been for an extended period of time. Vacancy has led to early stages of deterioration and the building should be stabilized. Beneficially, it has meant that the building has been left intact and there does not appear to have been any substantial renovations or alterations performed to the building since it was last inspected in 2000.



The Asbury Methodist Episcopal Church retains a high degree of historic physical integrity and continues to convey its historic character. Further, it was one of the two earliest independent African American congregations established in Loudoun County. Its building is by far the oldest that has served an African American congregation in Loudoun. Built in 1829, the structure originally served a white Methodist Episcopal congregation when the Reverend Henry Carroll served as Asbury's first pastor. In 1858, after the Methodist Episcopal Church had split into northern and southern factions over the issue of slavery, the white congregation abandoned its

original church in Middleburg and built a new sanctuary on Washington Street. In 1864, the original church building was given to African American members of the church who formed Asbury Methodist Episcopal Church that year. The gallery of the church served as a public school for African Americans, as the site of Sunday school, and as a dining facility until 1889 when it was opened up to enlarge the sanctuary. It is a good example of vernacular early-nineteenth century church architecture and is an important resource in the African-American history of Middleburg. Pending further research and analysis, this building is considered *potentially eligible* for listing in the NRHP on an individual basis.

VDHR ID# 259-0162-0011**Asbury Methodist Episcopal Church / 105 North Jay Street**

The Asbury Methodist Episcopal Church was built in 1829 and exhibits a vernacular form with minimal stylistic details. The two-story building is three-bays wide by three-bays deep. The stacked stone structural system is clad with stucco and rests on a continuous stone foundation. It is topped by a front-gabled roof covered with standing seam metal and pierced by a brick interior chimney on the south slope and a pyramidal roof belfry near the front façade. There are two primary entrances to the building located within the outer bays of the front façade. Each consists of a single wood paneled door with an elliptical fanlight. Fenestration includes stained-glass windows on the front façade with a 6/9 light configuration on the first floor and 6/6 configurations on the second; all of which feature arched upper sashes with tracery. Windows on the side walls are plain 6/6 configurations. Besides the arched windows, the building is minimally adorned with window sills, an arched vent in the front gable, a boxed cornice, a rear chancel, and the belfry.

The church is located on the east side of North Jay Street on a small town lot. There is a narrow grassy strip along the front of the building cut by paved walkways to each of the front doors. There are open grassy lots to both sides of the building. There were no outbuildings observed on the property.

Asbury Methodist Episcopal Church was one of the two earliest independent African American congregations established in Loudoun County. Its building is by far the oldest that has served an African American congregation in Loudoun. Built in 1829, the structure originally served a white Methodist Episcopal congregation with the Reverend Henry Carroll served as Asbury's first pastor. In 1858, after the Methodist Episcopal Church had split into northern and southern factions over the issue of slavery, the white congregation abandoned its original church in Middleburg and built a new sanctuary on Washington Street. In 1864, the original church

building was given to African American members of the church who formed Asbury Methodist Episcopal Church that year. The gallery of the church served as a public school for African Americans, as the site of Sunday school, and as a dining facility until 1889 when it was opened up to enlarge the sanctuary. It is a good example of vernacular early-nineteenth century church architecture and is an important resource in the African-American history of Middleburg. It is considered a *contributing* resource to the Middleburg Historic District.