

VLR 10/12/02
NRHP 9/14/02

USDI/NPS NRHP Registration Form
Woodgrove
Loudoun County, Virginia

NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Woodgrove

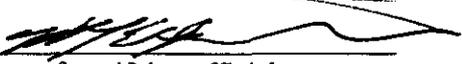
other names/site number Virginia Department of Historic Resources Property I.D. (DHR) no. 53-0423

2. Location

street & number 16860 Woodgrove Road (State Route 719) not for publication N/A
city or town Round Hill vicinity X
state VA county Loudoun code 107
zip code 20141

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)


Signature of certifying official


Date

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the
National Register
 See continuation sheet.
- determined not eligible for the
National Register
- removed from the National Register
- other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC
DOMESTIC

Sub: Single dwelling
Secondary Structure: Smokehouse

Current Functions (Enter categories from instructions)

Cat: DOMESTIC
DOMESTIC
DOMESTIC
DOMESTIC
RECREATION

Sub: Single dwelling
Secondary Structure: Shed
Secondary Structure: Garage/Apartment
Secondary Structure: Guesthouse/Pool house
Stable

7. Description

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC: Federal

LATE 19TH & 20TH CENTURY REVIVALS: Neo-Classical Revival

Materials (Enter categories from instructions)

Foundation	<u>Solid Masonry: Stone (Rough-cut and un-cut native stone)</u>
Roof	<u>Side gable: Asphalt shingles (same for all three historic sections)</u>
Walls	<u>Solid Masonry: Stone (Rough-cut and un-cut native stone)</u>
other	<u>Chimney stacks: Stone; Brick (Earliest section)</u>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
[See Continuation Sheets, Section 7]

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- _____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- _____ B Property is associated with the lives of persons significant in our past.
- X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- _____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- _____ A owned by a religious institution or used for religious purposes.
- _____ B removed from its original location.
- _____ C a birthplace or a grave.
- _____ D a cemetery.
- _____ E a reconstructed building, object or structure.
- _____ F a commemorative property.
- _____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance circa 1785 -- circa 1910

Significant Dates circa 1785 - 1883
circa 1785
circa 1840
circa 1910

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
[See continuation sheets, Section 8]

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
[See continuation sheets, Section 9]

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: VA Department of Historic Resources; Library of Virginia; Thomas Balch Library, Leesburg, Virginia, Loudoun County, Virginia; Office of Clerk of Circuit Court, Loudoun County Courthouse, Leesburg, Virginia

10. Geographical Data

Acreage of Property: 9.8 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing
<u>18</u>	<u>260674E</u>	<u>4337055N</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

The boundary of the nominated Woodgrove property coincides with the limits of the parcel designated by Loudoun County Property Identification Number (PIN) 583-40-3470-000 and described as tax map number /34////////90B.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The boundary of the 9.8-acre Woodgrove property comprises the remaining portion of the original 240-acre tract upon which Abner Osburn built his house circa 1785. This 9.8 tract was conveyed to the present owners by deed dated July 21, 2000 and recorded in Loudoun County, Virginia Deed Book 1800, page 1423.

11. Form Prepared By

name/title Edna Johnston & Kathryn Gettings Smith

organization History Matters date April 5, 2002

street & number 2605a P Street, NW telephone 202-333-8593

city or town Washington state DC zip code 20007-3063

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets [Sections 7, 8, 9]

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Thomas J. and Sherrie Sidman

street & number 16860 Woodgrove Road telephone 540-338-2952

city or town Round Hill state VA zip code 20141

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Woodgrove
Loudoun County, Virginia**

SUMMARY DESCRIPTION

The historic Woodgrove property stands on the east side of Woodgrove Road (Route 719) just north of the town of Round Hill in western Loudoun County, Virginia. Built in three stages over a 125-year period, the Woodgrove house consists of three historic sections. Each section stands two-and-a-half stories tall and features a gabled roof and native fieldstone walls. The oldest portion of Woodgrove dates to circa 1785 and consists of a simple, Federal-style dwelling with a five-bay-wide, symmetrically arranged façade and an attached, one-and-a-half-story kitchen wing. Around 1840, the owners expanded the original residence by building a fieldstone, rear-ell addition. Woodgrove's third historic addition was a two-and-a-half-story, Neo-Classical Revival-style fieldstone structure that was placed at the west gable end of the original house. Built circa-1910, this high-style addition reoriented the house's main entrance from the north to the west. The 9.8-acre Woodgrove property includes one historic outbuilding -- a fieldstone meat house that is contemporary with the circa-1840 addition. Four, non-contributing buildings also occupy the Woodgrove property. These include a guesthouse, a garage, an animal shelter, and a large stable.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

**Woodgrove
Loudoun County, Virginia**

DETAILED DESCRIPTION

The 9.8-acre Woodgrove property contains a main, historic residence and five outbuildings. The single, contributing outbuilding on the Woodgrove property is the historic, stone meat house. The remaining four outbuildings, a former milk house, a garage, a newly constructed stable, and an animal shelter do not contribute to the historic setting of the main Woodgrove residence.

Setting

The Woodgrove residence occupies a 9.8-acre site located on the east side of State Route 719, "Woodgrove Road." It stands approximately one-and-a-quarter miles north of the town of Round Hill, near the west-central boundary of Loudoun County, Virginia and Jefferson County, West Virginia. The property consists of partially level fields dotted with mature evergreen and deciduous trees. The property abuts an area of gently rolling, grass-and-tree covered hills that descend to a small tributary of the North Fork of Goose Creek. The tributary flows along the eastern edge of the property. A man-made, earthen berm and a row of large conifers screen the house and its outbuildings from Woodgrove Road to the east. Scattered boxwood bushes and mature trees surround the residence.

The main house sits approximately seventy feet east of Woodgrove Road. A gravel-laid drive encircles the house and the adjacent meat house, and provides access to the garage and what is now a combination pool-and-guesthouse structure that stands north of the main residence. One enters the property from the southwesternmost corner where a dirt and gravel drive winds eastward and then turns sharply north to approach the circular drive and the south side of the house.

The main house stands in the southwestern quadrant of its nearly square, 9.8-acre parcel. The stone meat house sits within the encircling drive directly southeast of the main house. A one-and-a-half-story, frame garage, built in the 1990s, stands southeast of the main house, outside of the encircling driveway. The animal shelter, also built in the 1990s, stands behind the garage. The former milk house -- now used as a combined pool-and-guesthouse -- occupies the northwestern quadrant of the property. A substantial, frame stable, built in 2001, stands at the crest of a small hill in the southeastern quadrant.

The grounds at Woodgrove are improved by a stone-and-ironwork gate that stands south of the house and frames the entrance drive. The gate consists of two fieldstone piers that support a pair of decorative, iron gates. An iron fence extends east and west from the two piers, and a carved, marble nameplate is inset in the gate's eastern pier.

Original House - Exterior

Composed of three distinct historic sections, the original Woodgrove residence illustrates several periods of construction and two distinct architectural styles. The main portions of the house are two-and-a-half stories in height, and are constructed of local stone with side-gable roof structures.

The earliest section of the house was erected during the final quarter of the 18th century. The building faces north and consists of a two-and-a-half-story, side-gable, stone residence with a one-and-a-half-story, stone kitchen wing that extends east of the main house. The house stands on a fieldstone foundation that encloses a partial basement. The original dwelling was constructed of local fieldstone laid in uneven courses, and possesses a side gable roof that was likely covered with wood shingles at the time of its original construction. Today, all of the roofing has been replaced with asphalt shingles. However, the roof retains its original gable-end, cornice returns.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

**Woodgrove
Loudoun County, Virginia**

The oldest section of the Woodgrove residence features three, interior-end chimneys. Two brick chimneystacks appear at the gable ends of the two-and-a-half-story section, while a single, massive stone chimney stands at the exterior, gable end of the one-and-a-half-story kitchen wing. The westernmost chimneystack has been altered by the construction of an additional brick flue that serves a firebox located in the attached, circa-1910, stone addition.¹

The oldest portions of the Woodgrove dwelling house form a two-part composition. The two-and-a-half-story main section measures approximately 32 feet wide and 24 feet deep, and features a five-bay-wide, symmetrically arranged façade punctuated by a central entrance. The second part of the original house extends east of the main section and consists of the one-and-a-half-story, stone, kitchen wing that stands flush with the façade of the main section. The wing measures approximately 20 feet wide and 16 feet deep.

The original section of the Woodgrove residence is sparsely adorned. The facade is composed of a central, first-story entrance with two windows on either side, and five, evenly spaced, single window bays at the second story. The boxed eaves terminate in gable-end, cornice returns and feature a simple, ogee, bed molding.

The main entrance contains a single-leaf, paneled, wood door that was reproduced based on photographs and a description of the original raised, 6-panel door with "ogee" molding.² The entrance jamb is lined with the original, inset wood panels and a multi-light, wood transom surmounts the door. The transom features a distinctive, Federal Revival-style, muntin pattern that appears to date to an early-20th-century remodeling project that re-styled portions of the residence in the Neo-Classical Revival idiom.³

The windows that pierce the first story of the north or main façade of the original Woodgrove dwelling are taller than the second-story openings and they contain different sash configurations. The window openings measure approximately 34 inches wide by 66 inches high and contain double-hung, wood, sash windows. The first-story windows contain their original upper and lower sashes. The upper sash contains 9-lights; the lower sash has 6-lights.⁴ The second-story windows are shorter and contain a 6-light over 6-light, double-hung sash configuration. Simple, narrow wooden lintels and sills adorn each of the façade windows. Two, attic-story windows appear on the east gable end of the original two-and-a-half-story section.⁵ Each window opening contains a 6-light, wooden, casement window and is adorned only by a simple, wooden lintel and sill. The three remaining windows that light the interior of the original dwelling were altered at the time that the rear-ell addition was made to the house. Portions of the rear wall of the original house were rebuilt. While they have similar dimensions as the original windows, the rear openings contain double-hung, sash windows with a six-over-six light pattern, and are crowned by flat, red-limestone lintels and sills.

A one-and-a-half-story wing that contains the original kitchen extends off the east gable end of the main dwelling. The kitchen wing contains a single first-floor room, and what was a single, second-level, loft room. The kitchen wing's façade is composed of two, off-center bays. One bay holds a single-leaf, panel-and-light, wood door; the other bay contains a single, six-over-six, double-hung, wood sash window. Both the window and the door have been replaced. Although there are no windows in the upper story of the kitchen's main façade, a half-story loft area exists under the eaves. The side-gable roof terminates in a boxed cornice that features a simple, wood crown molding. The original interior-end, stone chimneystack rises from the east gable end of the roof.

The original east and south exterior stone walls of the kitchen wing are now encapsulated by two late-20th-century additions; however, the walls remain in place and are exposed inside the newer additions. The kitchen wing retains its original exterior openings that include two doorways that stand on opposite, north and south walls. Originally, there were also two openings on the exposed gable end of the wing, one at the first story and one that opened into the loft space above. The lower opening now consists

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

**Woodgrove
Loudoun County, Virginia**

of a doorway, but may have once been a window.

Original House - Interior

Vandalism and a series of significant remodeling campaigns have made Woodgrove's original interior layout difficult to discern. Originally, the oldest portions of the dwelling, the main, two-and-a-half-story residence, and its one-and-a-half-story, kitchen-with-loft wing contained at least eight rooms, including the loft room above the kitchen. Two later additions that were made to the house in the early-to-mid-19th century and in the early-20th century altered the original pattern of use in the oldest portions of the house, necessitating changes in the layout of the spaces.

The original floor plan can be conjecturally reconstructed by studying the layout of a nearby residence of similar age; the residence erected for the builder of Woodgrove's cousin, Richard Osburn. Cherry Grove (DHR no.053-0 346) stands a short distance northwest of Woodgrove and was completed by Richard Osburn circa 1785. Richard's residence shares several striking similarities with Woodgrove, his cousin's house. Both are two-and-a-half-story, masonry structures built with local fieldstone. The construction of the stone walls is similar; they share the same window sash and they each have symmetrically-arranged facades and one-and-a-half-story stone wings that contain kitchens and loft rooms.

A 1975 architectural survey of Cherry Grove indicates that the house originally had a double-pile, four-room plan with only a partial central hallway, an enclosed, winding staircase, and a single, corner firebox in each of the four rooms on the main level. This floor plan derived from a traditional, German-influenced plan that was brought to Loudoun by settlers from the Pennsylvania colony in the first half of the 18th century. The traditional floor plan consisted of a single rectangular space that was divided by interior partitions into a large room that extended the full depth of the house and two smaller rooms that each contained a corner firebox. John G. Lewis's 1974 architectural survey of Woodgrove indicates that this may have been the original layout of the house's first floor. In 1974, the architectural evidence indicated that the space was originally divided into at least three rooms, one larger and two smaller rooms with corner-placed fireboxes. While this reconstruction of the original floor plan is conjectural, it is reasonable to assume that Abner Osburn, Woodgrove's builder, followed the building customs of his day, and may have even employed the services of the same builder that his cousin Richard employed at Cherry Grove.

Today, Woodgrove's original main section contains three main rooms, a rear corner hall, and a modern bathroom on the first floor and a bedroom, two bathrooms and a rear hall on the second floor. The majority of the first- and second-story interior finishes appear to date to an early-20th century remodeling project and to a recent, post-1990 renovation. Two Federal Revival-style mantelpieces that date to the 1910 remodeling remain in place. One is located in the first floor dining room; while the other is in the second floor bedroom in the 1910 addition.

Despite the changes made to the floor plan and the finishes in the main section of the house, the original beaded and exposed, third-floor joists remain visible on the second floor. The joists extend from the north and south walls and connect to a central "summer" beam that runs east-to-west through the center of the structure. The underside of the third-story floorboards are also beaded and would have been exposed originally.

The interior organization of the kitchen wing has also been partially altered by the removal of the winding stair that originally occupied the southwest corner of the room.⁶ However, the kitchen room retains its most prominent, character-defining feature, its stone cooking fireplace. A massive wooden lintel that extends the full width of the chimneybreast spans the seven-foot-wide firebox. The hearth itself is composed of fieldstones and incorporates an original stone shelf that once supported an iron swing-arm

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

**Woodgrove
Loudoun County, Virginia**

that held the cook-pot above the flames of the fire. The exposed, beaded wooden joists that supported the original floor to the loft indicate that the ceiling in the kitchen was never intended to be finished with plaster and lath.⁷

Rear Ell Addition (circa 1840)

The first addition made to the Woodgrove residence dates to circa 1840. The randomly laid, two-and-a-half-story, stone addition consists of a gable-roofed, rear ell that extends off the eastern end of the south wall of the original dwelling. While the stone masonry walls are laid in a similar fashion as in the original house, the stone used is darker in color, smaller in size, and emphasizes the corners with larger, and generally lighter-colored, stone quoins. Six-over-six, double-hung wood sash windows pierce the first and second stories of the ell. Red-colored, limestone lintels and sills adorn each window. The gable end of the rear ell faces south and features a two-bay-wide façade. The westernmost bay contains a double-leaf, four-panel wood door that is surmounted by a two-light, rectangular transom. The ell features boxed eaves and cornice returns that match those of the original house. Two elongated, four-over-four, sash windows pierce the pediment, and a single, interior-end chimney rises from the ridge of the roof. A one-story, two-bay porch extends across the south façade of the ell addition. Three, non-native-stone, Corinthian columns support the porch's roof structure. These columns were reportedly brought from Mexico in the 1970s to replace the older Victorian-era posts.⁸ During the early 20th century, two, gable-roof dormers were installed on the roof of the ell.

The interior of the rear ell retains its original configuration. It contains a single, first floor room with a single-flight, open-stringer, stair along its outside, east wall. The stair incorporates a heavily turned, Greek Revival-style newel post, turned balusters, and a rounded handrail. The original, four-inch-wide, plank flooring remains in place, and the deeply molded, three-part window and door trim is intact. Former owners of the house built a wall of shelving along the western wall of the room. The original mantel, if one existed, has been removed.

Circa-1910 Addition

Woodgrove's most recent, historic addition stands adjacent to the west gable end of the original stone section. Built circa-1910, the addition exceeds in size and height the original house, and effectively re-oriented the formal entrance to the house from the north to the west.

The circa-1910 addition stands two-and-a-half-stories in height and consists of irregularly coursed, uncut local stone walls. The addition has a side gable roof and features parapeted end-walls and exterior end chimneys with single shoulders. The façade of the building is three bays in width and is dominated by a formal, Neo-Classical-style portico. The main entrance is centered on the façade and framed by a classically inspired surround that incorporates fluted, engaged pilasters, a full entablature, and a Federal-Revival-style, light pattern in the sidelights and transom that caps the door. The door itself has six recessed panels.

The roof contains two, pedimented, Colonial Revival style dormers, one on either side of the central portico. The cornice is elaborated with a modified, dentil pattern and a heavy crown molding. The windows throughout the circa-1910 addition contain six-over-six, double-hung, wood sash that are topped by tooled, red-limestone lintels and sills.

The exterior of the circa-1910 addition remains almost entirely intact. The only alteration was the addition, in the 1970s, of a two-story-high window on the north, gable-end wall. The window is an extension of the single, six-over-six, sash window that originally pierced this wall and lit the interior stairwell.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

**Woodgrove
Loudoun County, Virginia**

Many of the interior finishes of the circa-1910 addition remain in place with only a few alterations. This section of the house exhibits the most ornate interior woodwork. The entrance hall includes a full, quarter-sawn-oak-paneled, curved stair, an elaborate, oak and marble corner mantelpiece, and two-inch-wide, oak flooring. Because of significant vandalism, theft, and an extensive renovation in the 1970s, several of the rooms in the circa-1910 addition have lost their original woodwork and mantelpieces. The present owners have undertaken a rehabilitation project that has incorporated reproduction woodwork and finishes that are appropriate to the period. This work was mainly undertaken in the library, off the main entrance hall, and in the living room on the second floor.

1970s – 1990s Additions

During the 1970s, one final stone addition was made to Woodgrove. The one-story, stone-and-frame addition extended off the rear or south wall of the original kitchen wing and wraps around the east gable end of the wing. The addition makes use of local fieldstone and incorporates six-over-nine sash windows on its south wall along with a single, panel-and-light, wood door. In the 1990s, the 1970s addition was extended so that its north wall was made flush with the north face of the original kitchen wing. At that time, the east wall of the newest addition was designed with a series of casement and fixed windows, so that the wall now consists mostly of glass.

Historic Outbuildings– Meat House & Milk House

Two historic outbuildings occupy the Woodgrove property, however, only one of the two retains integrity and contributes to the property's historic setting. The historic meat house stands just southeast of the main house and measures approximately twelve feet by twelve feet. Judging from the stone that was used in its construction, it appears to be contemporary with the rear-ell addition. The meat house is a simple fieldstone structure with a front-gable roof and a single-leaf entrance door that faces west. The roof structure has been rebuilt, however, the original walls and doorframe are intact. The structure has two vertical, ventilation slits; one each on its north and south walls. The interior is plastered.

The second historic outbuilding consists of a one-story, stone structure that once served as a milk house when Woodgrove was a dairy farm (circa-1900 to the mid-1940s). The original configuration of this agricultural outbuilding is unknown. In the 1970s, the building was renovated extensively and converted for use as a pool house. The current owners have undertaken another renovation. The building is now one-and-a-half stories tall and serves as a combination guesthouse and pool house. The historic building has lost its architectural and historic integrity, and therefore, no longer contributes to Woodgrove's historic setting.

Non-Historic Outbuildings – Garage, Animal Shelter & Stable

Two additional, non-historic outbuildings occupy Woodgrove's ten-acre tract. A one-and-a-half-story, frame garage stands to the southeast of the main house and the meat house. Built in the 1990s, this four-bay garage features a side-gable roof and a second story apartment that was added in 2001 by the present owners. The 1990s animal shelter that stands behind the garage consists of a one-story frame structure with vertical board cladding.

A frame stable was completed on the property in 2001. It stands east of the dwelling atop a small hill on the eastern half of the ten-acre property. The stable features a clipped-gable roof, two roof ventilators (cupolas), and full-width arcades on both sides.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

**Woodgrove
Loudoun County, Virginia**

STATEMENT OF SIGNIFICANCE

Located in the western section of Loudoun County near the foothills of the Blue Ridge Mountains, the Woodgrove residence stands as an excellent example of a late-18th-century, vernacular dwelling that has evolved over a period of 125 years and that has undergone three distinct building campaigns. The house's evolving design reflects how the needs, status, and tastes of successive generations of the families who owned it changed over time. (Criterion C) The original house and its subsequent additions also illustrate the continuity of the regional stone building tradition of the German and Scotch-Irish immigrants who first settled the Pennsylvania colony in the 17th and 18th centuries and later migrated to western Virginia. The three major expansions made to Woodgrove were built of stone and each retains its own distinct architectural and functional characteristics.

The original section of the present, stone residence known as Woodgrove was built for Abner Osburn, the son of Nicholas Osburn, the first owner of the Woodgrove property. Built during the last quarter of the 18th century, the Woodgrove manor house represents a substantial stone residence of a wealthy Loudoun County landowner. The dwelling's form and materials reflect the wealth and the building customs of the second generation of Loudoun County families of German and Scots-Irish descent.

Subsequent owners made two major additions to Woodgrove that eventually transformed it from a simple, vernacular stone house into a Neo-Classical residence of manorial proportions. These alterations possess architectural and historical significance in their own right. While continuing the stone construction traditions found in the original house, the alterations changed the residence to conform with current architectural fashions and the shifting functional needs of the occupants.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

**Woodgrove
Loudoun County, Virginia**

HISTORICAL BACKGROUND

Introduction

Formed in 1757 from Fairfax County, Loudoun County was the western frontier of colonial Virginia during the early 18th century. Woodgrove is located in the western portion of Loudoun County. Early settlement in the western portions of the Virginia Colony began in the early decades of the 18th century, spurred on by land speculation, an ever-increasing number of immigrants, and the exhaustion of farming soils in many parts of the colony's settled Tidewater region.⁹ Alexander Spotswood, Virginia's royal governor between 1710 and 1722, further promoted frontier settlement by negotiating the Treaty of Albany with the Iroquois Nation in 1722. The treaty effectively removed the Native American tribes that had claimed the area.

By 1725, the area that would become Loudoun County had begun to be settled by a variety of ethnic groups, including English Quakers, the descendents of the German and Scotch-Irish settlers from Pennsylvania, New Jersey, and New York, and descendents of English settlers from the Tidewater region of the Virginia colony. Generally, the latter group settled in the southeastern portion of Loudoun and established large tobacco-producing plantations, similar to those that they had left in the Tidewater region. This meant that they brought the institution of slavery with them. The presence of slaves in southeastern Loudoun contrasted with the settlements of the German-descended groups who settled in the northern section of Loudoun and differed as well with the Quakers who built a substantial agricultural community near the south-central portion of the county.¹⁰

The European settlers in Loudoun also differed in their religious beliefs. The Tidewater descendents were members of the Anglican Church, the established state church of Great Britain and of the Virginia Colony. Most Scotch-Irish were descendents of Presbyterians who had fled persecution in the lowlands of Scotland in the early 1600s to settle in the Ulster province of Northern Ireland, thus the appellation "Scotch-Irish." By the mid-eighteenth-century, religious oppression and economic pressure propelled many of their descendents to emigrate to North America.

Various sects of German-speaking Protestants and Scotch-Irish Presbyterians practiced their religious beliefs next to other non-Anglican faith groups, among whom Quakers were especially prominent. The flourishing of non-Anglican sects in the areas west and just east of the Blue Ridge was permitted in Virginia when the royal governors of Virginia began to follow policies of religious toleration early in the 18th century as part of their efforts to encourage settlement in Virginia's western frontier. Nicholas Osburn, a member of the dissenting Baptist sect, and his brother John were two settlers who responded to those efforts. Like many other 18th-century, Loudoun County settlers, Nicholas and John Osburn emigrated from Chester County in the Pennsylvania colony where log and stone building traditions were well entrenched by the mid-18th century. They found the landscape and natural resources (stone and timber) of the Virginia Piedmont region to be similar to that of their earlier home in Pennsylvania.

Settlement of Woodgrove

Colonial records from the 1730s indicate that Nicholas Osburn settled land just west of the Blue Ridge Mountains near Long Marsh in what is today Clarke County, Virginia. In 1746 and 1754, Osburn purchased two adjacent tracts of land that totaled 340 acres in what became the community of Woodgrove. In 1747, Nicholas's brother John Osburn acquired a 200-acre tract also in the Woodgrove vicinity.¹¹ In 1755, Nicholas Osburn moved to his Loudoun County land and built a residence there. By the time Loudoun County was formed from Fairfax County in 1757, Nicholas had established himself as a prominent landowner and farmer. Twice in 1759, Osburn served on committees appointed to layout the routes for two new roads in western Loudoun County. The two roads, one that led from the Potomac River (near Harpers Ferry) to John Hough's Mill near the present-day town of Hillsboro

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

**Woodgrove
Loudoun County, Virginia**

and the other extending from Leesburg to Williams's Gap in the Blue Ridge Mountains (now Snicker's Gap), intersected on Osburn's Woodgrove property near the current site of the Woodgrove residence.¹² In the early-19th century, a small hamlet developed at the intersection of these roads. Known as Woodgrove, it became a flourishing crossroad that served as a stopover on what was one of Loudoun's primary colonial travel routes. The Woodgrove community was one of only a few early, small commercial centers then located in western Loudoun County.

Nicholas Osburn led efforts to establish the Baptists in Virginia. Established in the 1750s, Ketocin Baptist Church was first Baptist church to be founded in Virginia, a colony that was officially hostile to the presence of the Baptists until the American Revolution. In 1763, Nicholas and his wife Mary deeded two acres of land near Woodgrove "for the use of Baptist Church where the [Ketocin] meeting house is built."¹³ This was all the more remarkable because, by 1765, Nicholas Osburn was among the one hundred largest landowners in Loudoun County. He possessed approximately 700 acres in two different parts of the county.¹⁴

Abner Osburn, Nicholas' eldest son, was born in 1756. Following his father's death in 1787, Abner inherited Nicholas's Woodgrove estate, which included the original 340 acres Nicholas had purchased in 1746 and 1754. It was on this tract of land, during the last quarter of the 18th century, that Abner and his wife, Patience Sinclair Osburn (originally of Prince William County, Virginia), built a substantial stone residence. The two-and-half-story house featured an attached, one-and-a-half-story, stone kitchen wing, a formally arranged façade, and at least six fireplaces in spacious interior rooms.

Like his father, Abner Osburn was a prominent citizen in western Loudoun County. Trained as a physician, he served as a local doctor in and around Woodgrove. In addition, Osburn family records show that Abner started a circulating library for the community and donated additional Osburn family land to Ketocin Baptist Church.¹⁵ Abner and Patience Osburn bore seven children, including their second youngest child and her mother's namesake, Patience Osburn, who was born in 1796. When Abner died in 1802, he left the estate known as "Woodgrove" to his daughter Patience, on condition that his wife retain a life interest in the estate.¹⁶ The elder Patience Osburn lived at Woodgrove with her young children until her own death in 1804.

The Osburn-Heaton Family & Woodgrove

After Patience Osburn the elder's death in 1804, Abner and Patience's daughter and heir was only eight years old. Therefore, ownership of the property passed to her guardian and brother-in-law, James Heaton (1759-1824) who was married to Patience's eldest sister, Lydia Osburn (1778-1839). Heaton had emigrated from Pennsylvania to Loudoun County nearly twenty years earlier. A physician, he lived at his estate known as Exedra near Purcellville with his son Jonathan. Sometime between 1786 and 1804, Dr. Heaton and Lydia Osburn were married. The Woodgrove residence and surrounding acreage remained under James and Lydia Osburn Heaton's control until 1812, when Jonathan Heaton (1781-1845), who was Lydia's stepson, married Patience Osburn (1796-1855), Lydia's sister. As Patience Osburn Heaton's husband, Jonathon Heaton gained control of Patience Osburn's inheritance --Woodgrove.

Like his father, Jonathan Heaton was a physician and practiced in the area while raising a family with Patience (they had nine children at their residence at Woodgrove. It was likely during their tenure at Woodgrove that the existing two-and-a-half-story, rear, stone, ell addition was erected (circa 1840).

In 1845, Jonathan Heaton died and his wife, Patience Osburn Heaton, gained sole control of the 124-acre "Wood Grove Place" that she had originally had inherited as a child of eight. When she died in 1855, she willed the property in equal parts to eight of her nine children. Her eldest son James Heaton, Jr. (1818-1883) acted as the executor of her estate. He and his brother Henry Heaton¹⁷

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 10

**Woodgrove
Loudoun County, Virginia**

(1834–1890) purchased their siblings' interest in the property. James Heaton, Jr.'s will indicates that he continued to occupy the Woodgrove house throughout the period during which he co-owned the property with his brother.¹⁸ With James's death in 1883, "the Home place...known as Woodgrove farm," was left to his brother Henry.

After Henry Heaton's death in 1890, a dispute arose over Woodgrove's ownership. The dispute was resolved when the local court ordered that the land and house be sold at public auction. Thus, at the turn of the 20th century, after over 150-years of ownership, the Woodgrove estate left the Osburn-Heaton family's possession. In 1897, Ridie L. and Richard B. Dear of Wisconsin purchased the 308-acre Woodgrove farm along with the stone house. The Dears acquired additional surrounding acreage, increasing the tract to 479 acres, and transformed it from a cattle and wheat-growing operation into a substantial dairy farm.

Twentieth-Century Woodgrove

When they changed Woodgrove's agricultural focus to dairy farming, the Dears were taking part in Loudoun's rapid ascent in the early 20th century to becoming one of Virginia's top dairy-producing counties. Taking advantage of improved roads and railroad facilities, the Dears and other Loudoun County farmers prospered as they organized to meet the demand for fresh dairy products in nearby Washington, DC.¹⁹

Around 1910, the Dears constructed the last substantial addition to the Woodgrove residence; the 2-and-a-half-story, stone addition that extends from the west gable end of the original house. This imposing stone structure reoriented the main entrance of the house from the north to the west and provided an impressive, formal entrance complete with a Neo-Classical, full-height portico. In addition, the Dears built a stone milk house north of the residence, which is now used as a combination guesthouse and pool house.

The farm remained in the Dear family until 1944. During the later half of the 1940s, the Woodgrove property changed hands several times, but continued to operate as a dairy farm until 1968. That year, the owner, H.H. Kelly sold the 422-acre farm to the Precision Dynamics Corporation of New York, which acquired the land as a tax shelter strategy. In 1973, Precision Dynamics divided several lots that contained dwellings and sold them to David Warner Oliver, a Washington, DC artist. Between 1973 and 1986, the year that he was forced to relinquish the property to because of financial difficulties, Oliver renovated Woodgrove extensively.

After the American Federal Savings Bank took possession of the property following Oliver's default on Woodgrove's mortgage, the house stood vacant between 1988 and 1992. During this period, vandalism, theft and environmental impacts significantly damaged the house. In 1992, Robert Pelletier and Polly Sehnert purchased the house and the surrounding ten-acre tract and started an extensive remodeling project. The current owners, Sherrie and Thomas Sidman took possession of Woodgrove in 2000.

Architectural Context

The stone buildings of Virginia's Piedmont and upper Shenandoah Valley regions constitute a significant vernacular tradition in Virginia's cultural record. The simple stone houses built in Loudoun, Warren, and Fauquier counties and their counterparts in the northern and central Shenandoah Valley reflect distinct cultural influences that mingled with the domestic architecture of the Tidewater region's English gentry. While the differences in the two building traditions can be partially accounted for by the relative availability of stone as a building material, the regional building forms and technological traditions differed significantly as well.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 11

**Woodgrove
Loudoun County, Virginia**

Built from the period of Loudoun's early settlement (circa 1730) until the end of the 19th century, the typical Germanic-influenced, stone dwellings of western Loudoun County consisted of plain, one-to-two-story, side-gable, masonry structures. The walls were constructed out of native field stone that was generally dry-laid and then pointed up with a soft, lime mortar to fill the irregular spaces between the rough-cut stones. Most examples had open plans with direct access from the outside to the heated living areas, without the intervention of a formal entry hall or vestibule. The most common, three-room plan derived from what has become known as the "Penn" or "Quaker" plan.

William Penn, founder of the Pennsylvania colony, published a brief tract that advised settlers in the new colony to first erect a temporary log house until they were established and could afford to construct a more permanent residence. The tract gives a short description of his ideal plan for a permanent residence in the colony:

"To build then, a house of thirty foot long and thirteen broad, with a partition neer [sic] the middle, and another to divide one end of the House into two small rooms..."²⁰

Numerous examples of this simple, three-room house appear throughout Pennsylvania. The form and building techniques used in the middle colonies were brought to Loudoun County when the descendents of Pennsylvania's first German and Scotch-Irish settlers moved from Pennsylvania south to Virginia via the Native-American trade route known as the Carolina Road. In the early 18th century, many Pennsylvanians left the colony to escape the increasingly overworked soils and crowded conditions in Bucks County and Chester County in search of ample and productive agricultural lands.

The houses that they built reflected the original "Penn" plan, but were adapted to meet the needs and aspirations of the newly settled Loudouners. Often, the first generation to settle the western and northern regions of the county built simple log houses, consolidated land, and expanded their wealth so that their sons were able to erect more impressive dwellings. This was the case at Woodgrove.

By the time that the American Revolution ended, western Loudoun's wealthy landowners of German and Scotch-Irish descent were building substantial, two-story, stone dwellings with one-and-a-half-story stone or log kitchen wings. The interior layout incorporated one large room, and two smaller rooms on the first floor. The two small rooms were created by partitioning the space into a front and a rear room. They were often heated by corner fireplaces and were used either as private sleeping chambers or as private parlors. Staircases were commonly enclosed and set in one corner of the larger, main room.

Loudoun County retains several examples of this type. They include the Copeland Homestead (built 1803 for James Copeland, DHR no. 053-0357,); and Possum's Rest (built in 1786 for William Russell, DHR no. 053-0739), both near Hillsboro. Another example, known as Willow Greens, stands near the settlement of Silcott Spring (built 1791 for Timothy Taylor, a Quaker from Bucks County, Pennsylvania, DHR no. 053-0736).

In its original form, Woodgrove reflected this Germanic building tradition, as it was adapted in Loudoun County in the mid-to-late 18th century. Evidence shows that the interior layout of Abner Osburn's house had a three-room plan, corner fireplaces in the two, small, front and back rooms, and a main staircase in the larger, first-floor room.

Throughout the 19th century in western Loudoun County, stone construction continued to be used for the domestic buildings of the wealthy landowning class. Around 1840, during the Heaton family's ownership, Woodgrove was expanded to accommodate Dr. Jonathan and Patience Osburn Heaton's large family, along with Jonathan's medical practice. The addition was constructed of

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 12

**Woodgrove
Loudoun County, Virginia**

stone using the same traditional masonry construction technique that was used from the time the western portion of Loudoun County was first settled. The first floor of the rear-ell addition, built circa 1840, may once have served as Dr. Heaton's office. The addition incorporates a formal outside entrance that contains a double-leaf door crowned by a rectangular transom.

Although very similar in construction and compatible in form to the original section of Woodgrove, the circa-1840, rear-ell addition retains several distinctive features. The addition is built of uncoursed fieldstones with similar dimensions and similar wall patterns, however, the stone quoins that accentuate the corners of the structure are much larger and more carefully fitted and finished than those still visible on the original house. Other distinguishing features are the carefully cut red limestone sills and lintels that adorn the windows of the addition.

The second and last historic expansion at Woodgrove came more than sixty years after the completion of the rear ell. The circa-1910 addition was constructed of native fieldstone and revealed the owners desire to both continue the rural, vernacular traditions of western Loudoun County, and to express the most current fashion in architecture. The addition met the needs of the Dear family who purchased Woodgrove in 1897 and over the next decade transformed it from a relatively modest cattle and grain farm to a large dairy operation.

The Dears built a substantial two-and-a-half-story, stone addition at the west end of the original house in 1910. The addition's design and placement reoriented the original house, and provided Woodgrove with an entirely new public face. On the exterior, the addition reads as a separate, freestanding dwelling with a symmetrical, classically inspired façade that centers on a Federal-Revival-style door and surround. At the time the Dears added this substantial structure, they also altered the interior circulation pattern of the house. The changes reflected new uses for each room and different functional requirements.

The Dears chose the fashionable Neo-Classical Revival style for their circa-1910 addition at Woodgrove. Interest in this highly formal and self-conscious style blossomed after the 1893 World's Columbian Exposition in Chicago. The planners and architects that designed the exposition buildings and grounds espoused the revival of the classical tradition in architecture and built models that were widely photographed and copied around the country. By 1900, the Neo-Classical and related Colonial Revival styles had become the height of fashion in both public and domestic architecture. In selecting the Neo-Classical style for their addition to Woodgrove, the Dears made an explicit architectural statement about their status and aspirations. In September 1929, they even used a photograph of the facade of the new Woodgrove "Mansion" to advertise their dairy farm in the local *Loudoun Magazine*.

Although no architect of record has been identified for the circa-1910 Woodgrove addition, several noted architects were working in Loudoun County during the 1900s and 1910s. The Dear family's formal addition was among several of its type built in Loudoun during the first two decades of the 20th century. With the growth of Washington, DC and its suburbs, and the convenience of the railroad that ran from Washington west through Loudoun County, land became desirable for the building of country retreats for wealthy city dwellers. Many old Loudoun estates were purchased, remodeled, and substantially expanded by this new, landed gentry class. Well-known area architects designed some of these country estates. Examples in Loudoun County include Elwood, a substantial, Colonial Revival-style brick residence that was designed by noted Washington architect, Waddy Wood (DHR no. 053-0639), and Greystone, a mid-18th century stone house located near Waterford, Virginia that was expanded by Washington, DC architect, Delos Hamilton Smith (DHR no. 053-0475). Woodgrove illustrates this early 20th-century trend. Although substantially expanded and reoriented by the Dear's 1910 remodeling campaign, Woodgrove's original section and later rear-ell addition were retained and their character remains essentially intact. The 1910 addition was designed to be compatible with the earlier sections of the house and to respect the stone building tradition of the region.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 13

**Woodgrove
Loudoun County, Virginia**

Although damaged by vandalism and weathering during the last quarter of the 20th century, Woodgrove retains much of its original design. It stands as a unique example of an early stone dwelling in Loudoun County that clearly illustrates the stages of its evolution and expresses the changing architectural tastes and functional needs of its occupants.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 14
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Loudoun County, Virginia**

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 9 Page 17
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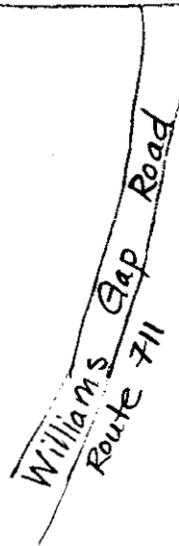
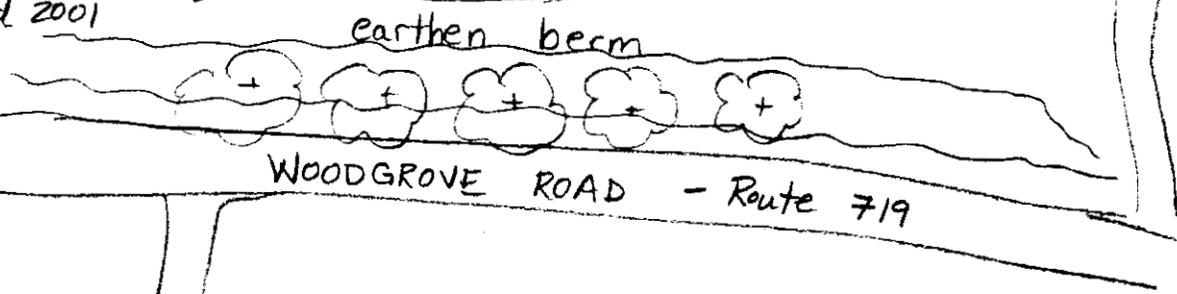
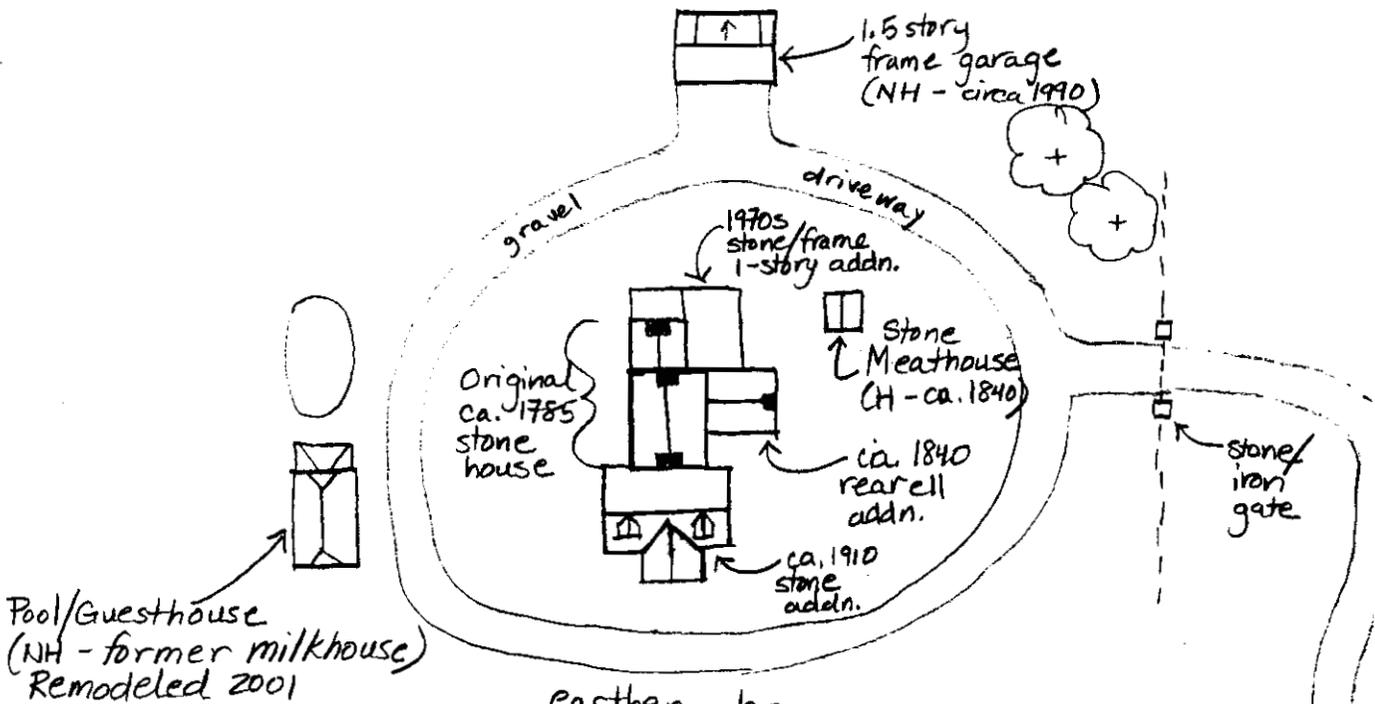
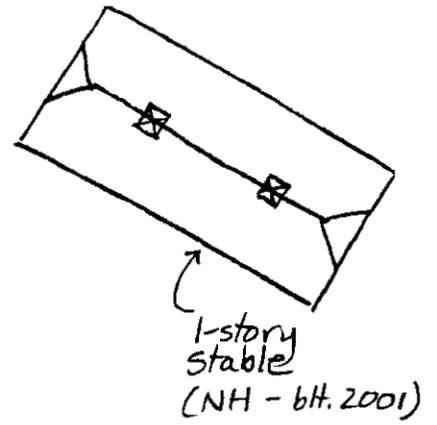
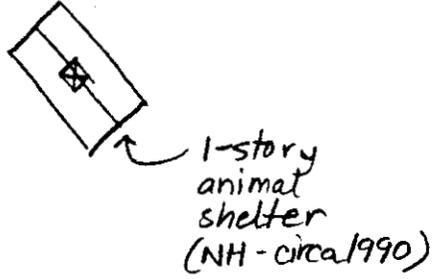
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Endnotes Page 18

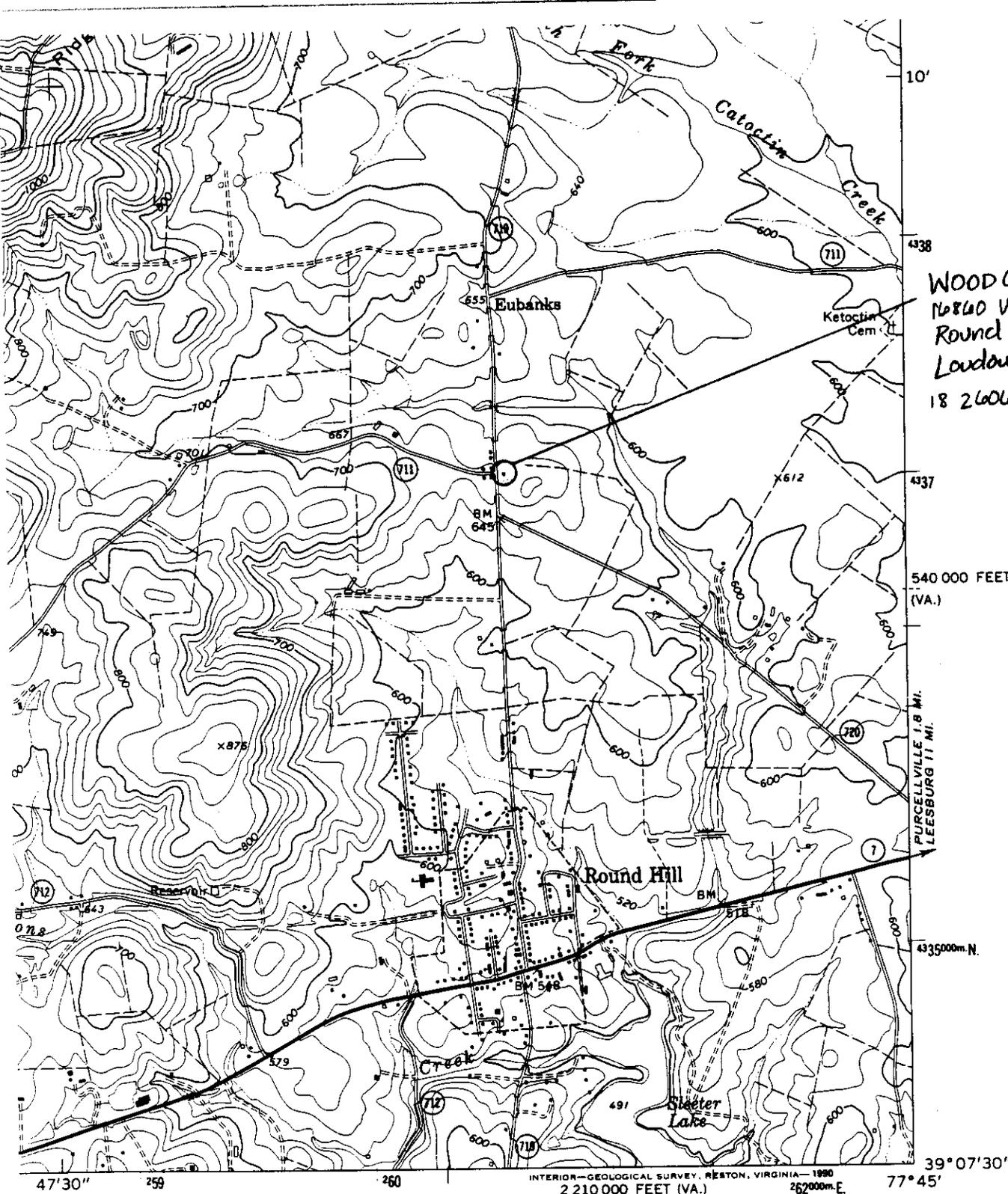
Woodgrove
Loudoun County, Virginia

ENDNOTES

- ¹ The two sections can be distinguished by the coloration of the brick that was used.
- ² John Lewis of the Virginia Historic Landmarks Commission documented Woodgrove in 1974. His photographs, description, and floor plan were utilized in the recent rehabilitation of the residence that was completed in 2001.
- ³ The light pattern used in the original main entrance, and that employed in the transom and sidelights on the main entry to the circa-1910 stone addition are strikingly similar and consistent with the Federal Revival mode.
- ⁴ The delicate muntins and relatively large, panes of glass (10-inches by 12-inches) in each sash, indicate that the windows date no earlier than the last quarter of the 18th century.
- ⁵ The west gable end is no longer visible due to the construction of a circa-1910, two-and-a-half-story, stone addition.
- ⁶ The stair appears on John G. Lewis's floor plan of Woodgrove that was prepared 15 June 1974 for the Virginia Historic Landmarks Commission (File no. 53-423).
- ⁷ These joists measure 7.5 inches high and 3 inches wide. All of the first and second floor joists are sawn. The original loft floor was removed in the 1970s or 1980s. The space is now open from the first floor to the roof rafters.
- ⁸ The older Victorian-style porch appears in an undated, black-and-white photograph that was acquired by the present owners from an unidentified source.
- ⁹ Emily J. Salmon and Edward D.C. Campbell, Jr., eds, *The Hornbook of Virginia History*, (Richmond, VA: The Library of Virginia, Fourth Edition, 1994), p. 25.
- ¹⁰ Poland, p. 6.
- ¹¹ Ruth and Sam Sparacio, compilers, *Deed Abstracts of Fairfax County, Virginia (1750-1761): Fairfax County Deed Book C (1750-1754), Fairfax County Deed Book D, part 1 (1755-1757), part 2 (1758-1761)*, (McLean, Va.: R. and S. Sparacio, 1986), pp.58; 76-77.
- ¹² Phillips, pp. 224-225; 337.
- ¹³ Loudoun County, Deed Book C, page 630.
- ¹⁴ Phillips, p. 261.
- ¹⁵ Information contain in the Osburn family bible on file in the Thomas Balch Library's vertical file indicates that Abner Osburn was a physician and started a circulating library in his neighborhood. The bible also notes that Abner donated land for the use of the Ketoctin Baptist Church. *The Land Tax Books for Loudoun County* show that Abner disposed of one acre of his land between 1796 and 1797.
- ¹⁶ Research paper prepared by Mrs. Ann W. Thomas of Round Hill, Virginia for Robert and Polly Pelletier, dated January 20, 2000 (on file at Thomas Balch Branch of the Loudoun County Public Library, Historic House File and Lewis Landmark File, File no. 53-423).
- ¹⁷ Henry Heaton, who grew up at Woodgrove, served among the Confederate forces as one of Mosby's Rangers during the American Civil War. He later became a successful attorney and a state senator in the Virginia General Assembly (1881-1890).
- ¹⁸ *Loudoun County, Virginia, Will Book B*, p. 279, (9 November 1881/January 1884).
- ¹⁹ James W. Head, *History and Comprehensive Description of Loudoun County Virginia*, (Loudoun County: James W. Head, 1908) 89-90. Also see Patrick A. Deck and Henry Heaton, "An Economic and Social Survey of Loudoun County" in the *University of Virginia Record Extension Series* (Charlottesville, Virginia, 1926) 88-89.
- ²⁰ Quoted in Solange Strong Hertz, "Loudoun County," *Echoes of History* Vol. I, No. 2, January 1971, p. 27.



WOODGROVE - Loudoun Co., VA
16860 Woodgrove Road
 Drawn April 2002
 NOT TO SCALE



WOOD GROVE
 10840 Woodgrove Road
 Round Hill vic.
 Loudoun County, VA
 18 260674E 4337055N

540 000 FEET
 (VA.)

PURCELLVILLE 1.8 MI.
 LEESBURG 11 MI.

4335000m.N.

39°07'30"
 77°45"

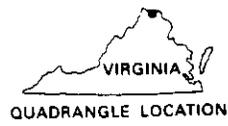
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1980
 2 210 000 FEET (VA.) 262000m.E

ROAD CLASSIFICATION

Primary highway, all weather, hard surface Light-duty road, all weather, improved surface
 Unimproved road, fair or dry weather

State Route

(LINCOLN)
 3462 11 SW



ROUND HILL, VA.—W.VA.

Map photoinspected 1981
 No major culture or drainage changes observed

1970
 PHOTOINSPECTED 1981
 AMS 5462 III NE—SERIES V854

