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United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

**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 Janney House

Other names/site number Morrison House, Janney Hill, DHR File Number 232-5006

2. Location

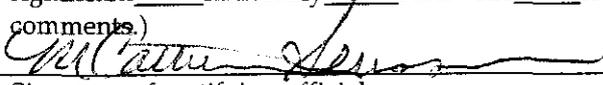
Street & number 15 W. Colonial Highway Not for publication

City or town Hamilton vicinity _____ state Virginia

Code VA county Loudoun code 107 zip 20158

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (____ See continuation sheet for additional comments.)


Signature of certifying official

10/13/04
Date

Virginia Department of Historic Resources
State of Federal agency and bureau

In my opinion, the property _____ 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

Signature of Keeper _____

See continuation sheet

Date of Action _____

Determined not eligible for the National Register

Removed from the National Register

Other (explain): _____

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

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Signature of certifying official _____ Date _____
Virginia Department of Historic Resources
State of Federal agency and bureau

In my opinion, the property _____ 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 _____

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

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 off Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>2</u>	Structures (gazebo, carport)
<u>0</u>	<u>0</u>	Objects
<u>2</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function of Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
<u>DOMESTIC</u>	<u>Single dwelling</u>
<u>DOMESTIC</u>	<u>Hotel: Boarding House</u>
<u>AGRICULTURE/ SUBSISTENCE</u>	<u>Animal Facility: Stable</u>
<u> </u>	<u> </u>

Current functions (Enter categories from instructions)

Cat:	Sub:
<u>DOMESTIC</u>	<u>Single dwelling</u>
<u>DOMESTIC</u>	<u>Secondary Structure: garage</u>
<u> </u>	<u> </u>

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: Other: Folk Victorian

Materials (Enter categories from instructions)

Foundation	<u>STONE</u>	<u>Fieldstone</u>
Roof	<u>METAL</u>	<u>Tin</u>
Walls	<u>WOOD</u>	<u>Weatherboard</u>
Other	<u>CHIMNEY</u>	<u>Brick</u>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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.
- 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

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Period of Significance

1876-1906

Significant Dates

Ca. 1876, 1906

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder J.H. Thomas (ca. 1876), Charles Silcott (1906)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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: _____

10. Geographical Data

Acreeage of Property 1.03 acres

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

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	18	269616	4334886	2	_____	_____	_____
3	_____	_____	_____	4	_____	_____	_____
	_____	_____	_____		_____	_____	_____

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

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

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

11. Form Prepared By

Name/title: Beth Scripps
Organization: Frazier Associates Date 1/5/04
Street & Number: 213 N. Augusta Street Telephone 540.886.6230
City or Town: Staunton State VA Zip Code 24401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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 SHPA or FPO for any additional items)

Property Owner

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

Name James H. and Donna C. Norton
Street & Number: 15 W. Colonial Highway Telephone 540.338.2452
City or Town: Hamilton State VA Zip Code 20158

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**

**Janney Hill
Loudoun County, Virginia**

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

SUMMARY DESCRIPTION

Facing north, Janney Hill sits on a knoll at the corner of West Colonial Highway and South Rogers Street in downtown Hamilton. The site of just over one acre is dotted with deciduous trees and plantings of a predominantly modern nature. The house and garage/stable structure are both accessed by automobile from South Rogers Street. Accesses to the garage/stable are via a straight drive from the street, and from the house via a circular drive that sweeps through the carport and back out to the street again. There is a gazebo northwest of the house, placed there by the current owners.

From West Colonial Highway, pedestrian access to the house is by concrete steps leading up from the municipal sidewalk, through a freestanding metal arched gateway and along a mortared flagstone path that slopes gently uphill to the dwelling. A set of wide, wooden board steps lead onto the porch and the front door which is in line with the path.

Built on an irregularly coursed stone foundation, this five-bay I-house with rearward extensions is predominantly covered in weatherboard, rises two-and-a-half stories, and is capped by a side-gabled, standing-seam metal roof. Interior chimneys are located at each gable end. Original, two-over-two wooden double-hung sash windows spanning floor to ceiling are arranged symmetrically on the front (north) elevation. On the second level of this elevation, and throughout the rest of the house, wood, six-over-six double-hung sash windows are predominant. A one-story wrap around porch, the largest of the house's four porches, extends along the north elevation and wraps around the first bay of the west elevation.

Interior spaces reflect a social hierarchy in the level of trim detail with the entry hall and east parlor exhibiting the highest level of adornment. The west parlor's detailing is slightly more subdued as is the trim in the dining room. Service areas on the first level have little more than plain board trim. On the second level, bedrooms in the front portions of the house are more detailed than the rooms in which the house staff would have been quartered

To the southeast of the house, facing South Rogers Street, is a combination garage and stable. From the concrete slab foundation, this late-nineteenth-century frame building is clad in weatherboard, rises one-and-a-half-stories, and is capped by a standing-seam metal gambrel roof.

According to a flyer announcing the sale of the property in 1944, other outbuildings on the site included a coalhouse, chicken house, and wood shed. These structures are no longer extant.

Detailed Description

Site

Sited on a knoll approximately eight feet above street level, Janney Hill has a commanding location in the center of the Town of Hamilton at the intersection of West Colonial Highway, Hamilton's main street, and South Rogers Street. Mature trees, including a maple tree sixteen feet in circumference, dot this one-acre city lot, as do late-twentieth-century plantings. When sold in 1944, the property's outbuildings included a coalhouse, woodshed, and chicken house. Unfortunately, there is no information on the placement of these outbuildings, although remnants of a concrete walkway from the house to the back of

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

**Janney Hill
Loudoun County, Virginia**

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 2

the lot may hint at their placement. The sole remaining outbuilding is the garage/stable facing east on South Rogers Street.

House

This dwelling was built in the Folk Victorian style with the main portion of the house being an I-house, to which two rearward extending ells were added creating an irregular floor plan. This two-and-a-half-story frame house clad in weatherboard faces north onto West Colonial Highway, also known as Leesburg Turnpike, and as Route 7.

EXTERIOR ELEVATIONS

North Elevation

Set back from the street, the house is accessed from the sidewalk by poured concrete steps cut into a concrete retaining wall. A mortared flagstone walk (ca. 1991) which replaced an earlier poured concrete walk in the same location, bisects the front yard and connects the stairs from the sidewalk to the stairs to the porch. The closed string stairs to the porch are painted boards terminating at either end at the recessed wood panel cladding wrapping the brick supports for the porch's pediment-capped protruding portico. The running bond brick piers that support the remainder of the porch on this façade are clad in diagonal lattice, partially obscured by foundation plantings. The porch is floored in narrow tongue-and-groove boards. Posts that are squared to the height of the rail support the shed roof for this porch, and then turned until the attachment of openwork brackets necessitates their squaring again to their terminus at a skirting board to which brackets supporting the overhang of the eaves are attached.

On the north elevation, the house consists of two stories, five bays each, with the front door located in the center bay on the first level. Windows on the entry level are full-height, two-over-two, double-hung sash with highly decorative cast metal hardware in keeping with the house's construction in the last quarter of the nineteenth century. The front door is one-light over three horizontal recessed panels and appears to retain its original high-style cast metal lock set. The current owners have inserted a stained glass panel behind the original glazing. The door is flanked on either side by two-light-over-single-panel rectangular sidelights and a three-light rectangular transom that spans the width of the door and sidelights. The transom and sidelights' original glazing are also covered with owner-fabricated stained glass panels. A modern screen door with applied Victorian-inspired embellishments was added in the late twentieth century.

On the second floor of the north elevation the windows are wood, six-over-six, double-hung sash. Above these windows is a wide, unadorned frieze board under a slightly overhanging eave that carries a modern aluminum gutter. The roof is standing-seam metal and corbel-capped chimneys are located at the east and west gable ends. From their appearance, they were re-pointed in the mid to late twentieth century.

Set back from the front section of the house and to its west, and intersecting with the rear ell is a two-bay, end-gabled addition, the north elevation of which is parallel with the north elevation of the front of the house. Entry from this porch into the house is via a wood, four-panel door with metal box lock and porcelain knob, located in the west bay. This two-bay, one-story, full-length porch is covered by a flat, metal roof and is accessed from the yard by wooden steps. Two square boxed columns, one of recent construction, support the flat roof, and a salvaged railing, matching the one on the front porch and installed by the current owners, spans the area between posts. There is a six-over-six, double-hung sash window to the east of the door and on the second level, a centrally located, six-over-six double-hung window.

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 7 Page 3

East Elevation

On the east elevation the front porch wraps around the first bay. On the first level, this bay contains a door from the parlor to the porch. A secondary stair from the porch to the yard was added by the removal of a complete section of balusters. This stair is of open-string construction with a simple rail and is not in keeping with the design of the porch or house. At the attic level, this elevation has two four-light casement windows tucked into the space between the wide frieze board and cornice return.

On the first level, past the terminus of the porch, is a small, one-story bay clad in German siding, with a standing-seam metal roof and paired two-over-two windows to the west and a single two-over-two window facing north under the porch roof. It is likely that this feature was modified in the 1906 remodeling.

Continuing south on the east elevation, there is a small, one-story frame and screened porch with standing-seam metal shed roof attached to the cross-gable where it intersects with the front portion of the house and the addition described above. This porch is accessible from the dining room and large parlor.

Separated from the porch above by a small one-bay pantry and further to the south, another screened porch runs the remaining length this elevation. This porch was lengthened in the mid-twentieth century to cover the well for the property. The present owners added the Victorian embellishment. Through this porch, there is access to the pantry and the kitchen from the carport/driveway area.

South Elevation

The south elevation is the gable end to the cross-gable that runs north/south from the front portion of the house. On the east end of the first level is a vertical board-clad, one-story, one-room, shed-roofed addition with standing-seam metal roof, one six-light fixed window and one two-light double-hung window. This former service porch was enclosed in the mid-twentieth century. To the south is a poured cement bulkhead with double metal doors that lead into a partial cellar. Attached to the east wall of the addition is a half-story storage shed clad in vertical boards.

On the first level of the gable end, there are paired, six-over-six, double-hung sash windows to the east of the addition. On the second floor, a single six-over-six, double-hung sash window and on the attic level two four-light casement windows complete the fenestration on this portion of the south elevation.

Adjoining the cross-gable portion of the south elevation to the west is a side-gabled wing parallel to the front portion of the house. On the first level of the addition there is a small, two-over-two, double-hung sash window to the east of the gutter downspout. To the west of the downspout there is a six-over-six, double-hung sash window on the first level and a smaller six-over-six double-hung sash window on the second level. This wing rests on a stone foundation in keeping with the rest of the house.

West Elevation

On the west elevation, the gable end to the addition described immediately above has a single, six-over-six, double-hung sash window centrally located on each of the first and second levels and a four-light wood casement window on the attic level. On the west elevation of the cross-gable, there are four, six-

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 7 Page 4

over-six, double-hung windows, two on the first level and two on the second and a six-light fixed casement window above ground set into the stone foundation.

On the west elevation gable end of the front portion of the house, the stone foundation is interrupted by a six-light fixed casement window. The first and second levels each have one six-over-six window that is off-center to the south. A four-light casement window at the attic level completes this elevation.

INTERIOR FLOOR PLAN

In the main portion of the house, the floor plan follows the I-house plan with a center stair hall on the north/south axis, parlors to the east and west and bedrooms on the second level over each parlor. On the first floor, the cross-gable contains the dining room, located to the south of the west parlor, with a servant's stair to its south and a room now used as a kitchen to the back of the house. A pantry room with door opposite the servant's stair fills the space between the two porches on the east elevation. The current owners added a laundry room by enclosing a previously unheated service porch to the kitchen's south. A two-bay wing to the west of the kitchen accessed from the southwest corner of the dining room is used as a study. A partition separates a late-twentieth-century half-bath using space taken from this room.

Upstairs, the division of rooms in the cross-gable and wing echoed the downstairs rooms until the present owners modified some of the spaces. What was originally a bedroom and passageway over the dining room is now a full bath and closet with the addition of partition walls. Likewise, what had been two smaller bedrooms and a small bath over the kitchen and study was converted to a master bedroom and expanded bathroom with the removal of a wall. These changes are not obvious from the exterior or first floor of the house.

Most rooms throughout the house exhibit simple beaded baseboard, window, and door trim. Exceptions are the service areas, which have flat board trim, and the front hall and east parlor that have more elaborate baseboard and window trim. The owner has applied chair molding in the west parlor. Dividing the west parlor and dining room is a pair of six-panel double doors with highly decorative oiled metal hardware typical of the mid-1870s. The front stair is trimmed with molding of the same design as the baseboard found in the hall and east parlor and other simple applied decoration. The balusters are of a turned design featuring an inverted cone near the base and are capped with a dark stained pine round rail. The conical motif of the balusters is repeated in the newel post. Floors are random width pine throughout the house.

Garage/Stable

This multi-purpose, standing-seam metal gambrel-roofed structure dates to the late nineteenth century. It has recently been stabilized by the addition of a concrete floor but retains its original weatherboard siding, windows, and doors.

The east elevation of this structure faces South Rogers Street. On the street level there is a large sliding barn door constructed of vertical boards to the south behind which the stable area was located. This side of the structure extends further to the west than the garage side and is entered through a pair of hinged six-light-over-recessed-panel doors with applied molding in an "x" pattern. A board-and-batten door

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

**Janney Hill
Loudoun County, Virginia**

Section 7 **Page** 5

provides pedestrian access to this elevation. At the second level, there is a hay door centered on the elevation. Above this level are two equally spaced louvered ventilation openings and a four-light casement window under the ridgeline.

To the west, is a shed-roofed covered, concrete floored patio/porch area to the east of the garage portion of the structure and bounded on the south by the extension of the stable portion of the structure. The standing-seam metal roof is supported on three simple square posts with cross bracing for the post where the roof meets the stable. There is a four-light window looking out onto this area from the stable extension.

On the north elevation, there are two cased nine-light windows and a board-and-batten door to the west. A smaller board-and-batten door on the second level is aligned with the door on the first level. The south elevation has one six-over-six window and is clad in weatherboard.

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 8 Page 6

STATEMENT OF SIGNIFICANCE

George Janney, a prosperous businessman provided for his stepmother, step-aunt, brother, and sisters when he sold his sisters – Lydia Jane, Bettie and Henrietta -- a piece of land on which to build a boarding house to capitalize on the influx of visitors made possible by the 1868 arrival of the railroad in Hamilton.¹ This transaction would guarantee them a place to live and income after the demise of their stepmother, Elizabeth Wilkinson, with whom this extended family lived until her death in 1872. The land upon which Janney Hill was built was sold to the sisters in 1871 and the house was completed prior to 1876. Sited on a significant corner just west of the business district and east of a higher density residential neighborhood, Janney Hill was well situated for its purpose as a summer retreat for weary Washingtonians and was within easy walking distance to the Town Hall where many local events were held for the benefit of the town's visitors. Due to the size and desirable location of the house, a number of the property's subsequent owners, who used the house as a single-family dwelling, were among the town's most prominent residents.

Janney Hill was designed in the Folk Victorian style by a local builder and remodeled in 1906.² With a wrap-around porch attached to its symmetrical façade, Janney Hill is Hamilton's best-preserved example of Queen Anne detailing as applied to the folk house form. Its simple, functional design is in marked contrast to neighboring private residences built in the Queen Anne and Gothic Revival styles, and often removed from Main Street. It is also one of two known existing works by local builder, J.H. Thomas; the other being the Sam Rogers house, a vernacular Queen Anne dwelling further east on Route 7.

The house was once served by outbuildings that are no longer standing including a chicken house, coalhouse, and woodshed. The gambrel-roofed garage/stable is the only surviving outbuilding and its exterior appearance has not been significantly modified since its construction in the last quarter of the nineteenth century.

It is not known how many country hotels or boarding houses were operating at the same time as Janney Hill (ca. 1875 - 1889), but by 1890 there were six such homes featured in a publication entitled "Spend a Summer in Hamilton." Janney Hill, which by then had been sold by the Janneys and was a private residence and the Gothic-Revival Waverly Villa are the only two former establishments that remain on Leesburg Pike in Hamilton.

Records indicate that Charles Silcott was hired in 1906 to remodel the house. While there is no record to indicate the work that was done on the dwelling at that time, it is likely that the existing six-over-six, double hung sash windows were added to "update" the house and to achieve a Colonial Revival appearance.

History of Loudoun County

Loudoun County was part of a six million-acre land grant from King Charles II of England in 1661. Included in this land grant, later known as the Fairfax Patent, was all of the land lying between the Rappahannock and Potomac Rivers to their sources. By 1790, with a flourishing economy based upon agricultural production of tobacco and

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 8 Page 7

grains, Loudoun was Virginia's most populous county. Loudoun's prosperity continued through the mid-nineteenth century due to good land and a population that that was twenty-five percent slaves.³

With the emancipation of slaves and the expansion of the railroad, the complexion of this area began to change. While Loudoun's farm-based economy continued, there was a market and labor driven change in focus from grain to dairy and beef cattle. Towns such as Hamilton began to appear along centuries old trade routes such as Leesburg Pike. These towns became the business centers for area farmers.⁴

History of Hamilton

Located west of Leesburg on the Leesburg Turnpike, known today as Route 7, the town of Hamilton saw its rise to prominence in the 1860s when the Alexandria, Loudoun and Hampshire Railroad was extended west of Leesburg. In a history of Loudoun County published in 1908, the author remarked that Hamilton was not only "one of the prettiest towns in the county," but was the epicenter "of a group of seven towns and villages within a radius of five miles," and was less than fifty miles by rail from Washington.⁵ A publication of Farmers and Merchants National Bank notes that Hamilton was a "Tourist Mecca Around 1915."⁶

Recollections of Hamilton by Miss Maizie McFarland paint a picture of the town as a commercial hub. County residents would come to Hamilton to see the county's best doctor, have shoes repaired, horses shod, a clock repaired, hire a nurse, buy a newspaper, or get a book from the library, fill a prescription, get carpentry work done, buy produce, or see the dentist.⁷

The Town of Hamilton enjoyed prosperity until March 25, 1926 when downtown Hamilton was the scene of a disastrous fire which destroyed a number of businesses including the local department store, haberdashery, hardware store, pharmacy and mercantile. It also destroyed the post office and a number of the finest homes in town; many of these homes belonging to those that also lost their businesses that day. Only one commercial building was rebuilt in the business district and Hamilton never fully recovered. According to one account, the fire stopped just short of the school that is just doors away from Janney Hill.⁸

Janney Hill

In the early 1870s, the Janney sisters built a house at the corner of what are now Colonial Highway and South Rogers Street. Its premier location in the growing town gave it instant prominence. It was also located within site of a four-bay by two-bay, three-story brick Italianate structure with bell tower, erected by the Freemasons in 1873 which served as the Town Hall, school and Masonic Hall; and further functioned as the site of many amusements conducted for the benefit of visitors to the town.⁹

A number of Janney Hill's inhabitants have played integral roles in the Hamilton community. Members of the Janney family were among the first settlers in Loudoun County, having built a mill on Catoctin Creek around which the settlement of Janney's Mill, later Waterford, would rise.¹⁰

John Janney was born in 1788 to Amos and Grace Janney. He married Susan Wells in Brownsville, Pennsylvania.¹¹ Before her death, John and Susan had eight children; Lydia Jane, Asbury, John, Bettie, William, George W., Matilda and Henrietta.¹² On December 14, 1829, the widowed John married Elizabeth Wilkinson in Loudoun County, Virginia.¹³ John died in 1850¹⁴ and Asbury, Bettie and Henrietta lived with Elizabeth in Hamilton¹⁵ until her death in 1872¹⁶. By 1870, Lydia Jane, Catherine Wilkinson and Ellenor Wilkinson (Elizabeth's sisters) had joined the household.¹⁷

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 8 Page 8

John's son, George W. Janney moved back to Hamilton in 1852. By the 1870 census, he was a prosperous local produce merchant with a net worth of \$60,000.¹⁸ In 1871, a year before his stepmother's death, George sold to his sisters Bettie, Lydia Jane, and Henrietta one and one quarter acres of land in Hamilton upon which to build a house for \$250.¹⁹

In 1870, Lydia Jane, the eldest sister, is listed in census records as a mantua maker while her sister Bettie is listed as a school teacher. Brother Asbury is a clerk in a dry goods store and Henrietta is without occupation. Elizabeth Janney is listed as the head of household owning \$1600 in real estate. Her sisters, Catherine and Ellenor Wilkinson, are also residents of the household and the household employees one domestic servant.²⁰

According to the Recollections of Richard Ruse, the builder of the house was John H. Thomas,²¹ who is listed as a carpenter in Hamilton on the 1870 census.²² Only one other house in Hamilton can be attributed to John Thomas --²³ the Sam Rogers House -- a couple blocks further east on Colonial Highway. The Rogers House is a vernacular Queen-Anne residence and features an asymmetrical façade with wrap-around porch and corner turret as well as one-over-one sash windows.

In Bettie's will, dated October 18, 1876, she bequeathed "All my interest in the improvements on said lot consisting of a dwelling house and all other outbuildings, which interest consists of one hundred and twenty-five dollars furnished to erect said building."²⁴

By the 1880 census, Lydia Jane is listed as head of household and with the occupation of "keeping boardinghouse." Only one of her sisters, Henrietta, and one of the Wilkinson sisters, Kitty (Catherine), were still listed as part of the household. However, there were two house servants, one of whom worked in the house, one of whom "waits in house," and a cook was domiciled there as well.²⁵

By 1889, Kitty had died and Henrietta had married. Lydia Jane sold the house to Washington L. and Martha Cordelia McGeath Richardses²⁶ and went to Baltimore to live with her nephew.²⁷ Very little is known of the Richards, who lived in the house until 1902. It does not appear that they continued to run the house as a "country hotel" or boarding house. A local publication, "Spend a Summer in Hamilton, VA," produced in the 1890s makes no mention of this property, although most of the "country hotels" featured are within a two-block radius.²⁸

In the early twentieth century, the property was the home of a pharmacist, Horace Morrison, and two local dentists, Dr. Evans and Dr. Taylor. Dr. W. Warrington Evans and his wife, Edith, owned the house from 1902 until 1906. In 1910, Dr. Evans is listed in the census as a farmer, the assumption being he had retired from the practice of medicine.²⁹

Horace T. and Blanche K. Morrison purchased the property in 1906 for \$2,100.³⁰ Horace owned the Hamilton Drugstore. Charles Silcott was hired to remodel the house but it is unlikely that Horace saw the completed renovations, as he died eight months after purchasing the house. According to Richard Ruse's Recollections, Charles Silcott remodeled the house when Morrison bought it and he (Ruse) "did a good part of it for him."³¹ Unfortunately, no record remains of those changes. Blanche continued to live in the house and married Dr. H.B. Taylor.

In 1914, Dr. and Mrs. Taylor sold the house to Americus Caldwell James for \$4,000.³² Caldwell James was a sixty-three-year-old farmer who with a wife, three sons and two daughters moved into town. After her parents' deaths, Ella, the oldest daughter, was left legally responsible for the care of two of her siblings who were unable to care for themselves. When Ella died in 1944, the property was sold by commissioner's sale to Carroll P. Laycock, a local businessman.³³ The commissioner's sale flyer advertised the property as consisting of "a ten-room house, with bath, electric pump in basement, a combination stable and garage, coal house, chicken house and wood shed." Carroll

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 8 Page 9

Laycock died in 1983 and his widow Mary continued to live in the house until her death in 1990. The current owners bought the house from her estate.

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

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- ¹ McFarland, Maizie. "Recollections of Miss Maizie McFarland." Hamilton, VA: Town Office. (undated)
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- ¹ Village of Waterford, *History of Loudoun County*. <http://www.waterfordva-wca.org/history.htm>. October 2003
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- ¹ 1860 U.S. Federal Census, Heritage Quest Series M653, Roll 1359, page 724.
- ¹ Thomas Balch Library, Loudoun Cemetery Database Lookup.
- ¹ 1870 U.S. Federal Census, Heritage Quest Series M593, Roll 1659, page 180.
- ¹ 1870 U.S. Federal Census, Heritage Quest Series M593, Roll 1659, page 180.
- ¹ Deed Book 61, page 316, Loudoun County Courthouse.
- ¹ 1870 U.S. Federal Census, Heritage Quest Series M593, Roll 1659, page 180.
- ¹ Ruse, Richard. "Recollections of Hamilton."
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- ¹ Will Book 3B, pages 9-10
- ¹ 1880 U.S. Federal Census, ancestry.com. Image 39.
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- ¹ 1880 U.S. Federal Census, Roll T9, 504, Family History File 125404, page 188C, ancestry.com Image 0797.
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- ¹ 1910 U.S. Federal Census, Series T264, Roll 558, page 5
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- ¹ Ruse, Richard. "Recollections of Hamilton."
- ¹ Deed Book 8V, page 428. Loudoun County Courthouse.
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United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 9 Page 11

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Loudoun County Deed Book 61, page 316

Loudoun County Deed Book 7B, page 427

Loudoun County Deed Book 7V, page 272

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Loudoun County Deed Book 8V, page 428

Loudoun County Deed Book 11V, page 117

Loudoun County Deed Book 1140, page 1106

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

Section 10 Page 12

Verbal Boundary Description

Bounded on the north by West Colonial Highway, to the east by South Rogers Street and to the west by the park road. A board fence delineates the southern bounds.

Tax Map #/37/A25/////1/
Parcel Identification Number: 418-29-7273-000
Legal Description: C P Laycock Est Div Lot 1 1140—1106
Acreage: 1.03

Boundary Justification

The nominated property of just over one acre includes the entire parcel historically associated with the dwelling and its outbuildings, with the exception of an approximately half-acre subdivision of the southern end of the parcel which occurred prior to the current owner's purchase of the property in 1990.

United States Department of the Interior
National Park Service

Janney Hill
Loudoun County, Virginia

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Notes

- ¹ Norton, Donna. Recollections of Hamilton. Hamilton, VA: Hamilton Historical Society, 2003.
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- ⁷ McFarland, Maizie. "Recollections of Miss Maizie McFarland." Hamilton, VA: Town Office. (undated)
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- ¹¹ Ancestry World Tree Project: Janney, et al. ancestry.com. Updated 3 June 2001
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- ¹³ Ancestry World Tree Project: Janney, et al. ancestry.com. Updated 3 June 2001
- ¹⁴ Ancestry World Tree Project: Janney, et al. ancestry.com. Updated 3 June 2001
- ¹⁵ 1860 U.S. Federal Census, Heritage Quest Series M653, Roll 1359, page 724.
- ¹⁶ Thomas Balch Library, Loudoun Cemetery Database Lookup.
- ¹⁷ 1870 U.S. Federal Census, Heritage Quest Series M593, Roll 1659, page 180.
- ¹⁸ 1870 U.S. Federal Census, Heritage Quest Series M593, Roll 1659, page 180.
- ¹⁹ Deed Book 61, page 316, Loudoun County Courthouse.
- ²⁰ 1870 U.S. Federal Census, Heritage Quest Series M593, Roll 1659, page 180.
- ²¹ Ruse, Richard. "Recollections of Hamilton."
- ²² 1880 U.S. Federal Census, ancestry.com, Roll 119, page 516, image 11
- ²³ Ruse, Richard. "Recollections of Hamilton."
- ²⁴ Will Book 3B, pages 9-10
- ²⁵ 1880 U.S. Federal Census, ancestry.com. Image 39.
- ²⁶ Deed Book 7B, page 427. Loudoun County Courthouse.
- ²⁷ 1880 U.S. Federal Census, Roll T9, 504, Family History File 125404, page 188C, ancestry.com Image 0797.
- ²⁸ Spend A Summer in Hamilton, VA. Hamilton, VA: Telephone Power Press. (ca. 1890s)
- ²⁹ 1910 U.S. Federal Census, Series T264, Roll 558, page 5
- ³⁰ Deed Book 8B, page 492. Loudoun County Courthouse.
- ³¹ Ruse, Richard. "Recollections of Hamilton."
- ³² Deed Book 8V, page 428. Loudoun County Courthouse.
- ³³ Deed Book 11V, page 117. Loudoun County Courthouse.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Janney Hill
Loudoun County, Virginia

Section Photographs Page 13

All photographs are of:

Janney Hill

Town of Hamilton, Loudoun County, VA

DHL FILE # 232-5006

NEG. NO.: 21105 and 21106

CREDIT: Beth Scripps

DATE: October 2003

NEGATIVES FILED: Virginia Department of Historic Resources, Richmond, VA

1. VIEW OF: North elevation looking south
PHOTO 1 of 14 (roll #21105 – frame #10)
2. VIEW OF: North elevation looking southwest
PHOTO 2 of 14 (roll #21105 – frame #9)
3. VIEW OF: East elevation looking west
PHOTO 3 of 14 (roll #21105 – frame #6)
4. VIEW OF: Southeast view looking northwest
PHOTO 4 of 14 (roll #21105 – frame #5)
5. VIEW OF: Southwest view looking northeast
PHOTO 5 of 14 (roll #21105 – frame #23)
6. VIEW OF: West elevation looking east
PHOTO 6 of 14 (roll #21105 – frame #15)
7. VIEW OF: Northwest view looking southeast
PHOTO 7 of 14 (roll #21105 – frame #14)
8. VIEW OF: Northwest view of garage/stable looking southeast
PHOTO 8 of 14 (roll #21105 – frame #4)

National Register of Historic Places
Continuation Sheet

Janney Hill Farm
Loudoun County, Virginia

Section Photographs Page 14

All photographs are of:

Janney Hill

Town of Hamilton, Loudoun County, VA

DHL FILE # 232-5006

NEG. NO.: 21105 and 21106

CREDIT: Beth Scripps

DATE: October 2003

NEGATIVES FILED: Virginia Department of Historic Resources, Richmond, VA

Photo list continued

9. VIEW OF: North elevation view of front door looking south
PHOTO 9 of 14 (roll #21106 – frame #16)
10. VIEW OF: View of front stair hall looking south
PHOTO 10 of 14 (roll #21106 – frame #15)
11. VIEW OF: View of east parlor looking northeast
PHOTO 11 of 14 (roll #21106 – frame #9)
12. VIEW OF: View of dining room looking north
PHOTO 12 of 14 (roll #21106 – frame #6)
13. VIEW OF: Detail of pantry looking southwest
PHOTO 13 of 14 (roll #21106 – frame #2)
14. VIEW OF: View of west bedroom looking north
PHOTO 14 of 14 (roll #21106 – frame #20)

SKETCH

MAP

FOR

JANNEY HILL

HAMILTON, VA

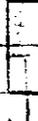
SOUTH ROGERS STREET

GARAGE/STABLE



POECH

CARPORT



POECH

POECH

POECH



GAZEBO

MAP IS NOT TO SCALE

UNSURE

PLAN 1881 VIII

L. COLONIAL HIGHWAY

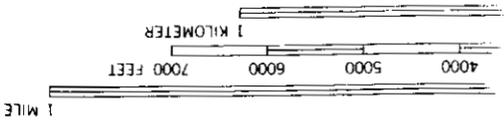
P. T. (E. T.) GURE BIRT

MAP ACCURACY STANDARDS
 VEY, RESTON, VIRGINIA 22092
 CES, CHARLOTTESVILLE, VIRGINIA 22903
 SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1982 and other sources. This information not field checked
 Map edited 1984

PURCELLVILLE, VA.
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 1970
 PHOTO REVISIED 1984
 DMA 5462 II NW-SERIES V834

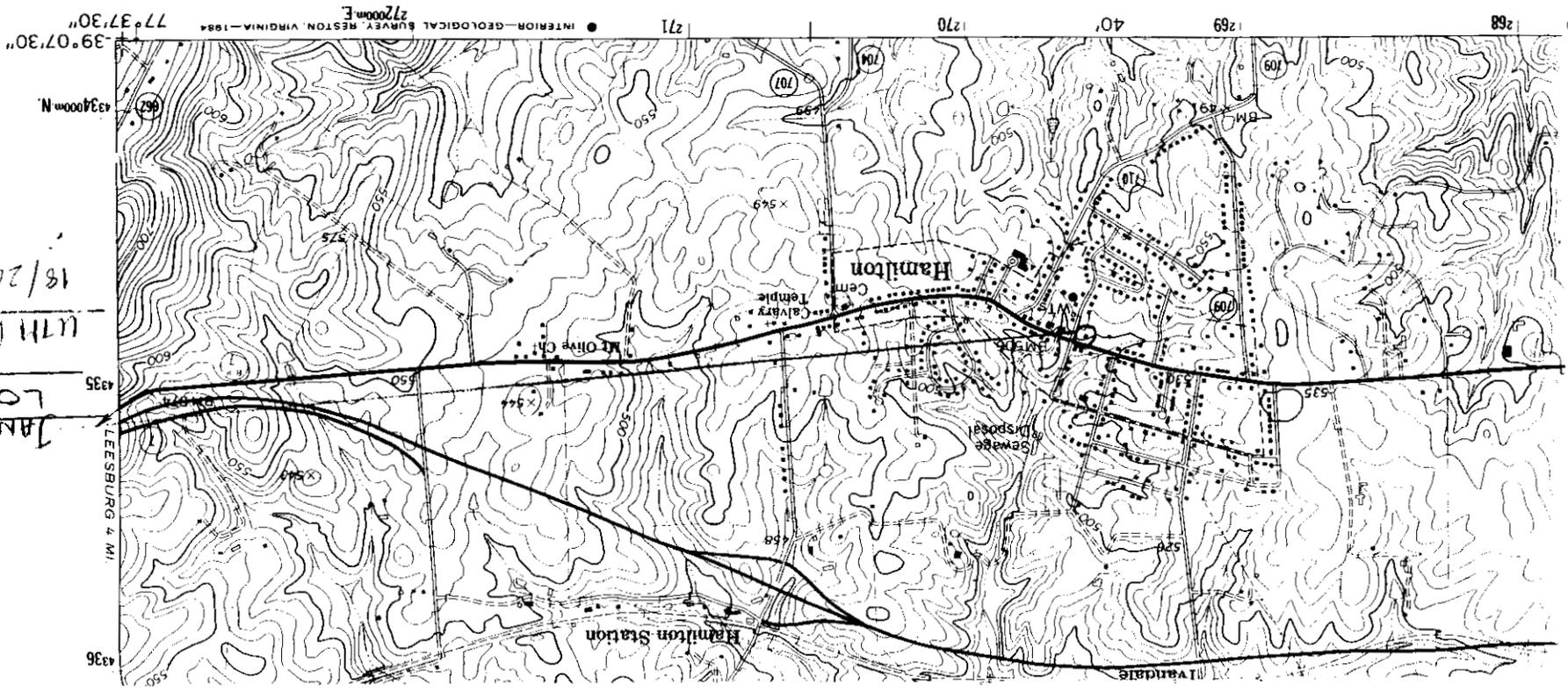
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 DATUM OF 1929



ROAD CLASSIFICATION

○ State Route	Primary highway, all weather, light-duty road, all weather, improved surface
—	Secondary highway, all weather, fair or dry weather
—	hard surface

LEESBURG
 Sheet 11 SE



JANNEY HILL
 LOUDOUN CO., VA
 WITH REFERENCE
 18/269016/
 4334886

4336
 LEESBURG 4 MI.
 4335
 77°37'30"
 39°07'30"
 272000m E
 INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA-1984