

VLR-4/17/90 NRHP-12/28/90

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Much Haddam
other names/site number DHR file no. 259-164

2. Location

street & number Route 50
city, town Middleburg
state Virginia code VA county Loudoun code 107 zip code 22117

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-rows for Contributing and Noncontributing resources.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standard 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. See continuation sheet.

Signature of certifying official: Leah C. Miller
Date: 19 Nov 1990
Director, 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.

Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain):

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: Single dwelling

Domestic: Secondary Structure

Current Functions (enter categories from instructions)

Domestic: Single Dwelling

Domestic: Secondary Structure

**7. Description**

Architectural Classification

(enter categories from instructions)

Early Republic: Federal

Materials (enter categories from instructions)

foundation Stone

walls Brick

Log

roof Metal

other Iron stair, wood shingles

Describe present and historic physical appearance.

**SUMMARY DESCRIPTION**

Much Haddam is an early-nineteenth-century brick I-house, a little-altered example of the formal vernacular domestic architecture of northern Virginia. In an excellent state of preservation, the house is located in a scenic, semirural setting at the western end of the town of Middleburg, just beyond the boundary of the Middleburg Historic District. It is situated close to U.S. Route 50, formerly the Ashby's Gap Turnpike, and is a conspicuous historic landmark for travelers entering this noted community. On the grounds is a rare contemporary two-level kitchen outbuilding.

**DETAILED DESCRIPTION**

The main section of Much Haddam has a five-bay facade and stands two stories above a full basement of rubble fieldstone painted white. The house is covered with a standing-seam sheet-metal roof with an interior-end chimney on the east end and a semi-exterior-end chimney on the west end. The walls are laid in five-course American bond and preserve traces of penciling on the mortar joints. Above the window and door openings are simple brick jack arches. The front door is currently reached by a double flight of curving iron stairs added by the present owner in 1968. At one time the front door was sheltered by a wooden Victorian porch but this had disappeared by the time the property was acquired by the present owner in 1966. No evidence remains of an original porch.

The second-floor windows preserve their original six-over-six sashes. The larger-proportioned six-over-six sashes on the first floor were installed in 1968 to replace two-over-two Victorian sash. Because the house is set against a steep bank, the basement is below grade on the rear elevation. The first floor of the rear is sheltered by an enclosed porch added by the present owner in 1989 to replace a smaller screened porch. Projecting from the rear is an early, if not original, brick ell. Early photographs in possession of the owner show that the ell was built to have only one story. Its roof was raised around the turn of the century to accommodate a second story. According to the present owner, an early log section was originally attached to the west end of the ell. It has long since disappeared but its foundation was discovered intact.

 See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1820- ca. 1900

Significant Dates

1835-1840

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Richard Cochran

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

**STATEMENT OF SIGNIFICANCE**

Much Haddam is a well-preserved example of Northern Virginia's formal vernacular architecture of the early nineteenth century. The brick structure employs the I-house form favored by many well-to-do farmers of the period. Located at the western edge of the town of Middleburg, on the former Ashby's Gap Turnpike, the tall, narrow structure is a conspicuous historic landmark at one entrance to this noted community. The house probably was erected in 1820 by Richard Cochran on a tract adjacent to his own home, Capitol Hill, now the office of the Chronicle of the Horse. Much Haddam apparently was intended for resale since Cochran sold it soon after completion. On the grounds is a rare two-story kitchen outbuilding, one of the state's few examples employing a square plan.

**JUSTIFICATION OF CRITERIA**

Much Haddam is eligible for inclusion on the National Register of Historic Places under Criterion C. It is a little-altered example of an early-nineteenth-century brick I-house located in a prominent location on the western edge of Middleburg, Virginia. On its grounds is a rare two-level kitchen outbuilding.

**HISTORICAL BACKGROUND**

The land upon which Much Haddam stands originally was part of a much larger tract assembled by Leven Powell, the founder of Middleburg, and devised to his son Burr Powell in 1810. Burr Powell sold to Richard Cochran in 1819 the three and a half acres of this tract that were then located just west of the Middleburg town boundary. Cochran sold the property to William Swart in 1820.<sup>1</sup>

See continuation sheet

**9. Major Bibliographical References**

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Specify repository:**

VA Dept. of Historic Resources  
221 Governor St., Richmond, VA 23219

**10. Geographical Data**

Acreage of property 5.417 acres

**UTM References**

A 18 262380 4316450  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

The boundary of Much Haddam is shown as the solid line on the accompanying map which is from Loudoun County Deed Book number 459, page 59.

See continuation sheet

**Boundary Justification**

The boundary includes the house and outbuildings that have been historically associated with Much Haddam.

See continuation sheet

**11. Form Prepared By**

name/title Calder C. Loth, architectural historian/ John S. Salmon, historian

organization VA Dept. of Historic Resources date 2 April 1990

street & number 221 Governor St. telephone (804) 786-3143

city or town Richmond state VA zip code 23219

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The present log section, containing the modern kitchen, was added by the present owner in 1972. It is built from logs salvaged from an abandoned dwelling that formerly stood near Gilbert's Corner in Loudoun County. Its ground dimensions matched those of the foundations at Much Haddam.

The interior of Much Haddam preserves most of its original trim including doors, door frames, window frames, and hardware. The most elaborate room is the present dining room, which has a built-in two-section cupboard with original paneled doors to the left of the fireplace. The mantel here has bold symmetrical architrave trim for pilasters, a frieze decorated with two large pulvinated strips, and a boldly molded shelf. The stair in the center passage is relatively simple, having square newels and plain stringer. The room to the west of the center passage, now used as a library, has mostly original trim except for the Federal mantel that came from a house in Winchester and replaces a Victorian mantel. The bookcases were added by the present owner as was the crown molding both in this room and in the passage and dining room. The second floor preserves original trim throughout, including two simple Federal mantels in each of the main bedrooms. The entry into the west room has an original batten door with original hardware. A small room at the head of the stair, probably originally a nursery or storage room, now serves as a bathroom. The stair is continued to the attic; however, the railing on the first run is attached to the outside of a vertical board wall enclosing the stairwell. The basement is reached by stair leading down under the main stair. No partition separates the stair from the western half of the basement. The ceilings have exposed joists and an original Federal mantel decorates the west fireplace. To the east of the stair the space has been divided into utility rooms.

The grounds of Much Haddam are attractively landscaped and contain several outbuildings. The main house is screened from the highway by a tall board fence with the space between the house and the fence serving as a parking area. To the west of the house is an interesting single-cell-plan, two-story brick kitchen outbuilding. The original kitchen is on the lower level; the upper level apparently was used for storage since it has diamond-shaped vents of brick lattice. The vents on the north wall have been replaced with small windows. The slope between the kitchen outbuilding and the rear of the main house is treated as an old-fashioned flower and herb garden. To the south of the kitchen outbuilding is a log outbuilding now used for storage but probably built as a smokehouse. At the end of the back yard is a small servants' house built in 1987-88. Down the slope from the servants' house is a wooden horse barn dating from around the turn of the century. On the south side of the barn are the stone walls of a small outbuilding probably originally a dairy. West of the barn is a large pond and a pasture. The whole complex, comprising approximately six acres, preserves a tidy rural atmosphere despite its location within the town limits of Middleburg. The property is separated from the western edge of the Middleburg by two

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noncontributing twentieth-century dwellings. Because the house stands very tall it can be seen for some distance on U.S. 50 (Ashby's Gap Turnpike), when approaching Middleburg from the west. The southern boundary of Much Haddam shares for a short distance a common property line with Boxwood, the former home of General Billy Mitchell, a National Historic Landmark.

Calder C. Loth

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Much Haddam probably was constructed in 1820 by Cochran, a physician who is credited with designing and building several dwellings in the area. Cochran's own house, Capitol Hill (renamed Vine Hill after he sold it in the 1830s) still stands on what was then the adjoining tract to the east, just inside the town limits of Middleburg. The county land tax book for 1820 does not show any buildings on the Much Haddam tract; the book for 1821, which reflects the change in ownership from Cochran to Swart, shows \$1,500 worth of buildings on the tract and contains the marginal note "buildings since assessed."<sup>2</sup>

Swart owned the property until 1835, when he sold it to William F. Broaddus. Broaddus may have added some improvements between then and 1840, when he sold it to Mary P. Waugh. The 1840 land tax book reveals an increase in the value of buildings on the property from \$1,500 to \$2,300; although 1839-1840 was a reassessment period, it would have been likely that a dwelling more than twenty years old would have declined in value rather than increased, unless some improvements had been made.<sup>3</sup>

Mary P. Waugh continued to own the property until about 1866, when she sold it to Robert C. Leechman, who died in 1869. His estate sold the property to Joseph H. Patton in 1872 and Patton owned it until 1899, when he sold it to John S. Pancoast. Charles E. Harris acquired the property from Pancoast two years later; in 1904 William J. Luck purchased it, and in 1905 he sold it to Katherine D. Richards.<sup>4</sup>

Katherine Richards owned the property briefly, selling it to Archie J. Waddell in 1908. He sold the tract in 1914 to Eva V. Leith, who kept it until 1950, when she sold it to Emmett A. Roberts. In 1955 Roberts sold it to Christopher and Marguerite Greer. After Christopher Greer died, his widow sold the property in 1966 to Emily N. K. Church (now Mrs. Richard H. Hutchison, Jr.).<sup>5</sup> It was Mrs. Hutchison who gave the property the name Much Haddam.

John S. Salmon

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1. Loudoun County, Will Book I, 1809-1811, Reel 55, pp. 250-268, Virginia State Library and Archives, Richmond, Va. (VSL&A); *ibid.*, Deed Book 2-Z, 1819-1820, Reel 23, pp. 355-358; *ibid.*, Deed Book 3-B, 1820-1821, Reel 24, pp. 334-336.
2. Auditor of Public Accounts, Land Tax Books, Loudoun County, 1820-1821, VSL&A. It has been alleged that Much Haddam was constructed about 1797; the fact that there was no entry for buildings on the tract in 1820 seems to refute this legend. The phrase "buildings since assessed" is ambiguous, however; usually tax collectors used the phrase "added for new buildings" to explain an increase in the column for the value of buildings on a piece of property. Lands and buildings were reassessed statewide in 1820--a major undertaking. Could the house have been standing in 1820 but overlooked by the tax assessor, who then entered the change in the 1821 book with a marginal note that really meant "buildings accidentally omitted during the 1820 reassessment"? Hoping to find out, I read both books thoroughly. I found that the phrase "added for new buildings" was never used, and that whenever the phrase "buildings since assessed" appeared in the 1821 tax book, there was no amount entered for buildings on the same tract in 1820. Likewise, whenever the phrase "additional buildings since assessed" appeared in 1821, there was always a lesser amount entered in 1820, and an increase in 1821. Corrections were noted in the 1821 land tax book regarding acreage if a taxpayer had been charged for more or less land than he actually owned. It seems to me, then, that the tax collector was not so flustered by the task of reassessment in 1820 that he neglected to record a two-story brick house located practically on the very edge of the turnpike leading into Middleburg. My conclusion is that the house probably was constructed in 1820 by Richard Cochran.
3. *Ibid.*, Deed Book 4-D, 1835, Reel 34, pp. 23-25; Deed Book 4-O, 1840-1841, Reel 37, pp. 262-264; Auditor of Public Accounts, Land Tax Books, Loudoun County, 1840-1841, VSL&A.
4. *Ibid.*, Land Tax Books, Loudoun County, 1841-1905, VSL&A.
5. Loudoun County, Deed Book 8-H, p. 377; Loudoun County Courthouse, Leesburg, Va.; *ibid.*, Deed Book 8-V, pp. 285-286; *ibid.*, Deed Book 13-F, 51; *ibid.*, Deed Book 352, pp. 39-40; *ibid.*, Deed Book 459, pp. 57-59.

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Architectural Survey File 259-164. Department of Historic Resources. Richmond, Va.

Auditor of Public Accounts. Land Tax Books. Loudoun County. 1820-1966. Archives Branch, Virginia State Library and Archives, Richmond, Va. (VSL&A).

Loudoun County. Deed Books 8-H, 8-V, 13-F, 352, 459. Loudoun County Courthouse, Leesburg, Va.

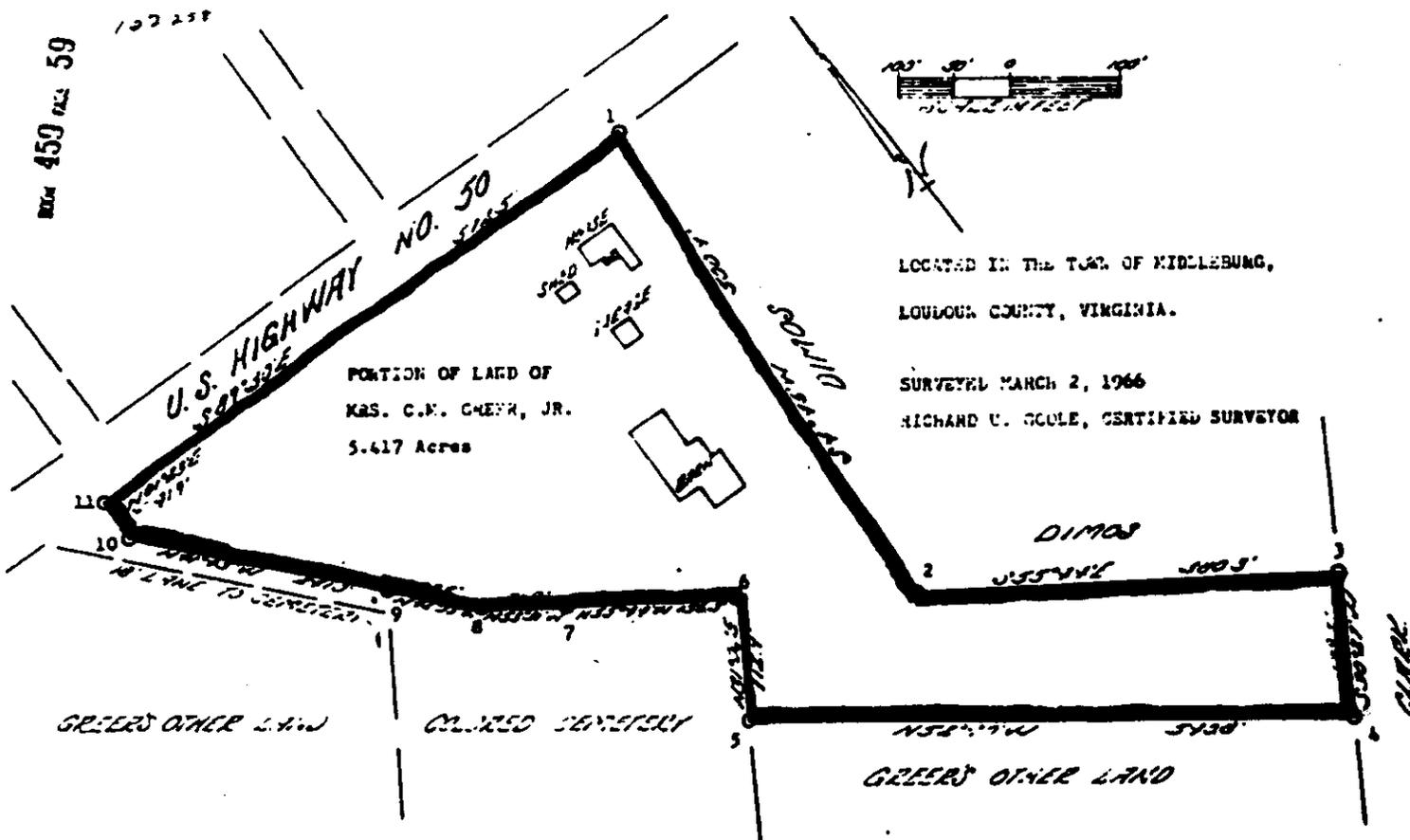
Loudoun County. Deed Books 2-Z, 3-B, 4-D, 4-O. Reels 23, 24, 34, 37. VSL&A.

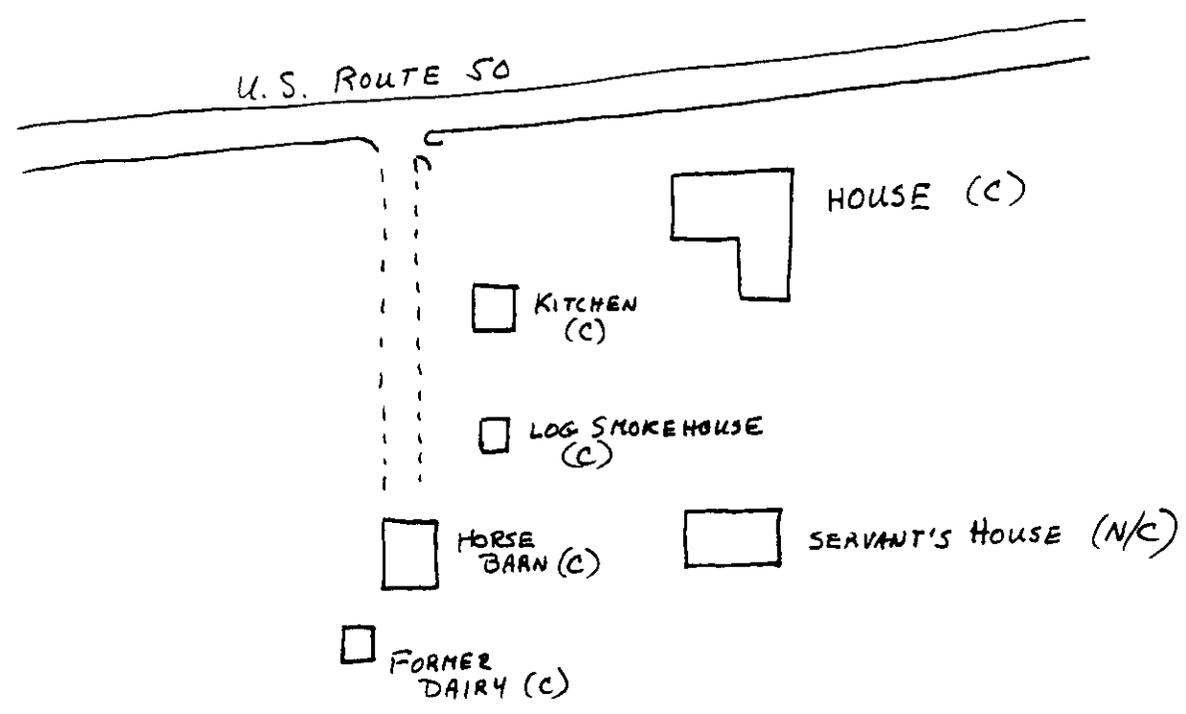
Loudoun County. Will Book I. 1809-1811. Reel 55. VSL&A.

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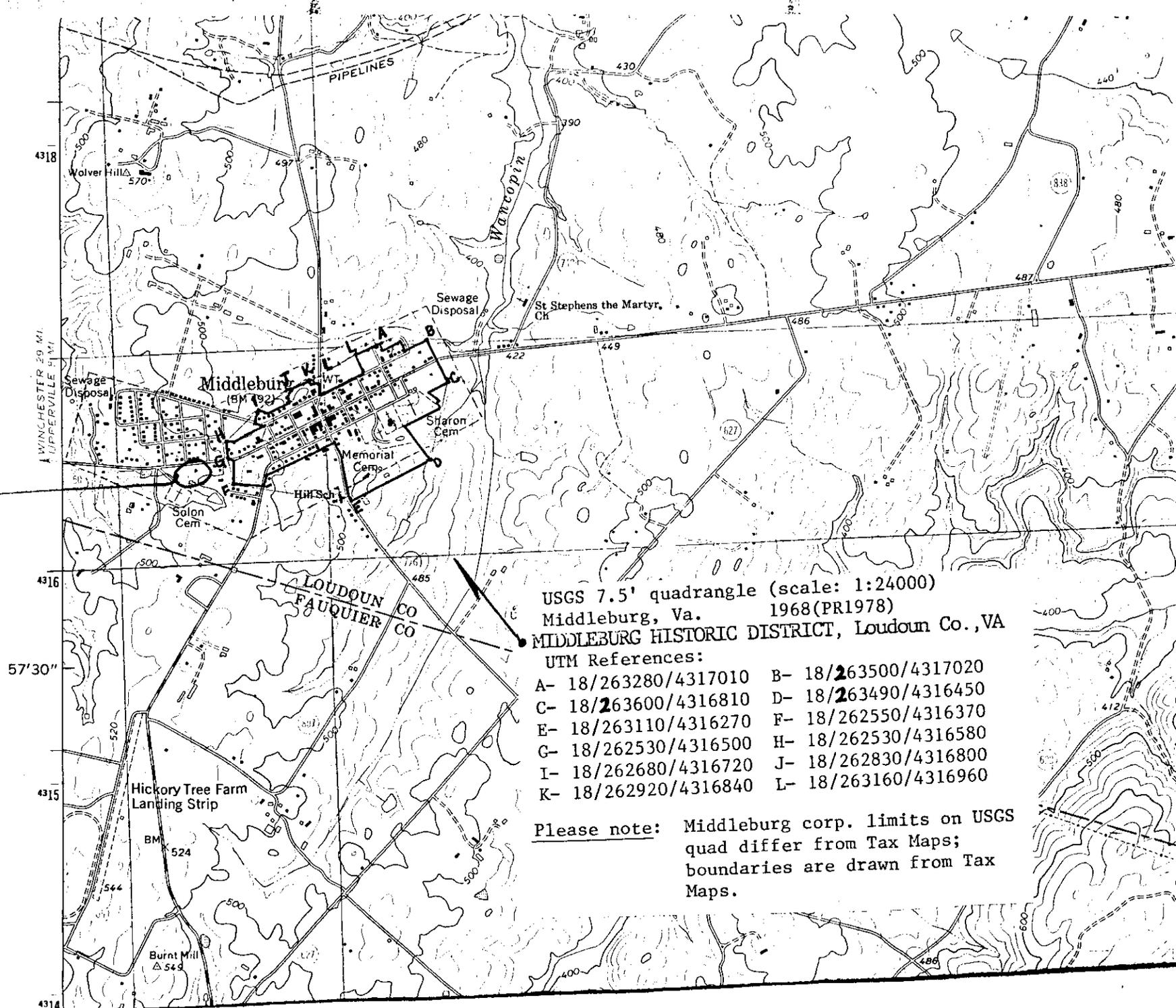
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MUCH HADDAM  
LOUDOUN COUNTY, VA  
NOT TO SCALE



USGS 7.5' quadrangle (scale: 1:24000)  
 Middleburg, Va. 1968(PR1978)  
 MIDDLEBURG HISTORIC DISTRICT, Loudoun Co., VA

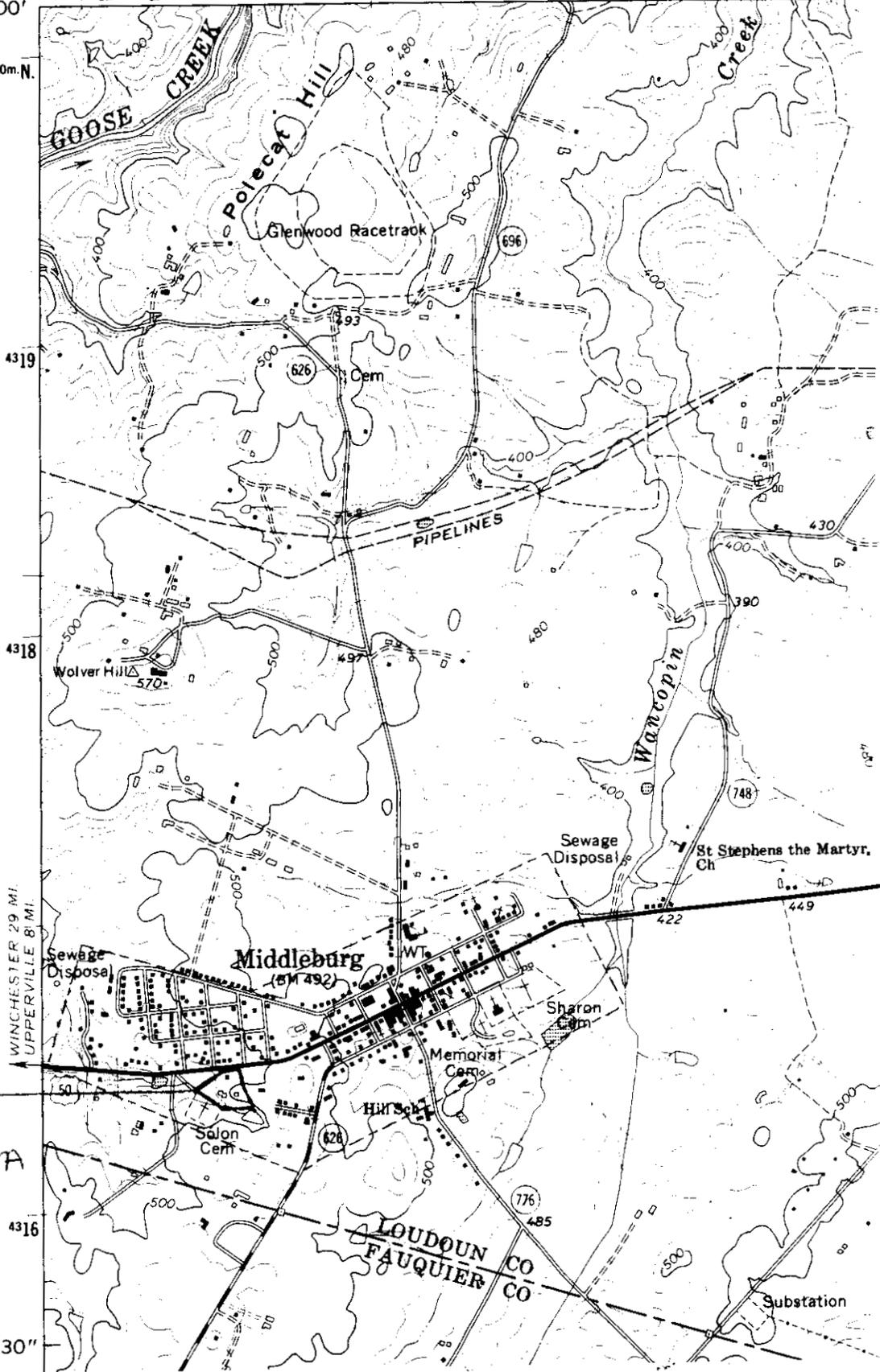
- UTM References:
- |                      |                      |
|----------------------|----------------------|
| A- 18/263280/4317010 | B- 18/263500/4317020 |
| C- 18/263600/4316810 | D- 18/263490/4316450 |
| E- 18/263110/4316270 | F- 18/262550/4316370 |
| G- 18/262530/4316500 | H- 18/262530/4316580 |
| I- 18/262680/4316720 | J- 18/262830/4316800 |
| K- 18/262920/4316840 | L- 18/263160/4316960 |

Please note: Middleburg corp. limits on USGS quad differ from Tax Maps; boundaries are drawn from Tax Maps.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

8462 III SE  
(BLUEMONT)

77° 45' 262000m E. 263 264  
39° 00' 4320000m N.



MUCH  
HADDAM  
LOUDOUN CO., VA  
UTM  
10/262380/4316450

