

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Saunders House

Other names/site number: DHR File No. 156-5200

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 310 Waterloo Street

City or town: Warrenton State: VA County: Fauquier

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>_____ Signature of certifying official/Title: <u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. 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

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</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>1</u>	Total

Number of contributing resources previously listed in the National Register 0

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD, BRICK, STONE, METAL, CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Saunders House, located at 310 Waterloo Street in Warrenton, Fauquier County, Virginia, is an 1870 Italianate house representing a late version of an unusual locally popular floor plan. The two-story frame house has weatherboard siding, a metal-sheathed hip roof, a stone foundation, a one-story front porch, and a slightly lower two-story rear wing. The unusual plan features a transverse two-story entry/stair hall across the front, behind which are the two principal first- and second-story rooms which share a center chimney. Interior finishes include wood floors, modern plasterboard wall and ceiling finishes, simple Greek/Gothic Revival mantels with modern embellishments including tile casings, and a stair with turned newels and balusters. The house stands on a lot of 0.56 acres (the nominated area) which is mostly planted in grass and shaded by several large trees. Outbuildings include a frame smokehouse that is probably contemporaneous with the house and a modern frame garden shed. The property is situated on the south side of Waterloo Street, formerly known as the Waterloo Turnpike or Waterloo Pike, Warrenton's principal street leading westward from town, and is surrounded by houses dating mostly to the first half of the twentieth century.

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Narrative Description

Inventory

1. Saunders House. 1870. Contributing building.
2. Smokehouse. Ca. 1870. Contributing building.
3. Garden shed. Ca. 1980. Noncontributing building.

House Exterior

The **Saunders House** (inventory no. 1) has a nearly symmetrical three-bay, north-facing façade (the north or stair end is a few feet wider). The center entry has sidelights, a transom, and a replacement six-panel door. The windows to each side consist of pairs of narrow two-over-two sashes (all sashes are wood unless otherwise noted). The second story has the same flanking windows to either side of a tripartite window with a four-over-four sash flanked by two-over-two sashes. The cornice, which wraps around to the sides and back and also appears on the rear wing, has sawn brackets with molded caps. The hip-roofed one-story front porch, which extends across the front almost to the corners, has rectangular-section chamfered posts formerly with sawn brackets. The porch railing has rectangular-section balusters with triangular pieces inserted at top and bottom to create a pointed effect. The porch foundation is a mid-twentieth-century brick replacement with common-bond brick pavers. Brick steps with metal handrails descend to a brick walk that runs to the street. Just behind the roof ridge rises the brick interior chimney. The exposed brickwork appears to be the original with a rebuilt cap.

The paired two-over-two windows are typical of the other elevations. The rear wing has a greater mix of window types including the paired two-over-two arrangement, one of several indications (such as the bracketed cornice) that the wing is original to the house. A few rear wing windows have mid-twentieth-century replacement textured glass for privacy. At the southwest rear corner of the main section is a formerly engaged, now enclosed two-tier porch, or possibly originally an open porch below and a sleeping porch above. Subtle changes in the cornice at this corner may indicate the cornice was added utilizing brackets from some other part of the façade. The lower part has a modern door, sidelights, and transom. The gabled rear wing has a mid-twentieth-century brick flue at the ridge (probably a replacement for an original flue) and a small gable over a second-story entry on the south side. That entry opens onto a modern wooden deck and stair. From the west end of the rear wing extends a one-story shed-roofed garage which has been made into a sitting room with a trio of six-over-six windows. Small cantilevered gables protect two entries on the north side of the rear wing.

House Interior

The stair/entry hall has a tile floor, a modern ceiling medallion, and a two-run stair with an ornate turned newel at the foot. At the south end of the space is a small room on each floor. The newel, which appears to be walnut, is characteristic of the Italianate style but somewhat unusual

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in form with a drumlike lower element (an element that is usually square or polygonal) and a flared, skirtlike upper element. Other features of the stair include slender turned balusters, natural-wood treads, painted risers, a closet with a four-panel door under the landing, and slender turned newels at the landing and second floor with a ramped handrail at the landing. The handrail dies into a board with a rounded top. The stair/entry hall has modern embellishments like a heavy crown molding with cable moldings and framed effects with cable moldings on the ceiling and soffit under the upper stair run. Other interior spaces have similar modern embellishments. Doors throughout the house are a mix of the original four-panel doors and replacements and door trim is a mix of the original molded trim and replacement trim. Displayed in the stair/entry hall is a section of mid-twentieth-century colonial-themed pictorial wallpaper that formerly hung in the house.

The mantels in the four main front rooms have simple forms with pilasters (Greek Revival influence), peaked friezes (Gothic Revival influence), and mantel shelves with a curvaceous edge. All four mantels and their hearths were encased with decorative tilework ca. 2004. The decorative casing is as follows: first-floor east room: white-veined gray marble effect with a starlike device at the center of the frieze; first-floor west room: buff tile with cable moldings for pilasters and a scrolling vegetal band along the peaked lower edge of the frieze; second-floor south room: white tile with dark gray tile lozenges and frieze band; second-floor north room: mottled light gray tile with black tile chevrons and a lozenge device at the center of the frieze.

Between the first-floor main rooms and the main first-floor room of the rear wing (the dining room) is a transverse hallway that occupies the location of what is said to have formerly been a breezeway. The dining room has a mantel like those throughout the house but with modern wooden embellishments like molded strips in lieu of pilasters and a scrolled design at the center of the peaked frieze rather than a tile casing. The remainder of the rear wing first floor is occupied by a kitchen and the aforementioned sitting room, which has a lower floor level. The second floor has bedrooms with pitched ceilings, floor-level windows, and mid-twentieth-century bathrooms, some with black and white floor and tub tile treatments. From the same general period are several Art Deco-influenced brass door knob and lock plate assemblies.

A door off the kitchen in the rear wing opens to a stair to a cellar under part of the wing. The cellar walls are cement stucco over coursed rubble. Under the stair, which is a replacement of an earlier stair, are the scars of former shelving. The floor is concrete and the exposed floor joists of the space above show no indication of a former ceiling. The attic is reached by a trapdoor in the ceiling of the west second-floor bedroom. The circular-sawn rafters meet at a ridge board and are attached with cut nails, indicating the hip roof is the original form. The circular-sawn roof boards are studded with multiple cut nails indicating former wood shingle roofing. The common-bond brick chimney angles slightly as it rises through the space so that its north face aligns with the ridge.

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Outbuildings and Grounds

The **smokehouse** (inv. no. 2) is a one-story frame building of standard square or approximately square plan and pyramidal roof. The roof is sheathed with asphalt shingles and has exposed rafter ends. The north-facing entry has a z-braced batten door with beaded battens and bracing. On the east and west sides are wood louvered vents. The interior has exposed light-framed construction with cut-nailed joints and smoke-blackened rafters and roof boards. The **garden shed** (inv. no. 3) is a small frame building with board-and-batten siding and a steep-pitched metal-sheathed gable roof. Near the garden shed is a rectangular stone foundation believed to be from a former outbuilding. The aforementioned front walk leads to a low arcing retaining wall at the sidewalk. The wall, which appears to date to the second quarter of the twentieth century, is constructed of quartz rock with a concrete upper surface. At its center low quartz-rock piers with concrete caps flank a brick step. The brick of the front walk has multiple lighter-toned finger prints from when the brick was handled when still moist.

Integrity Statement

The Saunders House possesses sufficient integrity for listing in the National Register. The house remains at its original location and possesses good exterior integrity in that it retains most of its historic design, materials, and workmanship, including its original form, windows and window sashes, bracketed Italianate cornice, and apparently original rear wing. The property also retains its apparently original smokehouse, an important domestic adjunct. Exterior changes are relatively minor and include alterations to the front porch, the enclosure of an apparent rear porch, and the conversion of an attached rear garage into a sitting room. Interior integrity is mixed. The house retains its original front entry/stair hall plan, an important character-defining architectural feature and the basis of the property's architectural significance. Other notable interior features include a shared interior chimney, original doors, and the original stair with turned newels and balusters, but the mantels have been encased with decorative modern tilework and heavy crown moldings and other detail have been added to rooms. Cumulatively, however, the property retains sufficient integrity to represent its significance. The survival of character-defining features and the integrity of setting contribute to the property's integrity of feeling and association.

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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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1870-1951

Significant Dates

1870

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Saunders House in Warrenton, Fauquier County, Virginia, an 1870 Italianate residence with a bracketed cornice and other attributes of the style, is a late occurrence of the locally-attested antebellum front entry/stair hall house type and a translation of the form into another stylistic idiom. The house was built for the mercantile Saunders family during the economically unsettled period of Reconstruction, apparently as a means of protecting family assets from creditors. Mary Eleanor Saunders received the house lot as a gift from her son William Edward Saunders in 1869 and owned the lot and the house built on it. W. E. Saunders subsequently failed financially and left the state, but the family was able to keep the property until 1919. From 1945 to 1951 the house was owned by Walter Chrysler Jr. of the car manufacturing family and was modernized around the time of his ownership. The Saunders House is eligible for the National Register of Historic Places under Criterion C in the Architecture area of significance for its well-preserved Italianate exterior and as a late representative of the locally-attested front entry/stair hall house type expressed by such National Register-listed antebellum Fauquier County residences as Oakwood and Waveland. The period of significance begins with the date of construction in 1870 and ends in 1951, the last year of the Chrysler ownership, which was apparently the period when the house was modified. The Saunders House is eligible at the local level of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Overview

The Saunders Family Before 1869

Thomas Edward Saunders (1822-1906) and Mary Eleanor Berry (1820-1887) posted a marriage bond on May 2, 1844. Their union produced at least nine children, four dying prior to 1860 before reaching their teen years; the two eldest, Katherine Isabella "Belle" (Saunders) Owens and William Edward Saunders, lived well into their 80s, dying in 1932 and 1936, respectively. Three local properties are associated with Thomas and Mary. The first was a lot and house purchased in 1858 from William J. Minter for \$525 with a small add-on of additional property in 1860 for \$199, located a short distance from the Fauquier County Courthouse and where the Red Truck Bakery and old Warrenton Physician's Hospital now stand on Waterloo Street. Thomas E. Saunders was recorded as a slave owner in the 1860 Fauquier County slave schedule. He owned a shoe and boot manufacturing business and likely engaged or apprenticed some of these enslaved people for work there. In 1864 Saunders sold his property for \$4,000 to William W. and Minerva Payne and purchased for \$12,752.46 their 364-acre estate, five miles west of Warrenton on present-day Wilson Road, essentially swapping locations with them. Then in May 1866, Saunders sold the estate then known as "Belle View" (also known as Bellevue) to the former Confederate General Lindsay L. Lomax for \$16,425 (\$45 per acre), only a month after his eldest

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daughter Belle was married there to Dr. Christian D. Owens, the well-known former Confederate States Army surgeon, in April 1866. Born March 8, 1846, William Edward Saunders, the eldest son of Thomas Edward and Eleanor Berry Saunders, volunteered to serve the Confederate States of America at age sixteen, enlisting in Company D, 43rd Battalion, Calvary, Lee's Army of Northern Virginia, under the command of Colonel John S. Mosby.¹

Saunders Shoe Business (1835-1886)

Warrenton's *Flag of '98* newspaper, published 1844-1853, listed businesses in Warrenton for the years 1844-1847 including "Thomas E. Saunders, Boot and Shoemaker." An 1884 Saunders store advertisement in the *Warrenton Virginian* states "in business since 1835." Advertisements of Saunders' business included an announcement that he had gone into partnership with R. L. Phillips as "Phillips & Saunders" in 1847. Ads can be found throughout the 1850s and 1860s with one in the May 4, 1867 *True Index* proclaiming, "New Store . . . New Boot & Shoe Store & Factory, on Main Street, in the house lately occupied by J. W. Parkinson." The latest ad in 1886 would indicate over fifty years in retail sales in Warrenton. In the same 1867 *True Index* issue a notice appeared for James S. Rogers and William E. Saunders who "have formed a co-partnership under the firm name of Rogers & Co." The notice stated that they had purchased the stock of Inman H. Payne and will continue his business "at the stand formerly occupied by him."²

The 1870 Federal Industrial Census lists Thomas by name as a "shoe and boot maker" with \$1,000 of invested capital, five male employees over sixteen years old, \$1,000 in annual wages, in operation twelve months of the year, \$1,050 worth of materials, and a value of shoe/boot production (including repairs) totaling \$2,375. Joseph Arthur Jeffries' county history identifies in illustration 17 the old frame store and factory (no longer standing) just to the left of present-day Licorice Pizza (former Black Bear Restaurant) at 32 Main Street in the building owned and restored by Walter Story. Thomas's 1906 obituary noted his fifty years of business in the area and lauded him as "industrious, thrifty, providing well for his family . . ." Among the accolades for his church service, civic engagement, and Masonic membership, is this interesting aside: "Financial misfortunes—not however of his own making—overtook him in his late years, but such failed to crush his indomitable spirit or cause him to lose trust in his God or confidence in his fellow man." By 1869, Thomas Saunders and his son William were not satisfactorily meeting

¹ Fauquier County Deed Book 57, page 160, and Deed Book 59, pages 100, 436, and 437; Fauquier County Marriage Book 5, page 298; "Thomas Edward Saunders (1822-1906)," *Fauquier Democrat*, January 30, 1932; *Bryan Daily Eagle*, March 2, 1936; US census. The report was a collaboration between Steven D. Payne, co-owner of the house with Robert G. Swift, who contributed the historic overview, and consultant J. Daniel Pezzoni, who contributed the architectural description and analysis. Assistance was provided by Virginia Department of Historic Resources staff members Aubrey Von Lindern and Austin Walker.

² *True Index*, May 4, 1867. The *Flag of '98* reference was republished in the *Fauquier Democrat*, April 30, 1959.

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financial commitments to their creditors. Chancery lawsuits in 1872 and 1878 provide context for the unusual circumstances surrounding the 1869 deed for the Waterloo Turnpike house lot.³

The 1869 Deed and 1870 House Construction

The language of the 1869 deed for six and a half acres is somewhat odd. William E. Saunders, the son, purchases the land and agrees to the terms of payment as a gift to his mother, held by R. Taylor Scott named as a third-party trustee for Mary. The deed specifically states that the intent is to shield the property from being seized to pay for the elder Thomas' indebtedness and entrust it to Scott for one purpose only: "For sole and separate use of Mary E. Saunders, the wife of Thomas E. Saunders to be used, controlled, and enjoyed in the same manner and to the same extent, as if she were a 'feme [sic] sole' with power to the said Mary E. to dispose thereof by deed, in which the said trustee shall unite or by last will and testament executed in conformity with the laws of Virginia." One way to interpret this is it would appear William hoped to circumvent creditors, paying \$340 cash down and two \$450 bonds payable with interest in two and three years following, but leaving town in 1872 to avoid appearing in collections court for being in arrears.⁴

The construction of the Saunders House happened subsequent to the July 1869 deed as evidenced by the 1878 chancery suit *Alexander v. Saunders* in which H. D. Garden, representing the allegations of Williams's mercantile creditors, criticized "expensive improvements" on the Waterloo Pike lot, prioritized over paying off personal debts owed to personal business creditors. By 1884 the court would decree that the following announcement of sale appear in the local paper as a result of the debt collection suit begun in 1878: "By virtue of a decree . . . 6 ½ Acres – situated on the Waterloo Turnpike in the suburbs of the town of Warrenton. The land is well improved and in a high state of cultivation: fruit of all kinds, and best varieties in abundance. DWELLING and OUTBUILDINGS, complete and commodious. Built in 1870."⁵

Garden further avers, "said Wm. E. Saunders while in failing circumstances and unable to pay his debts, conspired together with Thomas E. Saunders and with the intent to hinder, delay, and defraud his creditors, contracted with John W. Finks for the purchase of a lot . . ." In April 1887, Commissioners assigned to effect the sale of the property for debt payment would ultimately recommend to Judge Keith, who approved it, the sale of the property to Mary E. Saunders, Thomas's wife and William's mother, who had made an offer of \$1,500 cash for it. Later that year, the case was dismissed "for want of security for costs."

³ US Census; Klitch, *Joseph Arthur Jeffries' Fauquier County, 1840-1919*, 196.

⁴ Fauquier County Deed Book 61 p. 387.

⁵ *Warrenton Virginian*, May 15, 1884. The section of Waterloo Pike (Waterloo Street) on which the house was built was largely rural in character during the period (Hotchkiss, "Map of Fauquier Co. Virginia;" "Map of Fauquier County, Virginia").

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Summary of Thomas E. Saunders Bankruptcy and Chancery Cases

As early as 1872, Henry Alexander, Austen E. Bush, and F.T. Atkinson were merchants and partners operating as Alexander, Bush, & Atkinson. They had obtained a judgment in the Fauquier County Court against William E. Saunders for the sum of \$102.64 with interest, and they were having difficulty collecting. Similarly, in 1876 Isaac Chalfant and Lewis S. Cox, operating as Chalfant, Cox, and Co. were also issued a judgment in their favor against Saunders but were unable to collect. As early as 1874, a newspaper notice indicated that Thomas E. Saunders had, himself, declared bankruptcy to avoid debt collection: "In the matter of Thomas E. Saunders, the objections of creditors to bankrupt's discharge overruled and order for discharge issued." Both Saunders men were experiencing difficulty meeting financial obligations.⁶

A US District Court (Eastern District Virginia) case and two Fauquier chancery lawsuits, in particular, are instructive. On April 14, 1887, Judge Robert W. Hughes decreed in *Saunders Assignee v. Saunders* that:

John S. Fowler, Assignee of Thomas E. Saunders, a Bankrupt, does enter himself as a party in the suit Atwood vs. Caldwell, pending in the Circuit Court of Fauquier County, and as such Assignee, co-operate with the Commissioners of Sale of said court, in the sale of the house and lot mentioned in the schedule or amended schedule of said Bankrupt, and as such Assignee receive such portion of the proceeds of such sale (if any) as may remain after discharging the prior liens against the same as the property of one John W. Finks, and the said Fowler Assignee as aforesaid, will report his proceedings in the promises to this Court.

Complicating Thomas Saunders' battle with creditors was the revelation that the original fifty-eight acres subdivided by Finks for Saunders' six and a half acres (and nine acres shaved off for Eppa Hunton) had an existing lien for which they would both share responsibility and over which Thomas had defaulted.

In *Atwood v. Caldwell* (1872), because Saunders was unable to pay his \$1,641.87 obligation towards the pre-existing lien on his property by August 1884, the judge decreed that the house and lot be sold at private or public sale handled by appointed commissioners. The matter was finally settled by April 1887 when The Commissioners of Sale filed a report in which they "respectfully report unto your Honor, that [we] have made a private sale of the property . . . and decreed [it] to be sold in this cause, to Mary E. Saunders . . . for the sum of \$1,500 cash." Mary also agreed to pay legal fees associated with Thomas' suit "now pending in the bankrupt court." Further, the commissioners pointed out to Judge Keith that while they thought Mary's was a "fair offer for the said property in its present condition" and requested confirmation of the sale, they noted that the proceeds from the sale would not cover the prior liens. Therefore, "no part of said proceeds are applicable to the debts of the said Saunders, but must come into the suit of Atwood vs. Caldwell, and be there distributed." On May 7, 1887, Judge Keith signed a statement

⁶ *Alexandria Gazette*, October 3, 1874.

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approving the sale and conveying “to Thos. E. Saunders, trustee for Mary E. Saunders, by deed with special warranty, the property herein named, in which the said John S. Fowler, assignee, shall unite, to be held by her free from the debts and liabilities of the said Thos. E. Saunders.” The circumstances suggest a sympathetic network of allies may have been working to help the Saunders family.⁷

As mentioned, Thomas and Mary’s son William (the Mosby Ranger) was caught up in his own legal battles beginning in 1872, which caused him to flee Virginia and start a new life in Texas by 1874. His departure is reflected in Masonic records from the period. He was listed as a master mason in the Mount Carmel Lodge No. 133 in December 1871, but does not appear to have been active in a local lodge thereafter. In at least two instances, attempts by creditors to collect debts through a writ of Fieri Facias were unsuccessful as the sheriff noted, “No property was found.” Although, perhaps, it was hidden in plain sight in the form of the Saunders House. According to H. D. Garden’s orator’s statement for the plaintiffs in chancery case *Alexander v. Saunders* (1878):

Since the winter of 1872-3 he [William E. Saunders] hath been a nonresident of the state of Virginia. Your orators further show unto your Honor that the said Wm. E. Saunders while in failing circumstances and unable to pay his debts conspired together with Thomas E. Saunders and with the intent to hinder, delay, and defraud his creditors contracted with John W. Finks for the purchase of a lot in the suburbs of Warrenton containing 6 ½ acres for the sum of \$1,240 and on the 5th day of July 1869 at the request of said Wm. E. Saunders and Thomas E. Saunders said Finks and wife conveyed said real estate to R. Taylor Scott, trustee, for Mary E. Saunders and the children of Thomas E. and Mary E. Saunders. The payment being \$340 in cash paid by Wm. E. Saunders. . . Subsequently to the execution of said Deed said Wm. E. Saunders attempted to erect valuable improvements upon said lot at the expense of his creditors by paying the bills of workmen and etc. by accounts at his store and etc. And because as your orators are advised and aver, more and more embarrassed thereby, until finally unable to stand the drain upon his resources he failed, and left the state leaving his debts unpaid.

R. Taylor Scott, trustee for Mary on the original deed, was a well-connected Virginia lawyer, politician, and Confederate States Army officer. He served several terms as mayor of Warrenton and would have known the Saunders family well. In legal practice with James Vass Brooke until 1894, theirs must be the initials in a cryptic chancery suit note referring to him and Brooke: “B and S have a paper showing a compromise and payment of the Alexander debt,” presumably a reference to William trying to settle with the plaintiffs prior to 1878.⁸

A February 16, 1878, note in the chancery record indicates that a “Demur” or complaint was filed to the bill: “Because the deed attacked is supported by ‘good’ tho’ not ‘valuable’ considerations. It is a ‘gift’ by son to the mother, made on the 5th day of July 1869.” Also noted

⁷ Fauquier County Deed Book 78, page 129, records the *Atwood v. Caldwell* decree.

⁸ Kerrick, *Freemasonry in Warrenton* (unpaginated).

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are references to Virginia code indicating that the “complainant is a creditor subsequent to the deed of gift.” There seems to have been little or no will on the part of the court to pursue the matter and in 1887 the case was dismissed “for want of security for costs.”

Later Ownership and Evolution

The Saunders House passed out of the Saunders family when the last heir Lillie Dale Saunders auctioned off her belongings and moved to the Methodist Home in Maryland in 1919. John Coons, a local undertaker and furniture salesman, and his wife, Blanche White Coons, purchased the house that year and installed plumbing in 1926. They sold the house in 1945 to Walter Chrysler Jr., who made extensive renovations during 1945-1951. According to local lore passed down to the present owners, Chrysler bought up properties in and around Warrenton when he was renovating his Fauquier County estate North Wales, and it is believed that the Saunders House was specifically provided as housing for his “foreman.” However, the family name of this particular supervisor has not been determined from local records for the 1945-1951 period. A sunroom or sleeping porch on the second floor and bathrooms and closets for each front bedroom were likely added at this time. It is unknown when the first boiler furnace with radiators was installed, though the system was probably updated during this time period. Lena Fletcher occupied the house in 1963 at which time its address was 836 Waterloo Street. Oskar K. Hitt was also listed as a resident in 1963, perhaps in an apartment. The Kilby-Ryans, owners 1984-1998, replaced rotting sill plates using wood salvaged from a Richmond tobacco warehouse, and using other appropriate salvaged materials closed in the lower porch below the second-floor sunroom.⁹

The Martino-Trapps, owners 1998-2004, made several alterations ca. 2000 when most of the plaster was removed to install insulation, new plumbing, new electrical, and central AC. They added built-in shelving in one front parlor and one upstairs front bedroom; they converted a second-floor kitchen tucked in the front hallway to a walk-in closet. Some early plaster still exists in the stairwell and the ceilings of the second-floor front rooms. The Gaddes, owners 2004-2022, converted an attached, one-car garage in the back to a sunken den. They also added extensive landscaping, a second-floor deck, and decorative crown moldings throughout the interior. Dr. Jyothi Gadde, an Indian emigree and much-respected local allergist, designed and had installed the marble and granite mantel casings.¹⁰

Criterion C Architecture Area of Significance

The Saunders House is a representative of the Italianate style, a picturesque style popular in the United States from about 1840 to 1885 and in Warrenton from the 1850s into the 1870s. The style emulated the informality of traditional Italian farmhouses, often expressed through asymmetrical compositions in the larger and more sophisticated houses in the style, though most Virginia examples including the Saunders House are symmetrical (or effectively symmetrical in the case of the Saunders House). Many Italianate houses have bracketed cornices ornamented

⁹ *Hill's Warrenton (Fauquier County, Va.) City Directory, 1963*, 18; Fauquier County Deed Book 119, page 369, Deed Book 157, page 111, and Deed Book 465, page 104.

¹⁰ Fauquier County Deed Book 820, page 727, and Deed Book 868, page 1740.

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with close-set decorative brackets (typically carved wood). The Saunders House has a bracketed cornice as well as two other common features of the style, a hip roof and tall, narrow windows. Window openings are often round-arched or segmental-arched in Italianate houses, though in the Saunders House the openings have square heads, and the effect of narrowness is achieved by the pairing of narrow window sashes (the window openings themselves are relatively wide). Such pairing is a common Italianate motif.¹¹

Warrenton boasts several fine Italianate buildings. The 1983 National Register report for the Warrenton Historic District singles out four in particular. Mecca (194 Culpeper St.) is described as the “most prestigious Italianate mansion in Warrenton.” The 1859 house is noted for its bracketed cornice, arcaded front porch, and “molded shells” above the tall windows. The 1861 brick house Brentmoor (Spilman-Mosby House; 173 Main St.) is rendered in stucco scored to resemble ashlar masonry, and the 1860s Thaddeus N. Fletcher House (162 Main St.) features a “sweeping front porch enlivened with brackets and consoles.” A non-residential Italianate building of note is the ca. 1857 Fauquier Female Seminary, also of brick construction, with two gable-fronted pavilions to either side of the front entry porch. The style remained popular into the 1870s, used for such buildings as the 1871 Warrenton Baptist Church (123 Main St.).¹²

The Saunders House’s transverse front entry/stair hall is an unusual plan feature in middling and finer mid- and late-nineteenth-century Virginia houses, which usually have center-passage plans. Rural Fauquier County has a notable concentration of such houses. Oakwood (NRHP 2015) features a ca. 1838 temple-form main section with a “full-width front hall with a wide stairway rising up the southwest wall.” Architectural historian Cheryl Shepherd’s National Register report for Oakwood references the nearby house Bellevue (DHR File No. 030-0493), which initially had a plan consisting of a “full-lateral, front stair hall with two doors accessing a parlor and living room.” Since Thomas E. Saunders owned the Bellevue property from 1864 to 1866, it is likely that Bellevue influenced his plan for the Waterloo Pike house. Shepherd notes another house with the transverse front entry/stair hall plan, Woodbourne (DHR File No. 030-0322). The ca. 1835 house Waveland (NRHP 2003) also has a full-width front stair hall, though the hall connects to a center passage behind. As these houses all date to the antebellum period, the 1870 Saunders House is a late representative of this local house-plan tradition and a translation of the form into another stylistic idiom.¹³

¹¹ McAlester and McAlester, *Field Guide to American Houses*, 210-213.

¹² Virginia Historic Landmarks Commission Staff, “Warrenton Historic District,” 7.6-7.7, 7.50.

¹³ Shepherd, “Oakwood,” 7, 20; Shepherd, “Waveland,” 3.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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"Warrenton, Virginia, 1937." Aerial photo on display at the Fauquier Public Library,
Warrenton, Va. (probably an enlargement from a 1937 Soil Conservation Service photo).

Warrenton Virginian (Warrenton, VA).

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Virginia Department of Historic Resources, Richmond, Va.

Historic Resources Survey Number (if assigned): DHR File No. 156-5200

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10. Geographical Data

Acreage of Property 0.56 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.716598° Longitude: -77.805452°

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary corresponds to Fauquier County Parcel ID 6984-14-0795.

Boundary Justification (Explain why the boundaries were selected.)

The boundary corresponds to the current property boundary and encompasses the only known historic buildings associated with the property, the Saunders House and smokehouse.

11. Form Prepared By

name/title: J. Daniel Pezzoni and Steven D. Payne

organization: Landmark Preservation Associates (Pezzoni)

street & number: 6 Houston Street

city or town: Lexington state: Virginia zip code: 24450

e-mail: gilespezzoni@rockbridge.net

telephone: (540) 464-5315

date: December 15, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Saunders House City or Vicinity: Warrenton

County: Fauquier State: Virginia

Photographer: J, Daniel Pezzoni Date Photographed: October 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 11.

House and front yard with curved retaining wall at far left. View looking southeast.

2 of 11.

House front (north) elevation. View looking southeast.

3 of 11.

House south elevation. View looking northwest.

4 of 11.

House north and west elevations. View looking northeast.

5 of 11.

Rear wing cornice detail. View looking northeast.

6 of 11.

Garden shed (left) and smokehouse (right) with house behind. View looking north.

7 of 11.

Smokehouse. View looking south.

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8 of 11.

Entry/stair hall with stair, first floor.

9 of 11.

Entry/stair hall with stair railing in foreground, second floor.

10 of 11.

First-floor north room.

11 of 11.

Dining room in rear wing looking into front of house.

Paperwork Reduction Act Statement: This information is being collected for nominations 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. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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National Register of Historic Places Location Map

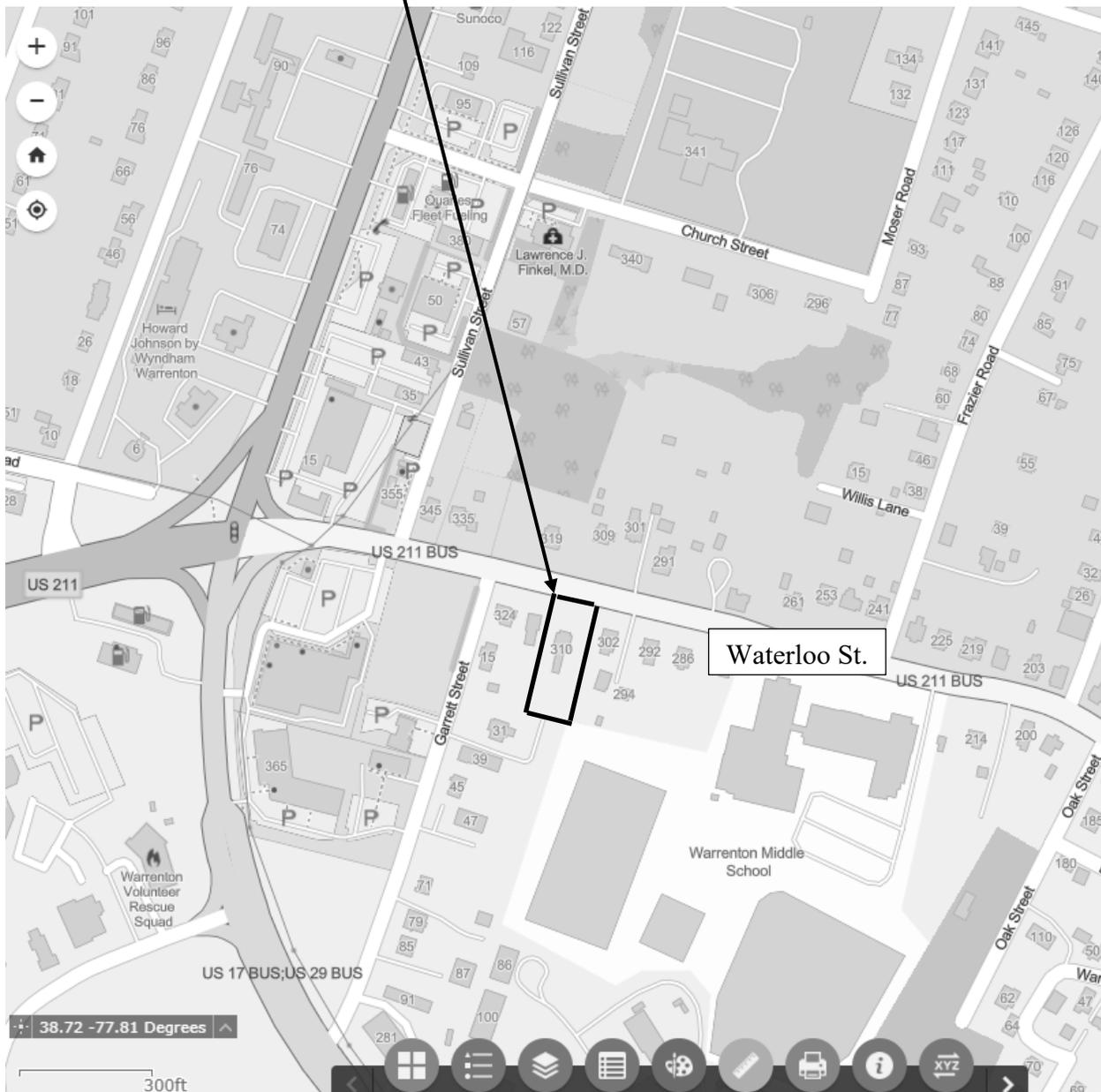
Map adapted from Fauquier County GIS.

Latitude/longitude coordinates:

Latitude: 38.716598° Longitude: -77.805452°



Approximate location of resource



scale in feet

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National Register of Historic Places Boundary and Sketch Map and Photo Key

Map adapted from Fauquier County GIS. The boundary corresponds to the lot labeled 0795.

Photo angles and numbers indicated by triangular markers are keyed to the Photo Log.

Inventory: 1. Saunders House. Contributing building; 2. Smokehouse. Contributing building; 3. Garden shed. Noncontributing building.



0 75
scale in feet (approx.)



Saunders House

310 Waterloo Street, Warrenton, Fauquier County, Virginia

Parcel Map

Map adapted from Fauquier County GIS. The map shows the last four digits of the parcel numbers. The full numbers have the prefixes 6984-04-, 6984-14-, or 6984-15-.























