

United States Department of the Interior
National Park Service

JUL - 1 2016

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: Brown/Koerner House
Other names/site number: William C. Brown Farm; Koerner, Susan House; Weadon Place; DHR No. 053-0342
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

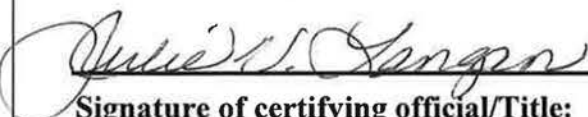
Street & number: 38340 Winsome Trail Lane
City or town: Purcellville State: VA County: Loudoun
Not For Publication: N/A Vicinity: N/A

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

	<u>6/29/16</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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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:)

Jon Edson H. Beall 8.15.18
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>5</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>3</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>8</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 Structures

AGRICULTURE/SUBSISTENCE: Animal Facility

AGRICULTURE/SUBSISTENCE: Agricultural Outbuildings

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structures

AGRICULTURE/SUBSISTENCE: Agricultural Outbuildings

AGRICULTURE/SUBSISTENCE: Storage

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE; WOOD; METAL

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

Situated on 14.57 acres, the Brown/Koerner House was constructed ca. 1815 a few hundred feet north of the South Branch of Catoctin Creek in Loudoun County, Virginia. The residence is a two-story, four-bay dwelling with a side-gable roof and is built of irregularly coursed fieldstone. At one time, the dwelling was the main house of a much larger farming operation. The house features an exterior gable end stone chimney on the west elevation and one interior stone chimney at the gable end of the east elevation. A front porch extends the entire length of the south façade providing cover for two symmetrically placed original entry doors. The doors are flanked by two original nine-over-six double-hung windows. The dwelling is a good example of a vernacular and rustic adaptation of the Federal style, with character-defining features such as the symmetrical form and fenestration, stone walls with corner stone quoins and additional detailing found on the interior mantels, cornices, doors and windows. The main or front section of the house features a three-room plan with no center hall on the first story. Around the turn of the 20th century, a small frame addition was attached to the dwelling's north (rear) elevation. In 1998, this addition was replaced with the extant frame addition, which spans the western two-thirds of the stone house's rear wall. Also on the property, along the front of the house, is a stone retaining wall constructed to provide a level building site. Additional buildings that still convey the agricultural and domestic history of the property are located near the primary dwelling. They include a springhouse dating from the early 19th century, a carriage house dating from the early 20th century, and a milk house/parlor, loafing barn, and silos, all dating from the 1950s. The only

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non-contributing resource is a small garden shed, constructed ca. 2000, which postdates the property's period of significance.

Narrative Description

Location and Setting

The Brown/Koerner House is located on a 14.57-acre tract of land resulting from a subdivision of approximately 226 acres in 1997. The Catoctin Creek subdivision straddles Route 287, approximately 3 miles north of Purcellville and begins where the South Fork of Catoctin Creek crosses beneath Route 287. The nominated property is surrounded by large single-family lots that support agriculture and equestrian enterprises. The Brown/Koerner House, constructed ca. 1815, despite historically encompassing a larger piece of farmland, is now sited on a smaller parcel at the end of Winsome Trail Lane. The landscape includes a mix of new and old growth hardwoods that act as a natural border around the property along with a small area of open pastureland directly around the house. The house is accessed via a long winding gravel driveway that circles around the rear of the dwelling. Despite the intrusion of the surrounding recent residential development, the Brown/Koerner House retains its historic setting due to being remarkably isolated, as it is situated beyond the northern edge of a ravine which terminates near the South Fork of Catoctin Creek. The ravine is bordered on the east and west elevations by steep sloping ground. The ravine widens and gradually blends with the surrounding terrain at its northern edge. The front of the house faces directly south to take advantage of plentiful daylight, whereas the east elevation contains only one window on the first floor and no windows to the west.

A five-foot-high, stone retaining wall, built in the 19th century and running east to west, was used to create a level building site for the house. Four large stone steps bifurcate the wall at its mid-point, providing access between the house and the springhouse, located south of the main dwelling.

Inventory

The following inventory lists all of the architectural resources associated with the Brown/Koerner House. All resources are contributing to the property except for the garden shed, which postdates the period of significance. The resources are shown on the attached Sketch Map. Each resource is described below.

1. Single dwelling, ca. 1815; addition 1998. Contributing Building.
2. Springhouse, early 19th century. Contributing Building.
3. Stone Retaining Wall, 19th century. Contributing Structure.
4. Garden Shed, ca. 2000. Non-contributing Building.
5. Carriage house, early 20th century. Contributing Building.
6. Milk House and Parlor, 1950s. Contributing Building.
7. Loafing barn, 1950s. Contributing Building.
8. Silos, 1950s. Contributing Structures (2).

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Single Dwelling ca. 1815; addition 1998 (Contributing Building)

Exterior

The ca. 1815 main block of the Brown/Koerner House is a two-story, four-bay dwelling constructed of irregularly coursed fieldstone and topped with a side-gable roof covered in asphalt shingles. The exterior house dimensions are 30' by 26' and the approximately 20-inch-thick walls are accentuated with stone quoins at the corners. The façade (or south elevation) features an elevated shed-roofed porch with standing-seam metal roofing; the porch is eight feet in depth and extends the entire width of the facade. Access to the full basement is by a short run of slightly curved stone stairs and a batten door beneath the eastern end of the porch. The walls of the stairwell are constructed of fieldstone and extend upward to support the deck framing. There are two other stone foundation walls spaced across the south elevation that complete the support structure for the deck framing. There have been a number of renovations to the porch floor and framing, including the installation of Ipe decking by the current owner. In addition to the basement door, there is a louvered opening beneath the porch, but entirely within the portion of the basement wall that extends above grade. Sheltered by the porch, two identical and symmetrically placed entries provide access to the first-floor interior space. On either side of the entries are original double hung nine-over-six sash windows with plain trim. Directly in line with the first floor windows are two smaller six-over-six sash windows located on the second floor of the south elevation. The two front doors and windows on the first story are topped with undressed stone lintels.

The east elevation features stonework that rises 45' in a single, solid plane with few penetrations. A single six-over-nine double-hung sash window on the first floor provides daylight and ventilation for the back room. Beneath the window is a small opening into the basement that was likely used to deliver wood and coal to heating appliances.

The west elevation features two small, two-over-two garret windows that flank the massive exterior stone chimney, which is accented by large quoins along its edges. The exterior end chimney signifies a more labor-intensive process that required both time and material, since twice the number of quoins were needed. The children of the current residents named it the "elephant" house, since the profile of the formidable stepped-out chimney gradually narrows as it extends through and beyond the gable end and rises above the roof line.

The placement of windows and doors in the north (rear) elevation of the main or historic section of the house are nearly identical to those on the south, with the exception of only having one batten door that is directly opposite one of the façade's front doors. The two openings in the basement wall are located directly beneath the first-floor windows and originally were likely entirely above grade providing light and ventilation. An addition was added to the rear house around the turn of the 20th century or earlier. The addition provided space for a kitchen and laundry room on the first floor and a bedroom on the second floor. Its foundation was dry stack rubble stone. Access to the addition was through the existing batten rear door leading from the stone house.

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In 1998, this earlier addition was demolished and replaced with the extant frame addition, which spans the main block's first story and about half of the second story. The first-story of the new addition is approximately 4 inches lower than the main block's first story, maintaining the integrity and prominence of the rear door, which remains today within the addition. The two first-story windows on the main block's north (rear) wall are extant, with one still having the original six-over-nine sash in place. The second window is now within the addition and the sash has been removed but the window frame remains intact. The second-story rear of the main block retains one existing window near the east corner, while the second window has been removed and the opening altered to allow for passage to the addition. The addition is L-shaped, with a shed-roofed, engaged, enclosed porch on the first story's east wall and a full second story, and a perpendicular gabled, two-story section with three asymmetrical bays on the east end wall. A small gabled entry bay is off-centered on the addition's rear (north) wall. The addition is clad with cedar shingles and its roof is covered with standing seam metal.

Dwelling, Interior

The main block's first floor has a three-room layout that was common for a variety of domestic dwellings during the early 19th century. To improve the efficiency of the floor plan, the design eliminated the need for a central stairs and corridor, leaving a single partition wall dividing the space in half. The wood wall is constructed of a single thickness of vertical southern pine tongue-and-groove boards of random width. One edge of each board has a decorative bead. One side of the first floor contained a single room running the full depth of the house, serving as the family's everyday cooking, eating, and resting space. A large fireplace is situated along the east wall of the dwelling. It is the largest fireplace in the house and features a simply adorned mantelpiece with molded brackets supporting the overmantel. The molding profiles of the brackets do not match profiles popular in the late 18th or early 19th centuries, indicating that this mantel was likely replaced or updated later in the 19th century.

The family or main room occupies the west half of the first-floor interior space. A front door and less formal rear door provide access to the space. In the northwest (back) corner of the room is a boxed winder staircase leading to the second-floor sleeping rooms. This stair configuration uses considerably less floor than a centrally located stairway due to the winding stair treads that efficiently accommodate a 90-degree change in direction.

The east half of the first-story is divided into two rooms, each representing a quarter of the total living area. Each room also has a batten door entering into the large family room. The front room is often referred to as the parlor and was used to receive guests. The second entry to the house is through a door that matches the exterior door, providing access to the family room. A thimble connecting to the side of the interior chimney likely accommodated a small coal or wood stove without the inconvenience of an open fireplace. Just inside the exterior door is a built-in cabinet. A chair rail is present on all walls. The flooring is original and consists of a single ¾" thickness of southern pine tongue-and-groove boards.

A frame wall supporting plaster on wood lath divides the two smaller rooms and access between

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the two is achieved through another interior door. While most of the interior doors are batten, this particular door is a raised six-panel wood door. The room to the north (rear) of the parlor was likely a sleeping room used by the owners. This room also contains a small fireplace for heat with a simply designed mantel with pilasters supporting a simply adorned frieze. Two windows provide light and ventilation. The flooring and chair rail are original, and the original wood lath and plaster ceiling has been removed, revealing the sawn floor joists that support the second floor.

The boxed corner stairway in the west room leads to a narrow hall on the second floor that provides access to two bedrooms and a bathroom that was added by the current owners. The original pine flooring extends down the hallway and to both of the bedrooms. Each of the rooms is accessed by a batten door identical to those found on the first floor. One of the bedrooms features a hand carved-pegboard that stretches the length of the room, hung just a few inches below the ceiling. Each of the bedrooms features windows with moldings that are consistent with those found on the first floor.

The attic is accessed by another boxed winder staircase located in the second-story hallway. The attic provides phenomenal visuals of the house's construction. With no ridge beam present there are common rafters resting on a false plate connected along the ridge with pegged mortise-and-tenon joinery. Another feature found in the attic is a roof hatch with a circular iron pull. This hatch is now inaccessible and it is likely a later addition based on the wood variation that frames the opening. The ceiling joists are spaced at roughly 20 inches on center. The wood lath attached to the bottom of the joists is supported at mid-point by an intermediate ceiling joist made from rough-cut logs, and the attic floor is sheathed with tongue and groove boards. When the current owners began construction of the 1998 addition, an image of a cross section of the original roof assembly became apparent. The layers include roof rafters at the bottom level, followed by oak skip sheathing, white oak or Atlantic cedar square butt shingles, metal, oriented strand board, and asphalt shingles, as shown below.



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The basement is accessible only from the exterior. The foundation wall construction is identical to the wall construction that extends above grade. The floor is dirt. The east chimney projects into the space, just as it does throughout the upper floors. There is a thimble, presumably for a heating appliance. On the west end wall, the exterior chimney is barely apparent. Halfway up the foundation wall, the stone corbeled arch is evident to provide support for the massive stone hearth of the fireplace opening found on the first floor.

The 1998 addition contains a kitchen, family room, bedrooms, and bathrooms that are designed to accommodate modern lifestyles.

Secondary Resource Descriptions

Springhouse, early 19th century (Contributing Building)

Located just south of the main house is a two-story, stone springhouse. The stone color and technique used to construct the springhouse is similar in many respects to that of the main house. The lower level contains the spring, which is still producing water today. The walls of the lower level are parged with limestone mortar, which is mostly intact. Entrance to the lower level is through a door on the east elevation. The second level is accessed by a short run of stairs that terminate at a large stone threshold. The board door is likely original. The floor and roof of the springhouse have been replaced with newer construction materials, although an attempt was made to maintain similar framing characteristics of the original structure.

Stone Wall, 19th century (Contributing Structure)

The grade on which the house is constructed slopes uphill from south to north, rising from the south fork of the Catoctin Creek. The builders constructed a five-foot-high stone retaining wall to create a level front yard adjacent to the south elevation. The stonework is very similar to that seen on the main house and the springhouse.

Garden Shed, ca. 2000, (Non-contributing Building)

A small, square, frame shed with a steeply pitched pyramidal roof is located a short distance northeast of the main dwelling. The building stands on a concrete pad. The frame walls are clad with wide wood siding. Shingles fabricated to mimic the appearance of shakes cover the roof. An entry is centered on the shed's north wall, and a window with a fixed, 6-light sash is centered on the south wall. The shed is non-contributing because it postdates the property's period of significance.

Carriage house, early 20th century (Contributing Building)

A two-story, saltbox carriage house is located to the west of the house. The carriage house is constructed using a post- and-beam framing method and is clad with board-and-batten siding. A portion of the remaining structure indicates the historic presence of a corncrib, so it is possible the carriage house was used as a small animal barn at one time. The carriage house's second

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floor has been modernized to function as a gathering place.

Milk house and parlor, 1950s (Contributing Building)

In the 1950s, a fire destroyed a barn that appears in photos from the 1930s. A number of replacement buildings were constructed, including a then state-of-the-art milk house and parlor, which remains today. The milk house contained a milk storage tank and other necessary appurtenances for dairy farming. Likewise, the connecting milk parlor is a long, narrow building with offsetting floor elevations. Milk was carried to the storage tank via a pipeline.

Loafing barn, 1950s (Contributing Building)

Added after the fire, the loafing barn is of simple pole construction with aluminum sheet siding and roof covering, common to the era. The loafing area provided space for the dairy cows to avoid the weather. A portion of the original bank barn foundation remains and was used to create an elevated floor level for the storage of hay and straw.

Silos, 1950s (Contributing Structures - 2)

Two metal silos built in the 1950s are typical for the time period. They are located on the south elevation of the loafing barn and provided easy access to silage for feeding the cattle.

Statement of Integrity

The historic integrity of the property remains intact despite the subdivision of the acreage historically associated with this former dairy farm, the subsequent residential development around the house and the 1998 addition. Because of its location in a slight ravine, the placement of old growth trees and because most of the new development includes large estates constructed on expansive pieces of land, the setting of the property remains remarkably intact. The property also maintains good integrity of design, feeling, association, materials, workmanship and association both in the main block of the primary dwelling and the contributing outbuildings, which represent more than a century of the property's agricultural development.

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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

Ca. 1815-ca. 1955

Significant Dates

Ca. 1955

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 Brown/Koerner House is located several miles north of the Town of Purcellville and several miles south of Route 9 (Charles Town Pike). Constructed circa 1815, the house is locally significant under Criterion C in the area of Architecture. It stands as an excellent and well-preserved example of vernacular domestic architecture of this period exemplified through both original exterior and interior details found throughout the dwelling. The house and secondary buildings on the property showcase the evolution of architecture, with use of traditional tools and methods of construction, dating from the early 19th century to the mid-20th century. The period of significance begins ca. 1815, the construction date of the primary dwelling, to ca. 1955, encompassing the construction of the contributing domestic and agricultural support buildings.

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

Architectural Analysis

The Brown/Koerner House is a well-preserved example of an early 19th century, stone house, a type that once was common in western Loudoun County. The dwelling represents a vernacular adaptation of the Federal style, constructed with native building materials and simply designed with a combination of rustic and refined detailing on the exterior and the interior. The house is representative of a transitional era of architecture for this region. In a comparison to other buildings in the area, the significance of the Brown/Koerner house becomes evident because of its craftsmanship, materials, intact and original details, and its floorplan. The dwelling hints at building forms constructed in the county during the late 18th century yet, through some of its smallest and modest details, showcases the preference for elements of burgeoning architectural styles already popular in high-style dwellings in larger and more urban areas to the north and the east.

A closer look at the construction techniques used on the Brown/Koerner House reveals sawn framing, which is consistent with the existence of a sawmill in Waterford during the time period when the house was constructed. The exterior walls of the house and chimneys contain an enormous amount of fieldstone that is pointed with lime mortar. Construction likely extended over a long period of time due to the significant amount of labor and material in the structure. The stone quoins are massive, weighing hundreds of pounds each, so their placement must have required a hoisting mechanism. The door, window moldings, chair rail and baseboard are also consistent with an early classically-inspired style. A look at other buildings in the region confirms the significance of the Brown/Koerner House and how it fits into the evolution of architecture during the post-revolutionary and antebellum periods in Loudoun County.

Located just south of Purcellville and not far from the Brown/Koerner property, the Goose Creek Rural Historic District (NRHP 1982) preserves rural vernacular architecture from the 18th, 19th and 20th centuries, most notably a significant number of stone buildings, including residences,

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churches, and mills. The earliest stone buildings within the district were one-and-one-half- story dwellings, with two rooms and a fireplace.¹ Both the Isaac Nichols House (053-0266) and the Jacob Janney House (053-0202) were presumably constructed in the mid-18th century by early Quaker settlers. A similar house to the Brown/Koerner House found within the district is the James Dillon House (053-179), which was also constructed of native stone and features a two-room plan with no central hall. The Dillon House was constructed ca. 1800. A later example of a similar dwelling is the Mahlon Tavener House, constructed in 1854. The Tavener House is also two stories, constructed from native limestone with gable end stone chimneys and massive stone quoins. The Tavener House has five bays and a central-passage floorplan while the Brown/Koerner House does not, representing the profusion of the I-house form by the mid-19th century. Another historic district near the Brown/Koerner House is the Hillsboro Historic District (NRHP 1979), which also showcases many dwellings constructed of native stone. Hillsboro was settled by Quakers in the late 18th century. Most of the stone buildings within the district were constructed before 1835 and share similar characteristics with the Brown/Koerner House.²

Historical Background

Western Loudoun County is noted for its pastoral setting, fertile agricultural lands and the many creeks that flow amongst its rolling hills. The Brown/Koerner House, near the South Branch of Catoctin Creek, is situated on land considered once part of the colonial-era Northern Neck Propriety. Most of the land grants in Loudoun County were made by Thomas, Sixth Lord Fairfax and later granted by trusted land agents. This area was historically settled by Quakers, Scots-Irish, and Germans, who migrated south from Pennsylvania along with a scattering of migrants from the eastern region of Virginia who had made their way west and north away from the depleted soil of Virginia's Tidewater region. Most of the Tidewater gentry who made their way to the region settled in the eastern side of Loudoun County, leaving their large plantation complexes in the east to build similar estates here. They brought with them an enslaved African American population who worked the farms and in their houses.³ Juxtaposed to this, the Quakers who migrated from the north seeking better lands and new opportunities, were overwhelmingly opposed to slavery and they typically leased or purchased smaller, more manageable farms to run and work themselves.

In 1761, George William Fairfax leased 150 acres on the Kittoctin (Catoctin) Creek to William Wildman and his two sons, William Jr. and John Wildman. At the time he was granted this property in Loudoun, William Wildman Sr. was known as a Quaker living in Fairfax County. The requirements on Wildman and his heirs after their purchase are further spelled out in the deed:

Provided that he or they plant at least one hundred good apple trees at least 30 feet from each other and keep the same well pruned and within good fences and also to build a dwelling house at least 20 feet long and 16 feet wide and such other houses as his way of husbandry may require and keep them all in good repair during the time of his Tenancy.

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William Wildman...shall deliver the said houses, orchard, and fences on the said land in good repair and the Tenant in possession shall not make any waste or spoil on the woods, underwoods, trees or timber to the said Tenament belonging by any person or persons... To have, hold, occupy, possess and enjoy all the singular the said premises with the appurtenances...

Despite the deed's requirement to build a house, it is believed that the current dwelling was constructed at a later date. William Wildman Jr. owned and lived on the property with his wife Deborah until 1792, when title for 110 acres of the land was first conveyed to Thomas Darnal Stevens and later transferred to Philip Frye. It is believed that the ca. 1815 stone dwelling was constructed by one of these two men. Little is known about the life of either of these men during the time they lived on the property. It is known that Thomas Stevens was born in 1745 in King George's Parish in Prince George's County, Maryland, but no information is known about where Philip Frye lived prior to moving to Loudoun County. According to Thomas Stevens's 1814 will, we do know that he owned at least two enslaved individuals. His will states:

.... Whereas a conditional contract was made with Sam. l Cooke alias Black Sam respecting my Negro woman Sook and he not having complied with said contract. I do hereby direct that the said Negro woman Sook and her child Kitty be sold as part of my estate.⁴

Stevens is thought to have owned additional property in the region and it is unclear if Sook and her daughter Kitty worked on this particular property. The dispassionate nature of the transaction described by Stevens was typical of the era, and represented a common experience for the African-American people held in bondage.

Philip Frye passed away in 1831 and upon his death he left the property to his daughter, Catherine Koerner, and her husband, John G. Koerner, who is listed as a farmer and a carriage maker. Catherine and John Koerner were the parents of Susan Koerner, who in turn was the mother of Wilbur and Orville Wright, the famed Wright Brothers. Susan Koerner was born in Loudoun County on April 30, 1831. She lived in the home for the first year of her life until the land was sold to William C. Brown in 1832 for \$2124.75 and the Koerners moved west to Indiana. William C. Brown owned the property until his death in 1851. He also owned two additional farms in Loudoun County, along with Locust Grove, his main residence. The farm remained in the Brown family, likely run by one of Brown's sons, Burr or Samuel Brown, for a time before being parceled out among several different owners in the early 20th century.

Throughout the history of the property, agriculture played an important role in the livelihoods of everyone who owned or leased the property at any given time. It is possible that the Brown/Koerner House and associated acreage, at least through the second half of 19th century, was utilized as a tenant farm. Sometime in the 1950s, a fire destroyed several of the property's outbuildings, including a barn shown in a 1930s photograph. However, these were replaced the extant milk house and parlor, loafing barn, and silos. Their scale and, for the period, sophisticated design indicate that the dairy operation then located here was a successful one.

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Meanwhile, the property's retention of the early 19th century springhouse and the early 20th century carriage house represent important aspects of the property's 19th century use as well as evolving construction methods and materials that were in use.

The Brown/Koerner House changed hands several times for the remainder of the 20th century until it was purchased by its current owners in 1997. They have put forth considerable effort into preserving the stone house and associated outbuildings.

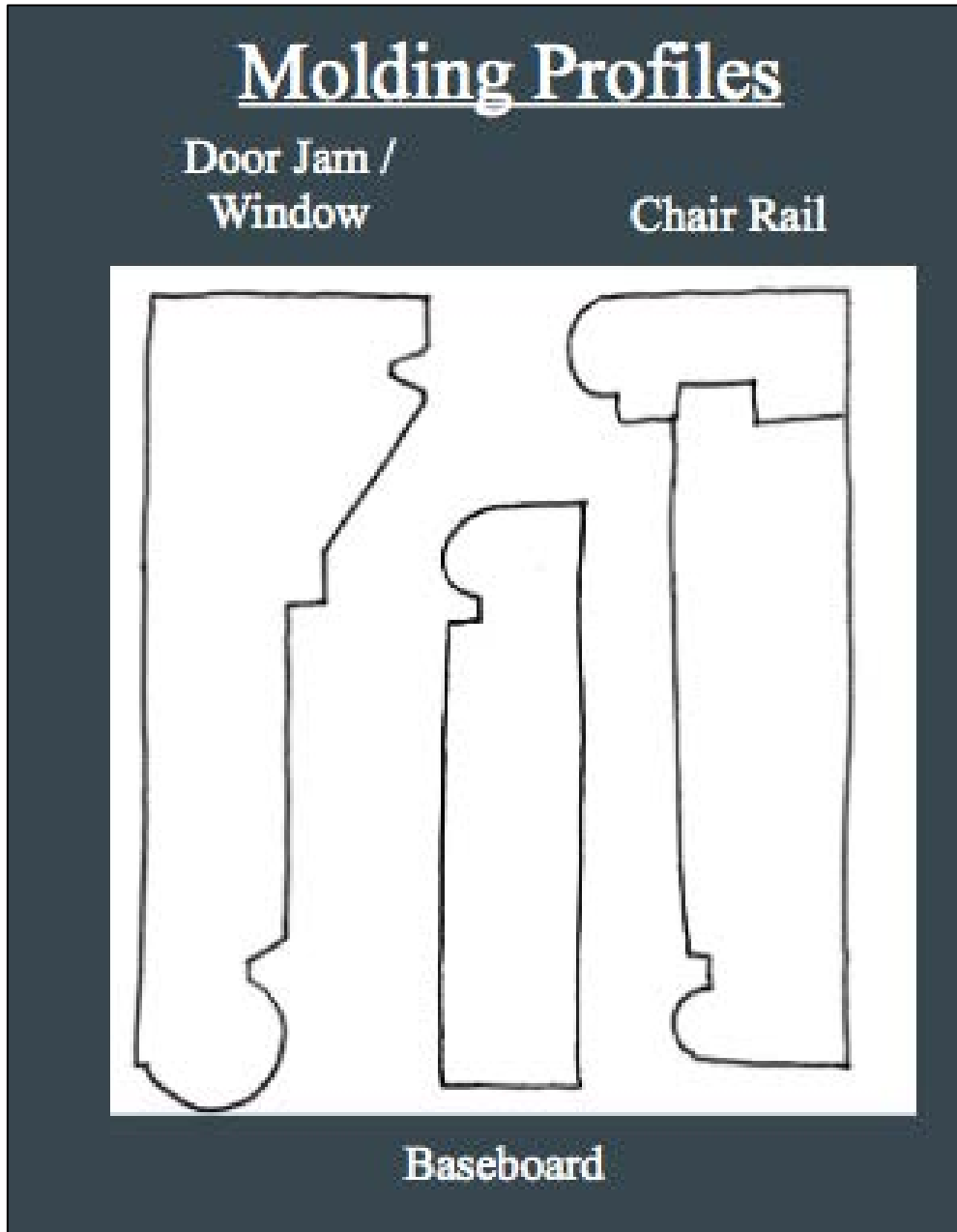


Figure 1: Molding Profile Drawings for Moldings in the Brown/Koerner House.

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State



Figure 2: Yardley-Taylor Map of Loudoun County, 1854.

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State



Figure 3. Ca. 1923 Image, Brown-Koerner House.

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State

9. Major Bibliographical References

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

Carson, Cary, and Carl Lounsbury. *The Chesapeake House: Architectural Investigation by Colonial Williamsburg* (Chapel Hill: U of North Carolina, 2013).

Edwards, David. "Goose Creek Rural Historic District." National Register of Historic Places Nomination Form, 1982. On file at the Department of Historic Resources, Richmond, VA

History Matters LLC. *Loudoun County African-American Historic Architectural Resources Survey*. (2004).

Loudoun County Deed and Will Books, Loudoun County Courthouse, Leesburg, Virginia.

Lounsbury, Carl. *An Illustrated Glossary of Early Southern Architecture and Landscape*. New York: The University Press of Virginia, 1994.

Nixon, Stuart. "Powered Flight." *Air Line Pilot* 72. no 10 (December 2003): 17-54.

Ogilve, Stuart. "Virginia Historic Landmarks Commission Survey Form 33.342." 1970.

Smith, Kathryn Gettings, Edna Johnston, and Megan Glynn. "Loudoun County African-American Historic Architectural Resources Survey." History Matters LLC, 2004.

Virginia Historic Landmarks Commission Staff, "Hillsboro Historic District." 1979. On file at the Department of Historic Resources, Richmond, 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

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State

Local government

University

Other

Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR No. 053-0342

10. Geographical Data

Acreage of Property 14.57 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: 39.172890 Longitude: -77.673320

2. Latitude: 39.174060 Longitude: -77.673630

3. Latitude: 39.172630 Longitude: -77.673530

4. Latitude: 39.172290 Longitude: -77.674530

5. Latitude: 39.170620 Longitude: -77.675060

6. Latitude: 39.170360 Longitude: -77.675400

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

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

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State

The historic boundary is drawn to conform to the parcel lines of Lot 45, Phase 1, CATOCTIN CREEKS, as it appears duly dedicated, platted and recorded in Deed Book 1529, Page 1935, among the Land Records of Loudoun County. The true and correct historic boundaries are shown on the attached Tax Parcel Map for parcel #126//33/////45/.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary corresponds to the present property lines of the nominated property, which includes 14.57 acres and the primary dwelling along with the associated domestic and agricultural outbuildings. The boundary encompasses the property's historic setting and all known associated historic resources.

11. Form Prepared By

name/title: Kenneth E. Bland, Elizabeth D. Bland & Mark E. Bland

organization: N/A

street & number: 38340 Winsome Trail Lane

city or town: Purcellville state: Virginia zip code: 20132

e-mail: deerspringfarm@hotmail.com

telephone: 703-727-8478

date: February 26, 2016

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.
- **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: Brown/Koerner House

City or Vicinity: Purcellville

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State

County: Loudoun County
State: Virginia
Photographer: Elizabeth Bland
Date Photographed: July 2015

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

Photo 1 of 20: VA_LoudounCounty_Brown-KoernerHouse_0001
View: Dwelling South Elevation, camera facing north

Photo 2 of 20: VA_LoudounCounty_Brown-KoernerHouse_0002
View: Carriage House at left, Dwelling South Elevation at center, and Spring House at right, camera facing north/northeast

Photo 3 of 20: VA_LoudounCounty_Brown-KoernerHouse_0003
View: Dwelling East Elevation & Rear Addition, camera facing west

Photo 4 of 20: VA_LoudounCounty_Brown-KoernerHouse_0004
View: Garden Shed at left and Dwelling North Elevation and Rear Addition at right, camera facing southwest

Photo 5 of 20: VA_LoudounCounty_Brown-KoernerHouse_0005
View: Dwelling West Elevation, camera facing northeast

Photo 6 of 20: VA_LoudounCounty_Brown-KoernerHouse_0006
View: Spring House North Elevation, camera facing south

Photo 7 of 20: VA_LoudounCounty_Brown-KoernerHouse_0007
View: Milk House and Milk Parlor at left, Carriage House at right, camera facing west

Photo 8 of 20: VA_LoudounCounty_Brown-KoernerHouse_0008
View: Close up of Dwelling South Elevation, camera facing north

Photo 9 of 20: VA_LoudounCounty_Brown-KoernerHouse_0009
View: Dwelling East Elevation, camera facing west

Photo 10 of 20: VA_LoudounCounty_Brown-KoernerHouse_0010
View: Dwelling West Elevation, camera facing east

Photo 11 of 20: VA_LoudounCounty_Brown-KoernerHouse_0011
View: Exterior North Elevation, interior currently, camera facing south

Photo 12 of 20: VA_LoudounCounty_Brown-KoernerHouse_0012

Brown/Koerner House
Name of Property

Loudoun County, VA
County and State

View: Original Exterior Door North Elevation, interior currently, camera facing south

Photo 13 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0013

View: West Fireplace, camera facing east

Photo 14 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0014

View: East Room, camera facing west

Photo 15 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0015

View: Original Stairway, camera facing north

Photo 16 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0016

View: West Room, camera facing south

Photo 17 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0017

View: Cupboard East Room, camera facing south

Photo 18 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0018

View: Upstairs Hallway Landing

Photo 19 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0019

View: Upstairs Original Doors

Photo 20 of 20: VA_ LoudounCounty_Brown-KoernerHouse _0020

View: Southeast & Northeast Rooms, camera facing east

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ENDNOTES

¹ David Edwards, "Goose Creek Rural Historic District National Register Nomination." 1982. On file at the Department of Historic Resources, Richmond, VA.

² Virginia Historic Landmarks Commission Staff, "Hillsboro Historic District." 1979. On file at the Department of Historic Resources, Richmond, VA.

³ Kathryn Gettings Smith, Edna Johnston, Megan Glynn. History Matters LLC, Loudoun County African-American Historic Architectural Resources Survey, 2004.

⁴ Loudoun County Will Books (1814)

LOCATION MAP

Brown/Koerner House

Loudoun County, VA

DHR No. 053-0342

Latitude/Longitude Coordinates

1. Latitude: 39.172890

Longitude: -77.673320

2. Latitude: 39.174060

Longitude: -77.673630

3. Latitude: 39.172630

Longitude: -77.673530

4. Latitude: 39.172290

Longitude: -77.674530

5. Latitude: 39.170620

Longitude: -77.675060

6. Latitude: 39.170360

Longitude: -77.675400



Feet

0 200 400 600 800

1:9,028 / 1"=752 Feet

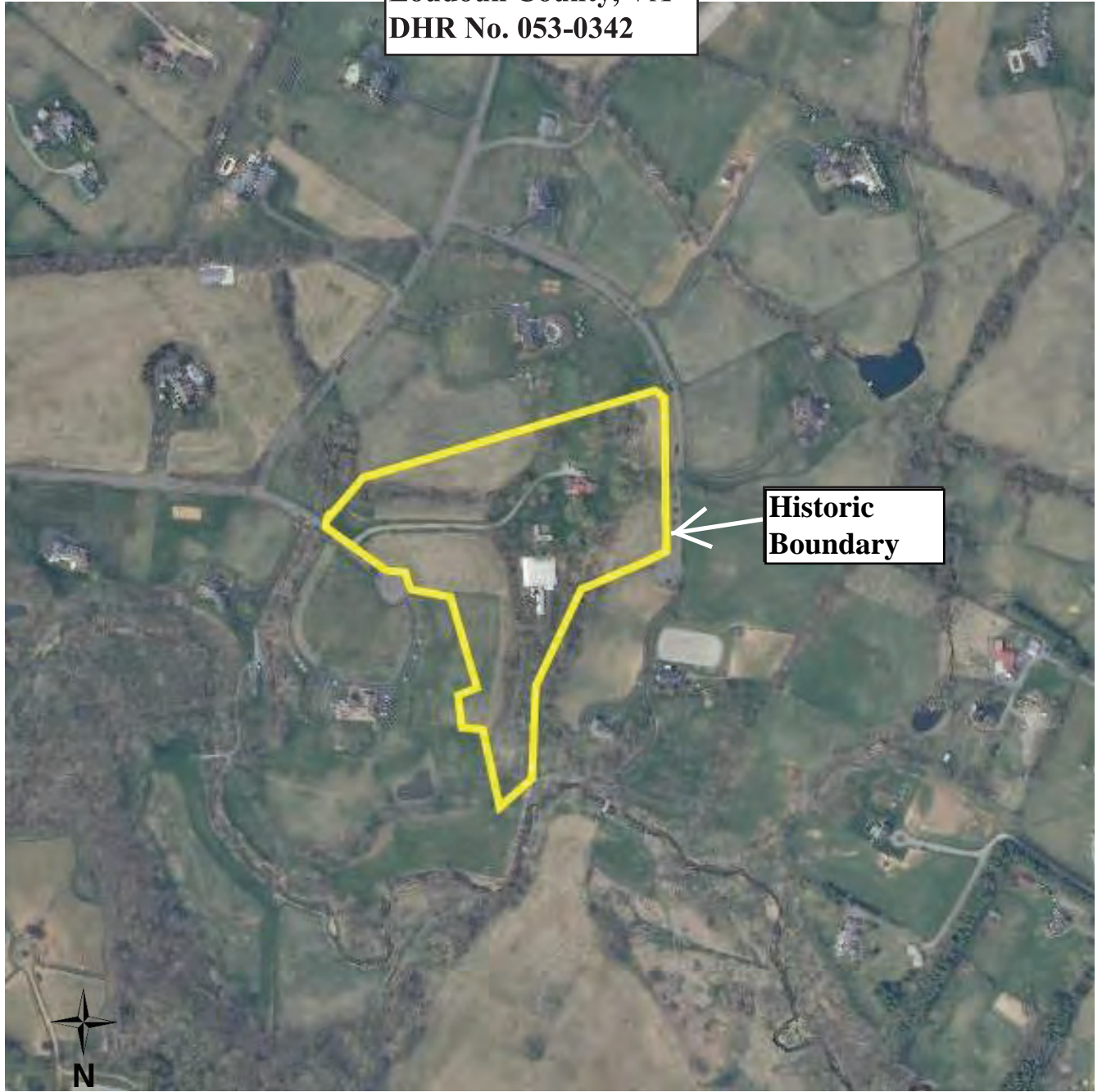
Title: Brown/Koerner House

Date: 4/15/2016

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

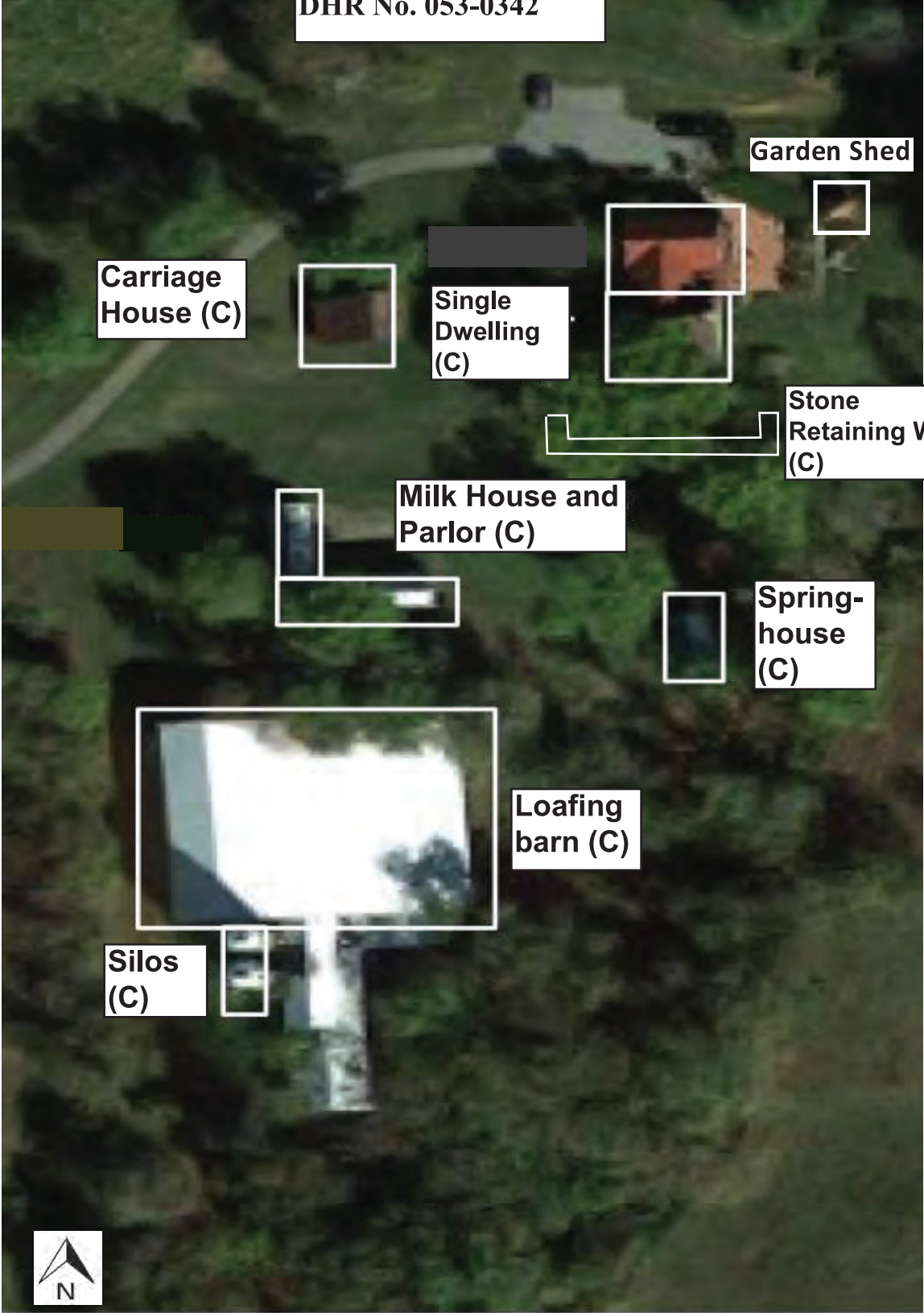
AERIAL VIEW
Brown-Koerner House
Loudoun County, VA
DHR No. 053-0342



**Historic
Boundary**



SKETCH MAP
Brown-Koerner House
Loudoun County, VA
DHR No. 053-0342



1 of 10:
Dwelling South Elevation,
camera facing north

2 of 10:
Carriage House at left,
Dwelling South Elevation
at center, and Spring House
at right, camera facing
north/northeast

3 of 10:
Dwelling East Elevation &
Rear Addition, camera
facing west

4 of 10:
Garden Shed at left and
Dwelling North Elevation
and Rear Addition at right,
camera facing southwest

5 of 10:
Dwelling West Elevation,
camera facing northeast

6 of 10:
Spring House North
Elevation, camera facing
south

7 of 10:
Milk House and Milk
Parlor at left, Carriage
House at right, camera
facing west

8 of 10
Close up of Dwelling South
Elevation, camera facing
north

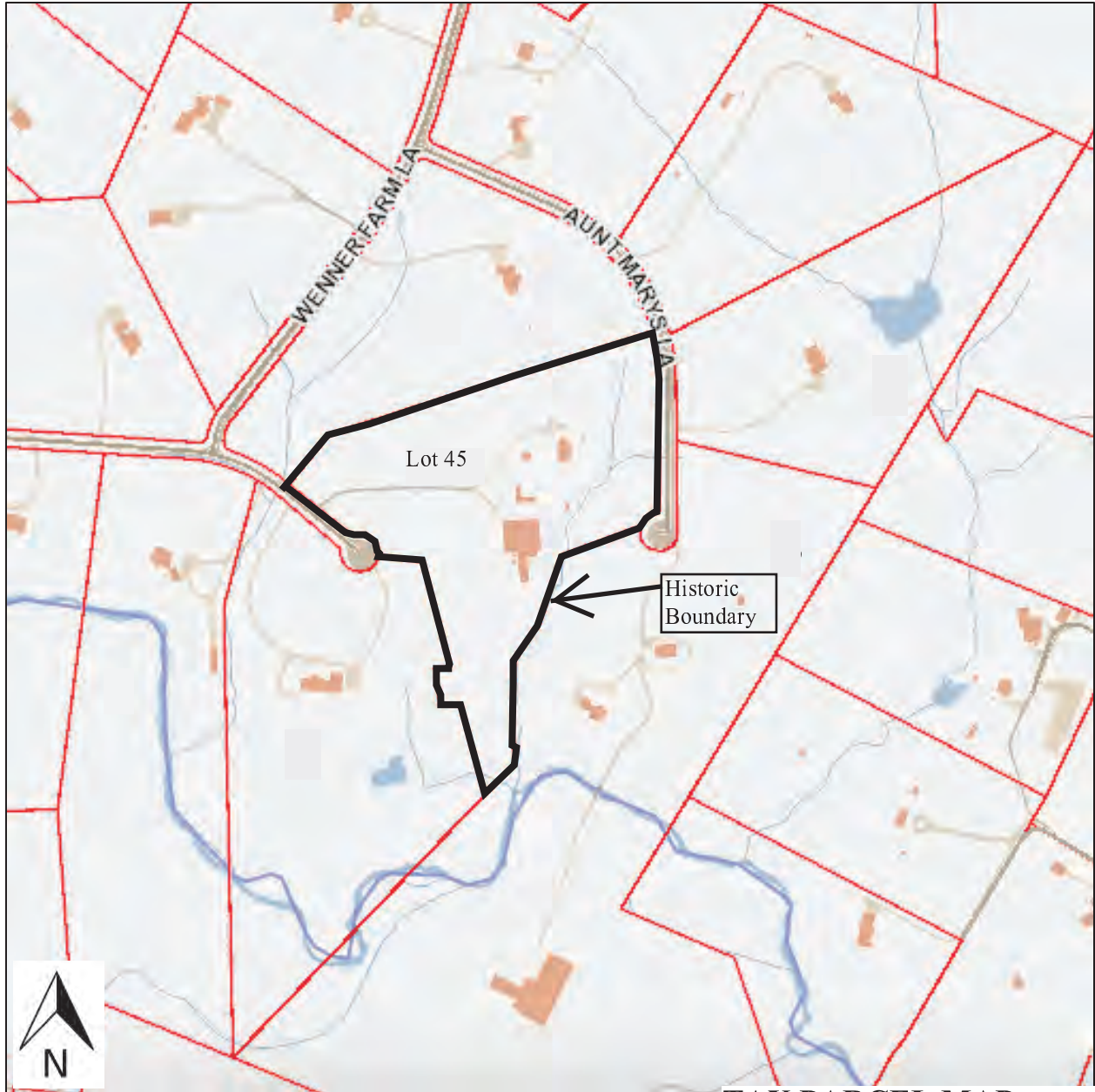
9 of 10
Dwelling East Elevation,
camera facing west

10 of 10
Dwelling West Elevation,
camera facing east



Photo Key
Brown-Koerner House
Loudoun County, VA
DHR No. 053 0342





TAX PARCEL MAP
Brown/Koerner House
Loudoun County, VA
DHR No. 053-0342

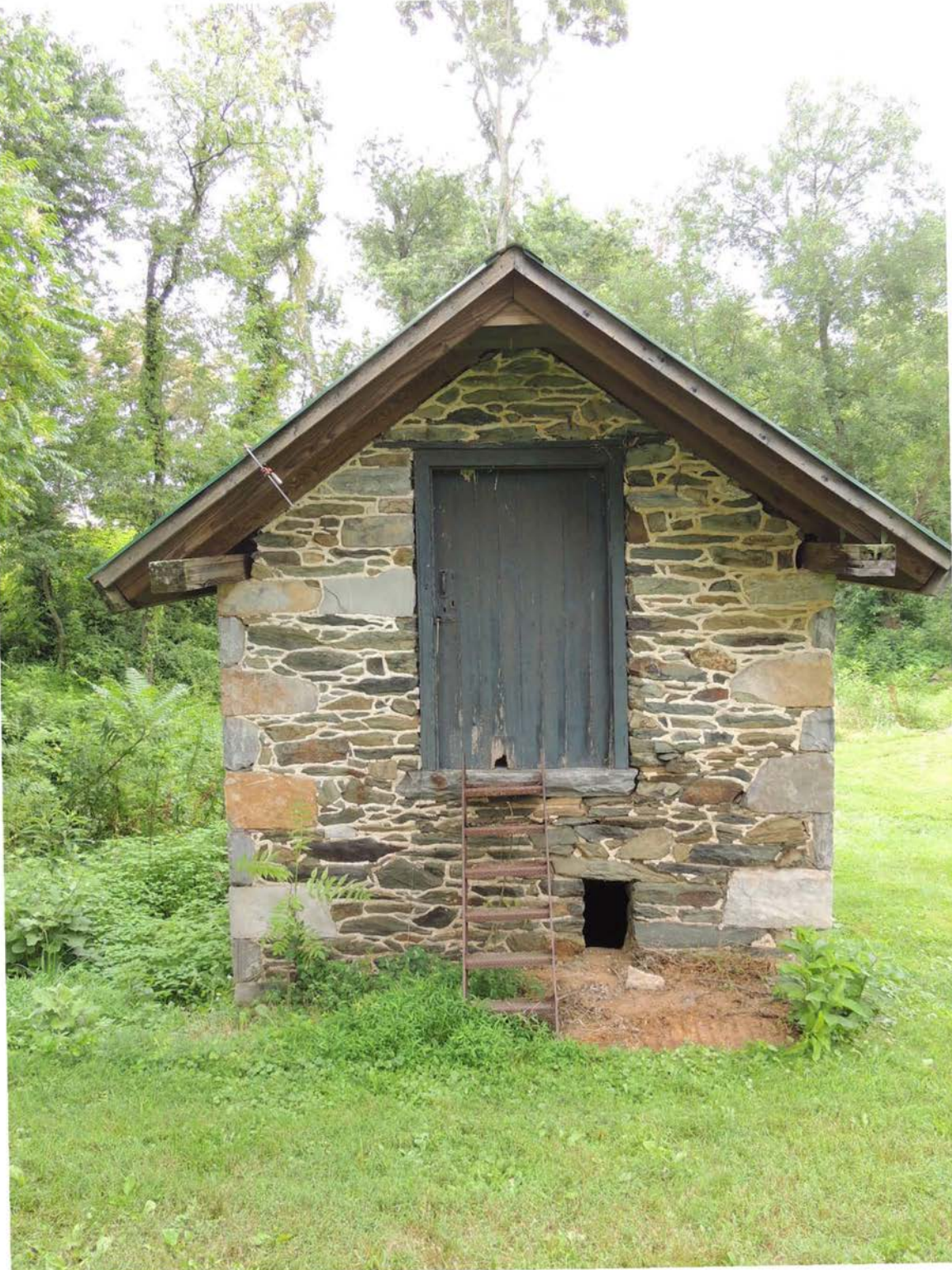








































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brown--Koerner House

MULTIPLE NAME:

STATE & COUNTY: VIRGINIA, Loudoun

DATE RECEIVED: 7/01/16 DATE OF PENDING LIST: 7/26/16
DATE OF 16TH DAY: 8/10/16 DATE OF 45TH DAY: 8/16/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000531

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-15-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Brown/Koerner House



Department of Planning & Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

E-mail dpz@loudoun.gov

LOUDOUN COUNTY HISTORIC DISTRICT REVIEW COMMITTEE

May 20, 2016

Mr. James Hare
Director, Survey & Registry Division
Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Dear Mr. Hare:

The Loudoun County Historic District Review Committee (HDRC) has reviewed the nomination for listing the Brown/Koerner House (VDHR #053-0342) in the National Register of Historic Places. The nearly 15 acre estate and the early 19th century residence are remarkably well preserved despite surrounding development. The c. 1815 farm house is a fine example of the vernacular Federal style and the supporting farm buildings, which were constructed at various times from the early 19th century and into the mid-20th century, help to tell the agrarian story of western Loudoun County through bucolic architecture.

The HDRC supports the listing of the Brown/Koerner House in the National Register of Historic Places. On behalf of the Loudoun County Historic District Review Committee, thank you for the opportunity to comment on this application.

Sincerely,

Karl Riedel, Chairman
Loudoun County Historic District Review Committee

cc: Loudoun County Board of Supervisors
Historic District Review Committee



RECEIVED 2280

JUL -1 2016

Nat. Register of Historic Places
National Park Service

COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

June 27, 2016

Mr. Paul Loether
Chief, National Register of Historic Places and National Historic Landmarks Programs
National Park Service 2280
National Register of Historic Places
1201 I ("Eye") Street, N.W.
Washington D.C. 20005

Re: Brown/Koerner House, Loudoun County, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Brown/Koerner House** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033