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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: Fair Oaks

Other names/site number: Kostina; VDHR File Number 053-6119

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: 23718 New Mountain Road/State Route 631

City or town: Aldie State: VA County: Loudoun

Not For Publication: N/A Vicinity: X

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria:

A ___ B C ___ D

		<u>12.20.13</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

Fair Oaks
Name of Property

Loudoun County, VA
County and State

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:)

Patricia Andrews
Signature of the Keeper

2/6/2014
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

Fair Oaks
Name of Property

Loudoun County, VA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>0</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>10</u>	<u>0</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

AGRICULTURE/SUBSISTENCE: Agricultural Outbuildings—Corncrib, Chicken House,

Meat house, Barn

FUNERARY: Cemetery

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure: Garage

AGRICULTURE/SUBSISTENCE: Agricultural Outbuildings—Corncrib, Chicken House,

Meat house, Barn

FUNERARY: Cemetery

Fair Oaks
Name of Property

Loudoun County, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

OTHER: Vernacular; I House

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE: Fieldstone; WOOD: Weatherboard;
METAL: Tin

Summary Paragraph

Fair Oaks, built in 1881, is a pristine example of a vernacular interpretation of the Italianate style. Located along the east side of New Mountain Road, State Route 631, the 91-acre farm sits among pastoral fields, which remain in agricultural production. The main house, situated among a grove of old growth oak trees, faces east, away from New Mountain Road, and towards the original 'old turnpike' which cut north-south through the property. The house's siting remains much as it did in the early 1880s when constructed by Alexander Moore, whose family ran the nearby Aldie Mill for six generations. The Fair Oaks main house with surrounding intact farmstead is an example of the substantial wealth produced by the mill and a fine example of machine-made building materials – framing materials, trim, and hardware – which were either produced locally at the mill or mail ordered. The two-and-a-half-story, frame I-house, with its elaborately detailed front porch and a rear ell, survive intact as well as its interior with original woodwork (including doors, mantels, casings, and baseboards), windows, and even the original wood shake roof. The surrounding four outbuildings, also built in the early 1880s, are completely intact and include a hay barn, stable/corncrib, chicken house, and a spring/meat house; a ca. 1960 garage is on the property as well. All of the outbuildings are of frame construction and all contribute to the property. The farmstead and its setting retain a high degree of historic integrity. One pre-historic/historic archeological site has been identified for Phase 2 testing and is a contributing site. The Moore family cemetery also is a contributing site, while two historic roadbeds are contributing structures.

Site Description

The Fair Oaks manor house is a vernacular interpretation of the Italianate style, complete with original woodwork, trim, and hardware. As well, the full complement of agricultural dependencies remains. The house faces east, towards the 'old turnpike,' which was cited in

Fair Oaks

Name of Property

Loudoun County, VA

County and State

original deeds and likely abandoned prior to the Civil War. Today, the house is accessed from the rear of the property, along New Mountain Road, a Civil War era road. The manor house stands in its traditional setting, surrounded by a large grove of mature oaks, likely dating to the construction of the house.

Dwelling

The two-and-a-half-story, frame I-house is composed of a side-gabled main block with a two-story rear gabled wing and a telescoping one-and-one-half story rear wing. The house sits on a raised fieldstone foundation, with a cut, flat plan surface, typical of Aldie stonework. The walls are clad with weatherboard siding. Each portion of the gabled roofs is covered with standing seam metal. A short brick internal chimney stack pierces the main block's roof, the rear two-story wing's roof, and the one-and-one-half story wing's roof. The symmetrical, east-facing three-bay façade features a centered, flat-roofed porch with a fanciful design that includes a scroll-sawn balustrade, decorative milled brackets, and square columns. A short flight of wood steps accesses the porch. To either side of the porch are windows with two-over-two wood sash flanked by operable wood shutters. The second story has three regularly spaced windows, each retaining two-over-two wood sash. Sheltered by the porch, the front door is single leaf with four raised panels, the top two of which are semi-circular arched in the Italianate style, and retains its original hardware. The door surround is triple-light sidelights and a triple-light transom above; some glazing is original with delicate, floral etching. The remainder of the house is simply adorned; windows are vertically proportioned with decorative trim, eaves are boxed, a simple cornice extends beneath the roof, and corner boards and rake boards have only flat detailing.

Each gabled end wall on the main block features a centered window on each story, all with two-over-two wood sash and flanking wood shutters. The rear two-story wing has a window on each story of the north elevation, while the one-and-one-half story wing has a single centered window with two-over-two sash on the first floor. A two-story, frame, shed-roofed enclosure occupies the juncture of the ell on the rear wing's south wall and main block's west wall. The enclosure has a window centered on each story of its south wall; the first-story window is a two-over-two wood sash and the second story window has a six-over-six wood sash. On the west wall, an entry with a paneled door opens to an inset porch. The one-and-one-half story rear wing has three regularly spaced windows along the first story of its west wall; these have two-over-two wood sash and shutters similar to those on the main block. The upper story has two closely spaced windows with six-over-six sash and wood shutters.

Early-20th-century 'modern' amenities, such as indoor plumbing on the second floor and a central boiler on the first floor, were added to the rear of the house after 1922, when the house was sold to the Gibson family. The original period fixtures, including lavatory and tub in the second-floor bathroom and cast iron boiler in the basement, remain intact adding to the distinctive character of the manor house.

Interior

Fair Oaks is an I-house with a rear ell; the main block has a center stair hall with flanking north and south parlors, with a dining room/kitchen in the rear ell with servants' quarters above.

Fair Oaks

Name of Property

Loudoun County, VA

County and State

Bedrooms and a small bathroom occupy the main block's second story. The flooring is narrow-gauge pine, tongue and groove throughout. High ceilings and simply detailed architectural woodwork mark the interior. Baseboards, doors, casings, and mantels are original to the house; all are representative examples of early machine-cut and turned decorative woodwork. Original hardware remains; box locks with white ceramic knobs and butterfly cast iron hinges with stamped scrollwork are still intact. The straight run staircase retains its historic turned newels and balustrade, wood treads, and wall and open strings.

The one-and-a-half-story kitchen area with servants' living quarters above comprises the rear of the house. The kitchen is comprised of two rooms – an original room with a second room created from partially enclosing a side porch. There is a bead board, enclosed winder stair to the half-story modest servants' bedroom above. Interior wall finishes are machine-cut lathe and horse hair plaster. Floors are narrow-gauge pine. Original windows on the second floor are double-hung, six-over-six wood sashes with original wavy glazing. A single, interior wood stove brick flue rises from the east (rear) elevation. Interior doors are raised, four-panel doors, along with simpler bead-board batten doors.

In the basement, exposed floor joists are visible. The joists have been cut by a sawmill, likely directly from the Aldie mill. In the attic, original cut rafters and original shake roofing remain intact, covered by a later standing-seam tin roof.

Secondary Resources

Hay Barn, ca. 1881, Contributing Building

Located up a slight rise directly to the west of the main house, the hay barn is characterized by late-19th century building materials and methods: mortised, machine-cut timber framing with machine-cut, board- and-batten siding, all largely original. Two pairs of large loading doors distinguish the two long sides of the barn. One gable end is fenestrated at the second story for loading loose hay on the sliding track, which remains. The wood shake roof is original and has since been covered in standing-seam tin. The barn sits on a cut fieldstone foundation.

Stable/ Corncrib, ca.1881, Contributing Building

Located perpendicular to and immediately adjacent to the west of the hay barn, the stable is also characterized by traditional late-19th century building methods: mortised timber framing, board-and-batten siding, and a shake roof. There is an attached corncrib to the east. The stable sits on a cut fieldstone foundation, which displays the same masonry techniques as the manor house and hay barn, indicative that the grouping of buildings were constructed at the same time. The wood shake roof, like that of the hay barn, is original and has since been covered in standing-seam tin.

Chicken House, ca. 1881, Contributing Building

The chicken house sits immediately south of the hay barn and has board-and-batten siding which sits on a stone and poured concrete foundation. The chicken house shows vernacular construction methods, and uses framing material from previous buildings. The roof is standing-seam tin. The

Fair Oaks

Loudoun County, VA

Name of Property

County and State

chicken house is a windowless building with small doors and attached wire mesh runs for the fowl.

Meat House/Springhouse, ca. 1881, Contributing Building

Located immediately south of the main house and east of the chicken house, the meat house/springhouse is a one-and-a-half-story, single-pile frame building with steep steps up to the level of the meat house. The dependency sits on a high, cut fieldstone foundation, built into a slope and creating a ground-level space for the spring house. The first-floor joists are frayed, destroyed over time by continued salting. Either the ground floor was also used for curing meat or salt may have leached through the floor, drawn by the wet environment. The original wood-shake roof remains, covered by corrugated roofing. The meat house is windowless, with a small east-facing door that is secured with a contemporary metal hasp.

Garage, ca. 1960, Contributing Building

Located immediately north of the main house, the two-bay, single-story wood-sided garage with a metal roof dates to the mid-20th century and sits on a concrete slab. It is the only building solely attributed to the Gibson Family.

Contributing Sites:

Moore Family Cemetery, 1844, Contributing Site

The Moore family cemetery remains intact on the property along the west side of a sunken road bed, which forms the east edge of the property. The cemetery is located to the east of the main house, separated by agricultural fields and a stream. There is a metal fence marking the perimeter of the cemetery. The number of burials in the cemetery is unknown but there are thirteen legible headstones with the surnames Moore, Douglass, and Beard, all known members of the Moore family. The headstones date from the 1844, but the cemetery also contains unmarked stones and fieldstones, which may pre-date 1844. Exemplifying the variety of ages interred in the cemetery was one, Rosanna Moore (born 2 January 1840, died 26 January 1844); and one Anne M. Beard (born 1810, died 1900). Also of note were the graves of Captain John Moore (1807-1878) and his wife, Matilda L. Moore (1804-1877).

Archeological Site, Pre-Historic and 19th Century, Contributing Site

Designated as 'Site 3,' this pre-historic/historic period site is located along the west side of the road bed that forms the east property boundary. 'Site 3' is located north of the cemetery and contains pre-historic cultural deposits suggesting the site of a lithic workshop and also contains historic remains suggesting a 19th century dwelling. 'Site 3' was recommended for Phase II testing. Phase I Intensive Archeological testing was carried out in March 2006.

Contributing Structures:

Road Traces, 18th and 19th Centuries, Contributing Structures (2)

A sunken road bed forms the east property boundary, running in a northwest/southeast direction. The roadbed is referred to in deeds as "the old turnpike road" and is known today as the Old Braddock Road. The sunken form of the road bed remains quite visible and although abandoned,

Fair Oaks

Name of Property

Loudoun County, VA

County and State

serves as a hiking path. A second roadbed forms the southern property boundary but is not as defined as the eastern boundary road bed. It appears that both roads lead to the Old Carolina Road, the main north/south thoroughfare. Reference to the "old turnpike road" appears in many historic deeds describing the Moore property.

Fair Oaks
Name of Property

Loudoun County, VA
County and State

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

Fair Oaks
Name of Property

Loudoun County, VA
County and State

Areas of Significance
(Enter categories from instructions.)

AGRICULTURE
ARCHITECTURE

Period of Significance
ca. 1844 - ca. 1960

Significant Dates

ca. 1844

1881

1922

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Fair Oaks
Name of Property

Loudoun County, VA
County and State

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.)

Fair Oaks is located along New Mountain Road on the east side of the Bull Run Mountains and southeast of the village of Aldie in Loudoun County, Virginia. Fair Oaks is locally significant under Criterion A in the area of Agriculture for its representation of late 19th century farming practices, at a time when Loudoun's economy was still largely agricultural-based. The property is locally significant under Criterion C in the area of Architecture for its farmhouse and intact complex of agricultural dependencies; most were constructed within a single time period and virtually unchanged since, thus representing an excellent vernacular interpretation of Late Victorian architecture and its construction methods. The intact farmstead, associated with the nearby Aldie Mill, was constructed ca. 1881, and is a pristine example of the substantial wealth created by the mill, a local industrial center in a rural environment, in a time when the South's economy was struggling to recover from the Civil War. The period of significance spans from circa 1844, at the establishment of the Moore family cemetery when Captain John Moore owned the property, until ca. 1960 with the construction of the frame garage when the Gibson family owned and operated the farm. The extended Moore family had owned the Aldie Mill for decades and built the main house and farming dependencies at Fair Oaks. Fair Oaks has excellent integrity of setting and preservation of vernacular construction. The fact that the farm remains in agricultural production and that the land is in perpetual easement further accentuates the farm's historic feeling and association.

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

Justification of Criteria

Fair Oaks is an exceptional example of a late-19th-century vernacular farmhouse with Italianate elements. The two-and-a-half-story, frame I-house, with its elaborately detailed front porch and rear ell, survive intact as well as its interior with original woodwork (doors, mantels, casing, baseboards), windows, and even the original wood shake roof. The farm's significant collection of agricultural dependencies also remains intact, demonstrative of agricultural practices of the late nineteenth century. Contributing secondary resources include a hay barn, stable/corncrib, chicken house, and springhouse/meat house, as well as a ca. 1960 garage, all contributing buildings; an archeological site recommended for Phase II testing dating from prehistoric and historic times and a cemetery dating to 1844, both contributing sites; and two road beds from the 18th and 19th centuries, contributing structures.

Historic Context

Charles Fenton Mercer inherited approximately 300 acres of Bull Run land from his father in the late 1700s. After coming to Loudoun County in 1804, Mercer sold his original inheritance and a year later bought 768 acres from his father's estate.¹ By this time the Joseph Moore family was

Fair Oaks

Loudoun County, VA

Name of Property

County and State

established on the east side of Bull Run Mountain. In 1801 he was named overseer of a portion of the east/west road that came to be called Braddock Road.²

Two main roads provided a vital transportation link at the time. The Carolina Road ran north-south along the eastern edge of the Bull Run Mountain range into Prince William County. "The primary east-west road in southern Loudoun County followed the line of the present Braddock Road from the Fairfax County line westward to the gap in the Bull Run Mountains formed by the Little River. From this point the road continued westward through the town of Middleburg...to Ashby's Gap in the Blue Run Mountains."³ Other roads used by the local citizenry ran over the Bull Run Mountain, connecting their lands and providing access to the Carolina Road and Braddock Road. Known today as Old Braddock Road, the abandoned road bed runs along the eastern edge of Fair Oaks Farm.

At the time Mercer came to Loudoun, the "Little River Turnpike was being built from his land at the gap in Bull Run Mountain to the commercial port of Alexandria along the Potomac River. The property was also connected to the west by two existing roads that would become the Ashby's Gap Turnpike and the Snickersville Turnpike." The transportation network and "abundant supply of water from the Little River encouraged Mercer to partner with William Cooke to construct and operate a water-powered grist mill on this [Mercer's] property in 1807." Construction of the mill was finished in 1809. Mercer called it Aldie Mill, supposedly named for Aldie Castle in Scotland, which is believed to be the family's ancestral home. During this period, his home, Aldie Manor, was built across the turnpike from the mill.⁴ Both the house and mill remain today.

In 1809 Mercer petitioned the Virginia Assembly to establish a town on his property at the western end of the Little River Turnpike. The Town of Aldie was incorporated in 1810 with Mercer as one of the trustees. The town was to have lots laid out and streets created. That same year Mercer ran for and was elected to the Virginia House of Delegates. During the War of 1812 he was a major in a Virginia militia and served in Norfolk in 1814. The next year he sold the available lots in Aldie to one of the town trustees, William Noland. In 1817 Mercer was "elected to the U.S. House of Representatives for Loudoun, Fairfax and Prince William Counties."

The Moore family's connection to the Aldie Mill started during Mercer's ownership when John Moore leased the mill.⁵ In 1835 Moore purchased the mill and the miller's house from Mercer.⁶ Four years later John Moore purchased a 57-acre parcel, with no buildings on it, from Ruth Lacey.⁷ One of its boundaries was, and still is, the old Braddock Road.

After a long and distinguished career, Mercer retired from politics in 1839 and moved to Tallahassee, Florida, where he worked at a bank. He began to sell the rest of his lands in Aldie. In 1842 Augustus Zerega (alternately spelled Zerga, Zaraga, and diZerega) acquired the remainder of Mercer's lands in Aldie. The purchase included Aldie Manor, tracts along the Little River Turnpike in the village, and undeveloped land on Bull Run Mountain.⁸ Born to parents of Italian descent who resided in the West Indies, Zerega was a *Master Mariner* whose main place of residence was in Westchester, New York.⁹ It is not known how Zerega learned of the Aldie lands or why he bought them but family lore says he met Mercer in Florida. Being in the

Fair Oaks

Name of Property

Loudoun County, VA

County and State

shipping business, Zerega could have been at a Florida port and been introduced to Mercer. As for why he bought the property, it could simply have been an investment, as he purchased land in Prince William County also. Timber from the wooded land would have been used locally for residential and commercial fuel. A 20th-century chancery case provides another clue. Descendants were involved in a lawsuit to determine the value of the lands and apportionment to family members. Depositions throughout the case refer to mineral rights on the property and the possibility of iron ore. Although no witnesses attest to seeing iron ore, they mention hearsay about it being on the lands. Perhaps the reason for Augustus's initial purchase was speculation of minerals on the property.¹⁰ Whatever the intention, census records and Augustus's obituary indicate he never lived on his Aldie land. After the Civil War, his son, Alfred, came to Loudoun and settled at Aldie Manor.¹¹

John Moore expanded his Bull Run Mountain lands in 1851 with the purchase of 95 acres adjacent to the 57-acre acquisition made in 1839. Land tax records show no buildings on either parcel. He also bought the brick tavern lot in Aldie.¹²

Prior to the Civil War, Loudoun was one of Virginia's top producing agricultural counties and the Aldie Mill was one of the top producing mills.¹³ John Moore's primary occupation was miller, ranking fifth in the county in 1850 production.¹⁴ The Agricultural Census for that year reflects his small scale farming operation with 55 acres of improved land, valued at \$3,500. He owned one horse, four milk cows, and fifty-five swine. This livestock was valued at \$365. The farm produced 50 bushels of wheat, 50 bushels of oats, 25 bushels of Irish potatoes, 300 pounds of butter, and 20 tons of hay.¹⁵ Although an anti-secessionist, Moore owned 11 enslaved African Americans prior to the start of the Civil War, demonstrating the paradox of this time. Six of Moore's slaves were of working age and two males might have helped at the mill.¹⁶

The Moores are an example of a family with differing opinions about seceding from the Union. On May 23, 1861, when Virginians voted on a secession referendum, John Moore voted to remain in the Union.¹⁷ His 23 year-old son, Robert L. Moore, voted to secede. Why the father sided with Unionists is not known. As a business owner, perhaps he anticipated the toll war would have on his mill and the economy. Perhaps he worried about his sons becoming soldiers. His son, Alexander B. Moore, who would later construct the buildings on Fair Oaks Farm, served on the Confederate side in the local 8th Virginia regiment. He achieved the rank of adjutant.¹⁸

During the War, John Moore's Unionist sentiment might have spared his mill during the Burning Raid in November of 1864. Part of Major General Wesley Merritt's order was to burn all barns, mills and their contents with the Bull Run Mountains as the eastern boundary and the Shenandoah River as its western. The Aldie Mill is located within those boundaries. The order also stipulated that no dwellings were to be burned. Perhaps John Moore's house, known as the Miller's House, was too close to the mill. Fortunately for the Town of Aldie, the mill survived. Captain Moore reportedly allowed Federal troops to hide in the mill's grain bins. His son, Alexander, allegedly allowed Mosby's Rangers into the mill to capture the flour-covered Union soldiers.¹⁹

Fair Oaks

Loudoun County, VA

Name of Property

County and State

A few years after the Civil War, Alfred L.B. Zerega came to Loudoun County and settled on his father's lands. He and his family lived at Aldie Manor.²⁰ During the Reconstruction Era, the mill was operated by Captain Moore and his eldest son, Alexander B. Moore, with Captain Moore's grandson, J. E. Douglass, acting as apprentice. Douglass took over in 1881 after his grandfather's death.²¹

An 1874 legal case shows the importance of the road network on the mountain. Alfred Zerega, John Moore, and other citizens petitioned the county court for a road starting on the Little River Turnpike and running over the mountain through the lands of Zerega, John Moore, and others to intersect an existing roadbed that lead to the Carolina Road. The petitioners stated that the "...road is a prime necessity to us in bad weather when Little River and the Deep Hollow Road are full [of] ice, it is the only road that we can get to Aldie on. At present we have to go through the fields of Augustus Zerega to get to Aldie in bad weather." The court approved the new roadbed and it came to be known as New Mountain Road.²² This road borders Fair Oaks on the west.

John Moore, the man whose mill was the centerpiece of Aldie, died in 1879. He left vast land holdings in five different states. His heirs were involved in a chancery case to establish value and divide the lands. One of the parcels was referred to as the Graveyard Tract and came to be owned by John's son, Alexander B.²³ The family cemetery is located on the easternmost edge, near an old roadbed referred to in deeds as "the old turnpike road." There are 14 documented gravesites. Of the surviving, decipherable stones, the earliest burial date is January 26, 1844, for 4 year-old Rosanna Moore, probably the daughter of John Moore. The cemetery contains field stones, possibly indicating burials of the enslaved, and stones with worn, unreadable markings, possibly indicating burials older than 1844.

It was under Alexander B. Moore's ownership that the extant house and its supporting outbuildings were constructed on the property. The 1882 Loudoun County Land Tax records show buildings valued at \$800. The buildings represent construction at a time when Loudoun County was still recovering from the Civil War and few structures were being built. The house, barn, and other outbuildings are an intact, little-altered farm complex from that period.

In 1922, the heirs of Alexander B. Moore sold the property to the Carter Gibson family.²⁴ Mr. Gibson's son, Dr. James "Jimmy" Gibson was the Middleburg physician who in July 1955 was first to the scene to treat the then-Senator Lyndon Johnson when he suffered a near fatal heart attack while visiting the Brown brothers at Huntland Farm. The Senator was transported to Washington hospitals after being successfully stabilized by Dr. Gibson.

The Gibson family sold the farm in 2005 to the Frank Foundation Child Assistance Program, a Washington, D.C., based child adoption agency coordinating adoptions between Russia and the United States. Following the construction of Dulles Airport, Loudoun's population was exploding and migrating westward and, by early 2000, there was enormous development pressure on the 'Gilbert's Crossroads' area, once a sleepy rural intersection between Route 15 and Route 50. A fight between preservation-minded organizations such as the Piedmont Environmental Council (PEC) and developers ensued. By 2006, the 91 acres associated with Fair

Fair Oaks

Name of Property

Loudoun County, VA

County and State

Oaks were slated for development and the farmstead was scheduled to be demolished. With the 2008 collapse of the real estate market, the land development project was put on hold and in 2010, the Peter Basser and Georgia Ravitz Trust purchased the 91 acres. The farm has been placed into perpetual conservation easement. The farm buildings have been stabilized, with recent exterior envelope restorations.

Agriculture

Alexander B. Moore followed in his father's footsteps and was a miller at the family mill.²⁵ He also partnered with his nephew, John E. Douglass, in farming. Fair Oaks achieved much of its current appearance during the 1880s when the farm clearly was prospering. In the 1880 Agricultural Census they are listed as renters of property that included tilled, unimproved and forested land. Their livestock was valued at \$2,200. They had 4 horses, 3 milk cows, a small number of cattle, 24 pigs, and 148 chickens. In addition to crops of Indian corn (250 bushels) and Irish potatoes (30 bushels), they had an orchard with 100 apple trees and 30 peach trees. The forested land produced 150 cords of wood valued at \$300.²⁶ Alexander Moore not only profited from farming but also from the confluence of close proximity to the mill, where harvested wood and Indian corn could be milled, and close proximity to commercial thoroughfares and easy access to market areas.

The survival of an intact agricultural complex from this period is rare in Loudoun County today. The building designs and their spatial relationships were directly influenced by then-current practices for caring for livestock, food storage and preservation for both human and animal consumption, and maintenance of a domestic sphere intimately associated with but carefully distinguished from the working farm's activities. Fair Oaks continued to be farmed through the twentieth century, but the only building added to the complex was a frame garage in ca. 1960. The garage's design, with plain vertical board siding, metal-covered front-gabled roof, and paired swinging wood doors, complements that of the late-nineteenth-century outbuildings. Coupled with the historic record, these resources are illustrative of the agricultural methods in use during the late nineteenth century.

Architecture

It was under Alexander Moore's ownership that a house and its supporting outbuildings were constructed on the property. The 1882 Land Tax records show buildings valued at \$800. The buildings represent construction at a time when Loudoun's economy was emerging from the post-Civil War economy during a time when few structures were built. The house, barn and other outbuildings are an intact, little altered farm complex from that period.

During the Victorian Period, architectural design and construction methodology were transitioning from the craft techniques of hand hewn timbers, hand forged iron work, and hand planed trim to mass produced manufactured pieces. This transition is clearly shown at Fair Oaks. Not only were the framing timbers, with their circular saw marks, likely mass-produced at the Aldie Mill, but the woodwork, such as the interior staircase's turned balustrade and the porch's fanciful embellishments, was likely also machine made. As well, the hardware, such as door

Fair Oaks

Name of Property

Loudoun County, VA

County and State

hinges with their decorative stamped motif, could be procured from manufacturers. Widely circulated magazines, such as "The American Architect and Building News," would have advertised such items for purchase via mail order. Just as important, Fair Oaks demonstrates earlier construction methods still in use, such as the use of timber framing secured with wooden pegs that is visible in the hay barn and stable/corncrib.

Archeological Potential

Fair Oaks was the site of Phase 1 archeological study in 2006, a study carried out in advance of the planned demolition of the farmyard and planned development of the 91-acre farm. Five sites were studied including the Moore family cemetery, along with two 18th and 19th century roadbeds. "Site 3," a demolished house site, situated along the western edge of the old turnpike roadbed, was recommended for Phase 2 archeological study and has been included as a 'contributing site' for this National Register nomination. Both 19th century and pre-historic artifacts were discovered, including bricks, cut nails, and window glass, indicating it was a house site and other supporting data, including kitchen items such as container glass, white ware, red ware, earthenware and stoneware. Two pieces of strap metal were also documented.²⁷

Fair Oaks
Name of Property

Loudoun County, VA
County and State

9. Major Bibliographical References

Bibliography

Secondary Sources

Chamberlin, Taylor M. *Where Did They Stand?* Waterford Foundation, Inc., 2003.

Deck, Patrick A. and Henry Heaton, *An Economic and Social Survey of Loudoun County*.
Charlottesville, VA: University of Virginia, 1926.

Poland, Charles, Jr., *From Frontier to Suburbia; Loudoun County Virginia One of America's
Fastest Growing Counties*. Westminster, MD: Heritage Books, 2005.

Scheel, Eugene, *Loudoun Discovered, Volume 1. Eastern Loudoun Goin' Down the Country*.
Leesburg, VA: Friends of the Thomas Balch Library, 2002.

Scheel, Eugene, *Loudoun Discovered, Volume 3. Communities, Corners and Crossroads*.
Leesburg, VA: Friends of the Thomas Balch Library, 2002.

Northern Virginia Genealogy.

The Bulletin of the Loudoun County Historical Society.

The Mirror, "Genealogical Abstracts," 1900-1919.

Duncan, Patricia B. *Genealogical Abstracts from The Democratic Mirror and The Mirror*,
1857-1879. Westminster: Md. Heritage Books, 2008.

Werner L. Janney and Asa Moore, editors, *John Jay Janney's Virginia: An American Farm
Lad's Life in the Early 19th Century* (McLean, Va.: EPM Publications Inc., 1978), 72-75. As
viewed: <http://www.loudounhistory.org/history/agriculture-mills-and-wheat.htm>

Public Documents

Chancery Case Library of Virginia, Virginia Memory Collection, Online Chancery Records,
<http://www.lva.virginia.gov/chancery/>; Moore vs. Moore.

Loudoun County Cemetery Database. Leesburg: Thomas Balch Library.

Loudoun County Deed Books: 2F (1804), 4D (1835), 4N (1839), 4R (1842), 5I (1851), 9H
(1919)

Fair Oaks

Loudoun County, VA

Name of Property

County and State

Loudoun County Land Tax Records and Personal Property Records: 1850-1910

Loudoun County Will Book 3I (1889)

Loudoun County Road Case, RP1875-017, RP1875-017

U. S. Agricultural Census, 1850, 1860, 1880; viewed on microfilm in Balch Library, Leesburg, Virginia.

U.S. Slave Schedule, Loudoun County, viewed on Ancestry.com

U. S. Population Census, Loudoun County, Virginia 1820, 1840, 1850, 1860, 1870, 1880, 1890, 1919, 1920; viewed on microfilm in Balch Library, Leesburg, Virginia.

Virginia Department of Historic Resources, Reconnaissance Level Surveys, "Kostina" 053-6119, Richmond, Virginia.

Unpublished Manuscripts, Transcriptions and Private files

KCI Technologies. "Phase 1 Intensive-Level Archeological Survey of the 91 Acre [New] Mountain Road (a.k.a. Kostina Property (PIN 3624775804) in Loudoun County, Virginia." Prepared for Frank Foundation Child Assistance International. November 2006

Industrial Census, 1850, unpublished transcription by Wynne Saffer.

Private files of Carter Gibson, including Xerox deed of sale of Moore to Gibson, 1922; Etna Insurance, "Fair Oaks Farm Valuation Estimate," 1955; and family photographs.

Interviews

Carter Gibson, Spring 2013.

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 # _____

Fair Oaks
Name of Property

Loudoun County, VA
County and State

_____ 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, Virginia;
Loudoun County Court House, Leesburg VA; Balch Library, Leesburg, VA

Historic Resources Survey Number (if assigned): VDHR File Number 053-6119

10. Geographical Data

Acreeage of Property approximately 91 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

- | | |
|------------------------|------------------------|
| 1. Latitude: 38.580089 | Longitude: -77.375320 |
| 2. Latitude: 38.573343 | Longitude: -77.373518 |
| 3. Latitude: 38.574308 | Longitude: - 77.381181 |
| 4. Latitude: 38.575199 | Longitude: -77.381128 |

Verbal Boundary Description

The boundaries for the approximately 91-acre parcel of Fair Oaks, Loudoun County, Virginia, bounded on the west side by New Mountain Road and on the east side by the Old Carolina Road bed, align with those conveyed to the Gibson Family by Alexander B. Moore, September 18, 1919, recorded in the clerk's office Loudoun County Deed Book 9H/318 and as shown on the accompanying tax parcel map for parcel identification number 362-47-5804 and tax map 89/31.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass the current 91-acre property, the manor house, associated outbuildings and other contributing resources historically associated with the property, and the property's historic setting.

Fair Oaks
Name of Property

Loudoun County, VA
County and State

11. Form Prepared By

name/title: Lori Kimball and Jane Covington
organization: Jane Covington Restoration
street & number: PO Box 741
city or town: Middleburg state: VA zip code: 20118
e-mail: janecovington@cstone.net
telephone: _____
date: August 28, 2013

Photographs

All photographs common to:

Name of Property: Fair Oaks
City or Vicinity: Aldie
County: Loudoun County **State:** VA
Photographer: Jane Covington unless stated
Date Photographed: March 2013 unless stated
Digitals stored: Virginia Department of Historic Resources, Richmond, Virginia.

Photo 1 of 21: VA_LoudounCounty_FairOaks_0001
View: Facing southwest from original road bed which crossed the property

Photo 2 of 21: VA_LoudounCounty_FairOaks_0002
View: Facing northeast from current entrance from New Mountain Road

Photo 3 of 21: VA_LoudounCounty_FairOaks_0003
View: Main House, front façade, east elevation.

Photo 4 of 21: VA_LoudounCounty_FairOaks_0004
View: Main house, south elevation.

Photo 5 of 21: VA_LoudounCounty_FairOaks_0005
View: Main house, north elevation.

Photo 6 of 21: VA_LoudounCounty_FairOaks_0006
View: Main house, west elevation (rear)

Photo 7 of 21: VA_LoudounCounty_FairOaks_0007
View: Main house, southwest oblique

Photo 8 of 21: VA_LoudounCounty_FairOaks_0008.

Fair Oaks
Name of Property

Loudoun County, VA
County and State

View: Main house interior, south parlor complete with original woodwork

Photo 9 of 21: VA_LoudounCounty_FairOaks_0009.

View: Main house, interior north parlor complete with original woodwork

Photo 10 of 21: VA_LoudounCounty_FairOaks_0010.

View: Main house interior, door casing, north parlor

Photo 11 of 21: VA_LoudounCounty_FairOaks_0011.

View: Main house interior, original stair hall, facing 1922 bathroom

Photo 12 of 21: VA_LoudounCounty_FairOaks_0012.

View: Main house interior, north bedroom

Photo 13 of 21: VA_LoudounCounty_FairOaks_0013.

View: Main house interior, second-floor servants' quarters

Photo 14 of 21: VA_LoudounCounty_FairOaks_0014.

View: Main house interior, attic, complete with original wood-shake roof.

Photo 15 of 21: VA_LoudounCounty_FairOaks_0001.

View: Stable, front (north) elevation

Photo 16 of 21: VA_LoudounCounty_FairOaks_0016.

View: Hay barn, front (west) elevation

Photo 17 of 21: VA_LoudounCounty_FairOaks_0017.

View: Springhouse with meat house above, east (front) elevation

Photograph 18 of 21: VA_LoudounCounty_FairOaks_0018

View: Chicken coop, west elevation

Photograph 19 of 21: VA_LoudounCounty_FairOaks_0019

View: Garage, front (south) elevation

Photograph 20 of 21: VA_LoudounCounty_FairOaks_0020

View: Moore family cemetery, facing north

Photograph 21 of 21: VA_LoudounCounty_FairOaks_0021

Historic View: Gibson children on front lawn, facing southwest.

Photographer and date unknown

Fair Oaks

Loudoun County, VA

Name of Property

County and State

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 Loudoun County Deed Book, 2F/244

² Northern Virginia Genealogy, pp. 166-169.

³ *ibid.*

⁴ *The Bulletin of the Loudoun County Historical Society*, pp. 48-49.

⁵ *Ibid.*, p. 50.

⁶ Loudoun County Deed Book, 4D/404.

⁷ Loudoun County Deed Book, 4N/177.

⁸ Loudoun County Deed Book, 4R/353.

⁹ U.S. Census, 1840, 1860, 1880.

¹⁰ Loudoun County Chancery Case, M5163, deposition of F.A. Ish and Loudoun County Will Book, 3I/173

¹¹ U.S. Census records, 1870, 1880, 1890.

¹² Loudoun County Deed Book, 5I/440.

¹³ [file://localhost/History of Loudoun County, Virginia](file://localhost/History%20of%20Loudoun%20County,%20Virginia). <http://www.loudounhistory.org/history/agriculture-mills-and-wheat.htm>

¹⁴ Industrial Census, 1850, unpublished transcription by Wynne Saffer. John Moore's Aldie Mill produced 19,000 bushels of wheat and corn. By comparison, the top production was at John Smart's mill north of Leesburg with 127,000 bushels of wheat.

¹⁵ 1880 Agricultural Census, Loudoun County, Virginia, page 802. Microfilm reels, Thomas Balch Library, Leesburg, Virginia.

¹⁶ U.S. Slave Schedule, Loudoun County, Southern District, 1860, Accessed on [Ancestry.com](http://www.ancestry.com)

¹⁷ Taylor M. Chamberlin, *Where Did They Stand?* (Waterford: Waterford Foundation, Inc. 2003.), p. 16, 17.

¹⁸ Genealogical Abstracts from *The Mirror* 1900-1919, p. 149.

¹⁹ Eugene Scheel, *Loudoun Discovered: Communities, Corners and Crossroads, volume 3*. Leesburg: Friends of the Thomas Balch Library, 2002, pp. 14-15.

²⁰ U. S. Census Records, 1870, 1880, 1890.

²¹ US census, 1860, 1880, 1890. Records show Alex B. Moore and J.E. Douglass were millers and farmers, living together as two bachelors in the village of Aldie. By 1890, Alex B. Moore had married, moved to a farm and retired from milling. J.E. Douglass remained in Aldie.

²² Loudoun County Road Case, RP1875-017.

²³ Moore vs. Moore chancery suit, index number:1898-029; original case number: M4288 as viewed on: http://www.lva.virginia.gov/chancery/full_case_detail.asp?CFN=107-1898-029#img.

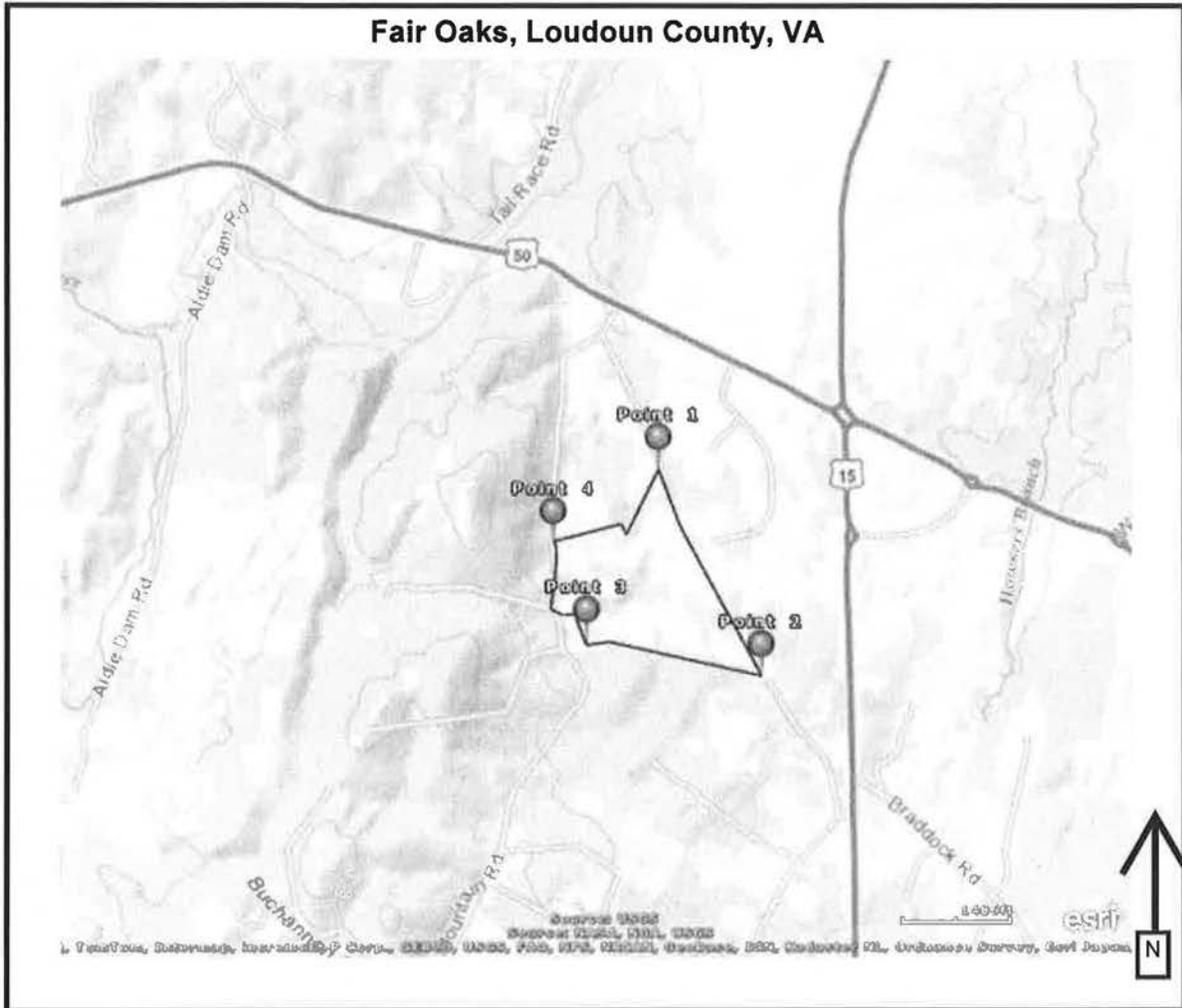
²⁴ Private files of Carter Gibson, deed from Moore to Gibson, January 3, 1922.

²⁵ U. S. Census Records, Loudoun County, 1880 as viewed on [Ancestry.com](http://www.ancestry.com).

²⁶ U.S. Agricultural Census, Loudoun County, 1880. Microfilm reels, Thomas Balch Library, Leesburg, Virginia.

²⁷ KCI Technologies, "Kostina" archeological study (2006), p. 24.

Fair Oaks, Loudoun County, VA



Fair Oaks
Loudoun County, Virginia
DHR #053-6119

LOCATION MAP

Latitude/Longitude Coordinates

1. Latitude: 38.580089	Longitude: -77.375320
2. Latitude: 38.573343	Longitude: -77.373518
3. Latitude: 38.574308	Longitude: -77.381181
4. Latitude: 38.575199	Longitude: -77.381128

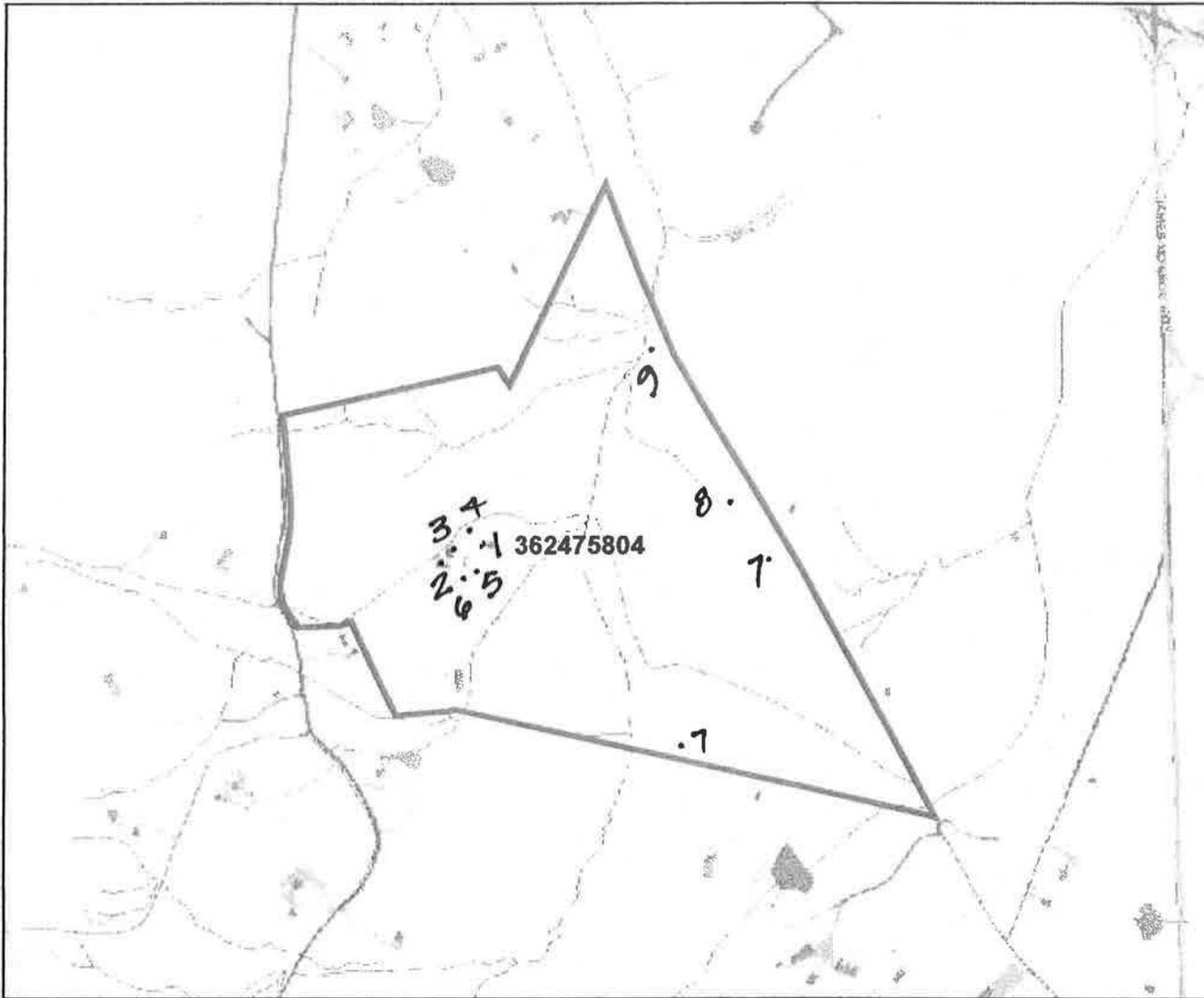


Wednesday, September 25, 2013

Loudoun County, Virginia

www.loudoun.gov

(map not to scale)



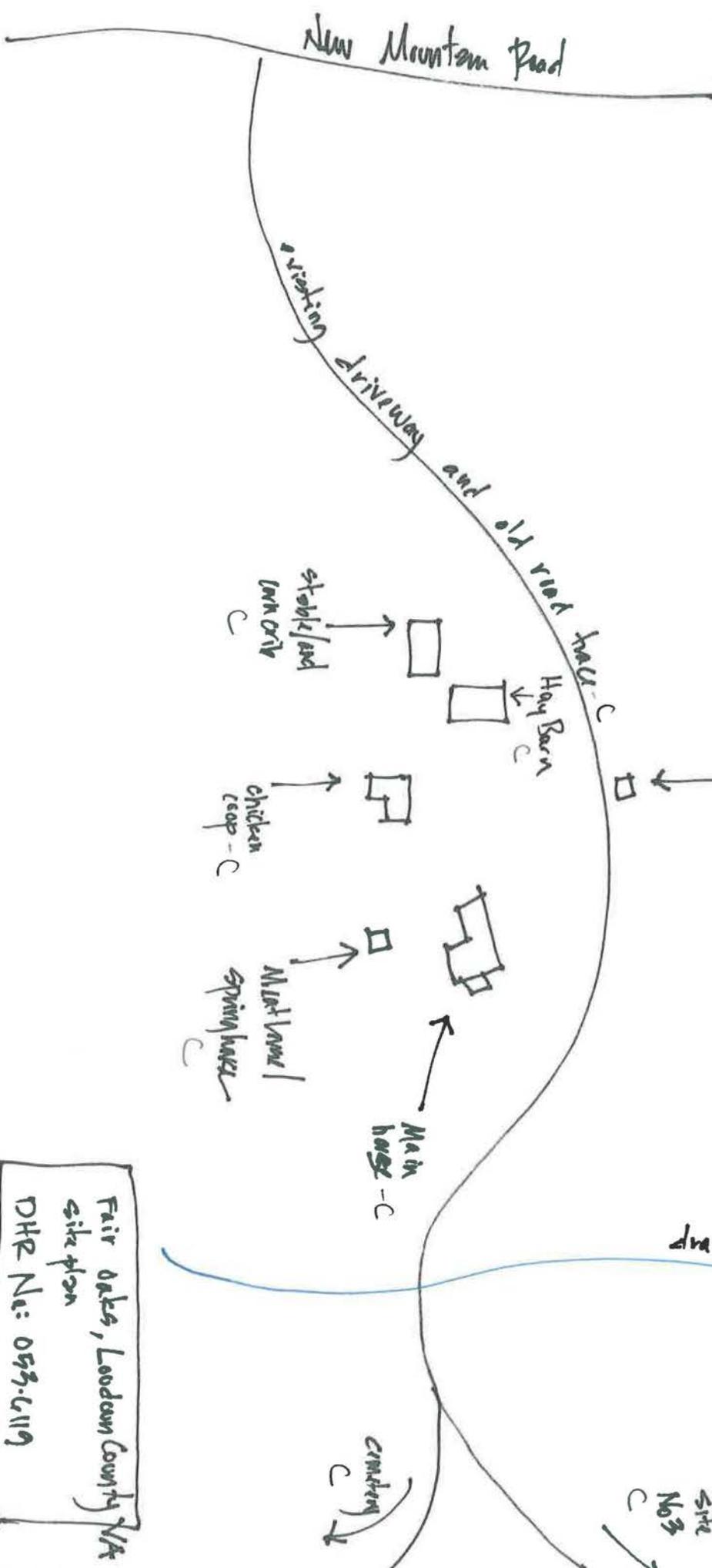
Fair Oaks Site Map

- 1. Main dwelling - C
- 2. Stable/ com crib - C
- 3. Hay barn - C
- 4. Garage - C
- 5. Spring house/ meat house - C
- 6. Chicken house - C
- 7. Road traces (2) - C
- 8. Moore family cemetery - C
- 9. Archeological site #3 - C

C = Contributing

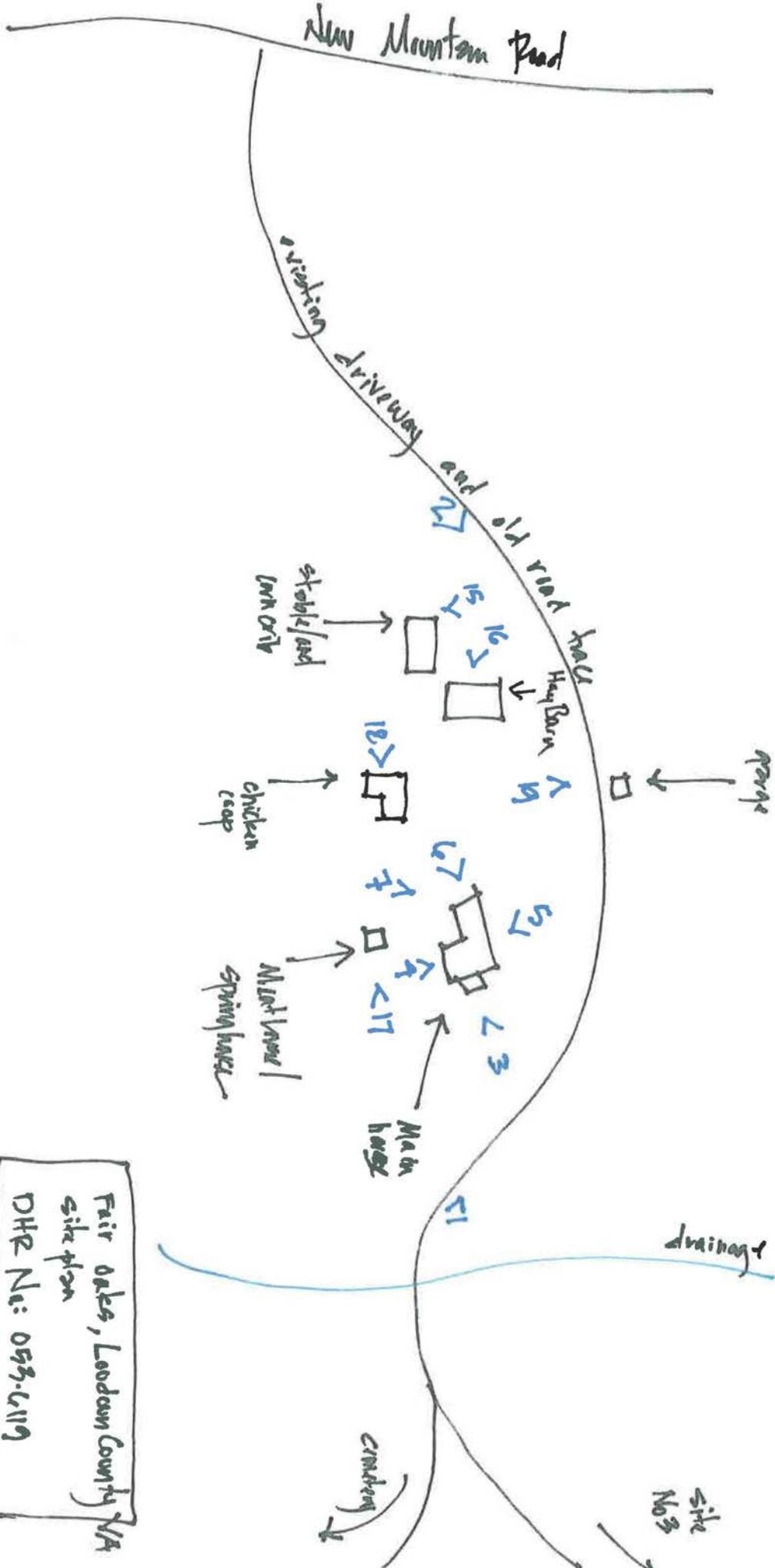


Tax Parcel Map
Fair Oaks
Loudoun County, VA
VDHR File:
053-6110



Fair Oaks, Loudoun County VA
 site plan
 DHR No: 053-C119

C = Contributing



↑
N
(not to scale)

Fair Oaks, Leadown County VA
 site plan
 DHR No: 053-6119

Farmyard photo key plan.
 Photos 8-14 - Interior views







































ANNA M. BEARD

BORN

Jan. 16, 1830.

DIED

Nov. 16, 1900.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fair Oaks
NAME:

MULTIPLE
NAME:

STATE & COUNTY: VIRGINIA, Loudoun

DATE RECEIVED: 12/23/13 DATE OF PENDING LIST: 1/21/14
DATE OF 16TH DAY: 2/05/14 DATE OF 45TH DAY: 2/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13001171

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Pattide Anderson

DISCIPLINE Historian

TELEPHONE _____

DATE 2/6/2014

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.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Douglas W. Domenech
Secretary of Natural Resources

Julie V. Langan
Acting Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

December 20, 2013

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: Fair Oaks, Loudoun County; Old Welbourne Farm and Dulany Family Cemetery, Loudoun County; Springhill Historic District, City of Richmond; and Wilkins Farm, Shenandoah County, Virginia

Dear Mr. Loether:

The enclosed nominations, referenced above, are being submitted for inclusion in the National Register of Historic Places. The nominations have been considered, and approved, by the State Review Board and the SHPO has recommended them 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) 862-6416
Fax: (804) 862-6196

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

Tidewater Region Office
14415 Old Courthouse Way
2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5396
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
P.O. Box 519
Stephens City, VA 22655
Tel: (540) 868-7030
Fax: (540) 868-7033



Department of Planning

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 dop@loudoun.gov

LOUDOUN COUNTY HISTORIC DISTRICT REVIEW COMMITTEE

November 19, 2013

Marc Christian Wagner
Register Program Manager
Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Dear Mr. Wagner:

The Loudoun County Historic District Review Committee (HDRC) has reviewed the nomination for listing Fair Oaks on the National Register of Historic Places. Constructed in 1881 for Alexander Moore, the main house at Fair Oaks is a well preserved example of a vernacular interpretation of Italianate architecture. Many of the original details of the house survive including the original door hardware, wood shake roof and interior woodwork. The main house and surrounding farmstead remain in a pristine condition and represent the wealth produced from the success of the nearby Aldie Mill which was operated by the Moore Family for six generations. Because of the property's affiliation with the Aldie Mill, which remained in operation under the Moore family until 1971 and remains the only known mill powered by dual overshot wheels in the Commonwealth of Virginia, Fair Oaks is not only a pristine example of vernacular Italianate architecture but is also significant to the history of Loudoun County as a major agrarian center in Northern Virginia both before and after the Civil War.

The HDRC supports listing Fair Oaks on the National Register of Historic Places. On behalf of the Loudoun County Historic District Review Committee, I would like to 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