1992

Linking the Past to the Future: A Landscape Conservation Strategy for Waterford, Virginia

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LINKING THE PAST TO THE FUTURE

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U.S. Department of the Interior
National Park Service
Cultural Resources

Preservation Assistance

The Waterford Foundation
Waterford, Virginia

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Land Ethics
and
Dodson Associates

The Waterford Foundation, Waterford, Virginia

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TABLE OF CONTENTS

PREFACE

This report presents a planning strategy for protecting Waterford, an historic community located in Loudoun County, Virginia. The Waterford Historic District, including the village and surrounding farmland, was designated a National Historic Landmark in 1970. In 1986, the National Park Service determined that Waterford was threatened by proposed new construction on an historic farm almost directly in the center of the Landmark. If construction had occurred at the rate allowed by zoning, the Landmark's integrity would have been destroyed and the National Park Service would have recommended to the Secretary of the Interior that Waterford's Landmark status be removed.

While this proposed development was modified to preserve significant amounts of open space, incompatible new construction has continued to threatened Waterford. Since 1986, Waterford has been included in the annual list of threatened and damaged National Historic Landmarks, popularly called "the Section 8 Report" after Section 8 of the General Authorities Act of 1980, as amended. This legislation authorizes the Secretary of the Interior to report each year to Congress those nationally significant properties seriously threatened and damaged. The report carries no requirement to cease damaging or threatening activities; rather, the National Park Service and Congress use the Section 8 Report to identify and prioritize assistance efforts for endangered Landmarks.

Loudoun County, like the National Park Service, also considers the preservation of Waterford's Landmark status a priority. Tourism activities related to Waterford generate an estimated $3.5 million a year, and represent the single largest tourism entity in the county. Fortunately, Loudoun County has long been in the forefront of innovative and conscientious planning. Its efforts to balance rural preservation with growth are nationally known. In 1986, the Loudoun County Board of Supervisors asked the National Park Service to assist in identifying those undeveloped historic areas in the Landmark critical to Landmark designation, and those areas where new construction could occur with minimal impact. This request was fulfilled by the National Park Service.

Once these areas were identified, the Waterford Foundation initiated several steps to encourage private property owners to preserve historic land critical to Waterford's Landmark designation. These included preparing model site plans for the developable areas, drafting voluntary design guidelines for new construction in the historic fields surrounding the village, and drafting of the Waterford Compact. This work serves as the basis of this report.

While Loudoun County and many of its citizens consider the preservation of Waterford important, the county lacks land use authority under the state constitution to control incompatible new construction on the privately-owned historic, agricultural lands. Nor can the National Park Service control growth in the area. Although the National Park Service is authorized to monitor

National Historic Landmarks and provide technical assistance to historic properties, a property's historic status does not prohibit any actions by the property owners. The National Park Service may recommend various preservation actions, but owners are not obligated to carry out these recommendations. They are free to make whatever changes they wish if federal funding, licensing or permits are not involved.

The absence of federal, state and local legislation, or the political climate for their adoption, spawned the creation of a planning strategy in Waterford that would provide for limited new construction and financial compensation for property owners. The success of the planning strategy in this report depends on the Foundation's ability to raise funds to compensate property owners for limiting development, and the willingness of the community to accept the preservation goals contained in this plan.

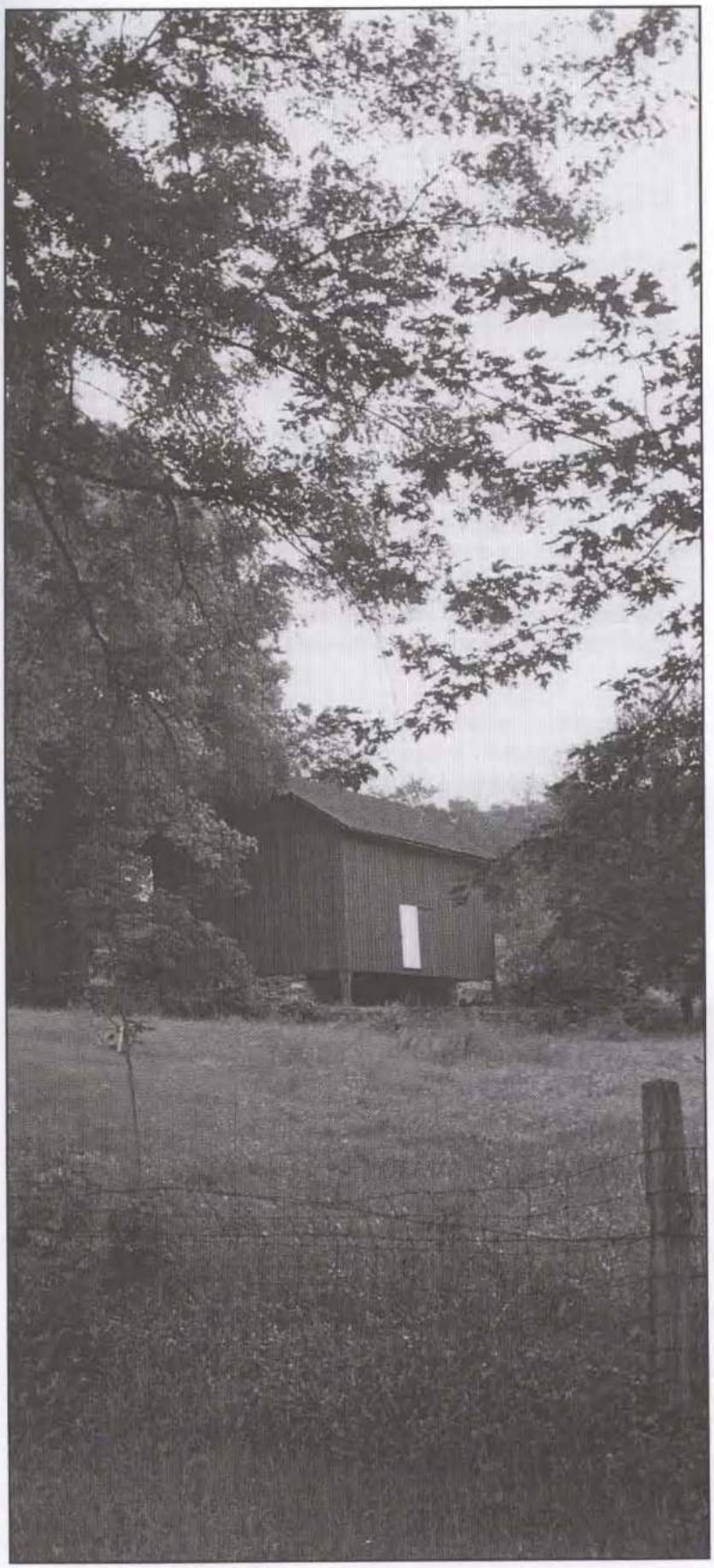
While the planning process for Waterford was underway, some owners and potential developers requested advice from the Waterford Foundation and the National Park Service on siting and designing new construction compatible with the Landmark. From 1986 to 1990, comments were provided on draft zoning ordinances, the draft Loudoun County General Plan, and several specific actions designed to provide compatible new construction in and adjacent to the Landmark. This continues today, with the Waterford Foundation taking lead responsibility.

The local and national interest in preserving Waterford, and many similar historic districts and sites across the nation threatened with development, led to the desire to share the planning approach for Waterford through the publication of this report. New construction threatens approximately 20% of all endangered National Historic Landmarks. Most of these Landmarks are in rural areas affected by suburban growth from a nearby metropolitan area, or by a single adjacent construction project, such as highway expansion. Unlike urban areas, where historic district ordinances, zoning, and land use restrictions are common, rural areas traditionally have limited land use controls. The use of land at its "highest and best use," is often encouraged by local governments and property owners, especially in areas where agriculture is no longer profitable. This has coincided with a growing awareness of the importance of preserving historic settings, and diminished public funding programs traditionally relied upon in historic preservation.

Every day, local governments must balance the wishes of property owners with public policy concerns. As similar situations in other historic communities are met over the next several years, it is hoped this report may serve as one type of planning solution, and encourage the development of others.

Acknowledgements:

There are many people who contributed to the success of the project and report. Although there are too many to thank here, warm and heartfelt wishes of success go to the people of Waterford, and a few special people, who through their efforts made this project possible: from the National Park Service: Jerry Rogers, Associate Director, Cultural Resources, and Gary Hume and Jean Travers of the Preservation Assistance Division, without whose constant support, readiness to help and interest in the Landmark, the project would not have come to fruition; Constance Chamberlin, former Executive Director, whose initial interest and efforts created a working relationship with the Park Service; Robert Lemire, for his vision of the Waterford Compact; Tersh Boasberg, attorney, for his initial push towards protection of the Landmark; and to Linda Cox who got the project started as President of the Waterford Foundation, and now sees its completion as Executive Director. A special thanks for the warm guidance and support throughout the project provided by Catherine Ladd, former Executive Director of the Foundation.



WATERFORD: A NATIONAL HISTORIC LANDMARK

Like a piece of fine crystal, an heirloom passed from generation to generation, once broken, it is gone forever. So too, does Waterford belong to time.

From The Waterford Foundation

The Village in Context

The village of Waterford is located 45 miles northwest of Washington, D.C., in the foothills of the Blue Ridge Mountains. Its quaint, pastoral setting is reminiscent of the year 1733 when the town was settled by a Quaker family from Pennsylvania. In many respects Waterford is a village out of time, a place where you can lose the worry and the harried ways of the 20th century.

During the last few years, there have been an increasing number of intrusions into this idyllic landscape. With the rising housing prices and expanding housing market in the Washington area, developers have become interested in the land and scenic quality of Waterford. With the prospects for farming steadily deteriorating, much of the farmland surrounding the town is now for sale. The threat of suburban homes sprawling across the rolling landscape is becoming a reality.

Formed in 1943, the Waterford Foundation's original purpose was to preserve the buildings of the village. With the advent of increasing development pressures, the Foundation has increased its mandate to include the historic open spaces and farmlands, or "viewshed", surrounding the village. The preservation of the historic town's "viewshed" is critical, since without its preservation, the historical relationship of the land to the village would be destroyed; as a result, the designation of Waterford as a National Historic Landmark would be withdrawn by the National Park Service.

A view of the village of Waterford along Main Street.

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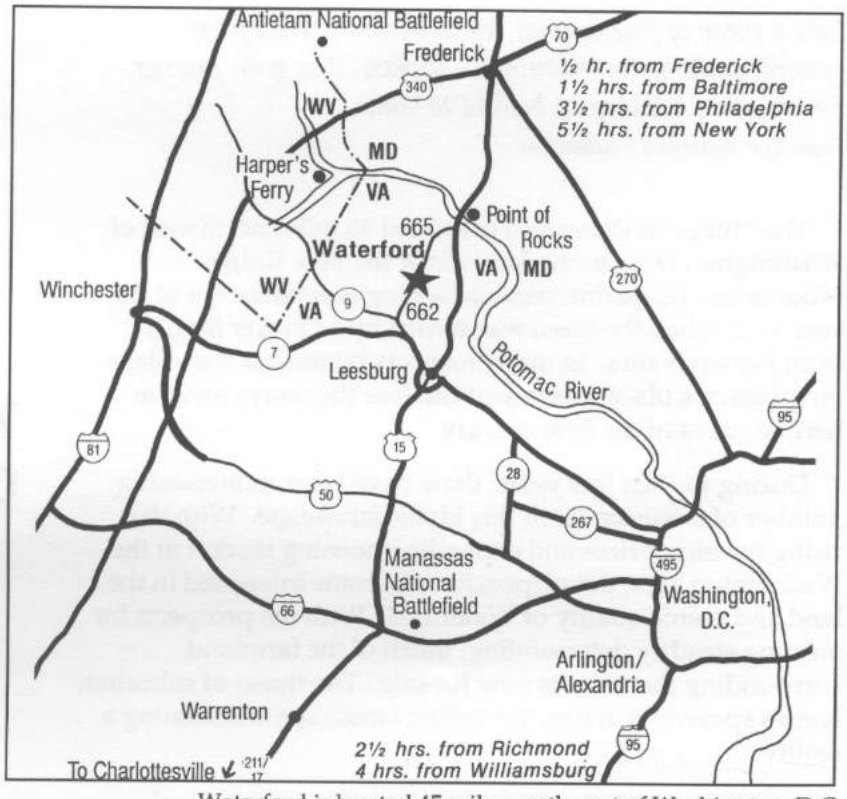
The importance of the landscape to Waterford is much more than just an honorary federal designation. Much of the charm of present day Waterford and the inescapable sense that you have traveled back in time comes from the interaction of the landscape with the townscape. Imagine the difference between the following two scenes: a group of historic homes surrounded by acres of parking lots covered with tour buses; and the same group of

historic homes surrounded by the farmland and trees that existed 100, even 200 years ago. In the first instance the historic context of the homes has been lost; they are merely curious sculptures to be viewed and forgotten. In the latter scenario you can examine a town and its landscape in detail, propelling your mind back to the past. It is the latter image that the Waterford Foundation is striving to conserve.

To meet this goal of landscape preservation, the Foundation has embarked on a comprehensive plan called "The Waterford Compact." The Compact consists of a strategy of working with area landowners to protect the open land surrounding the village, and also to protect the landowners' full equity value in their land.



Waterford is located 45 miles northwest of Washington, D.C.

To achieve the goals of the Compact, the Foundation funded the preparation of limited development plans for the Landmark. As examples of how limited development can work in the context of private land ownership, these plans will become the basis of the Compact agreements between the Foundation and the landowners. The plans define the number and placement of new homes, sited to protect the visual quality and character of the landscape.

There are just so many Waterfords. There are just so many National Historic Landmarks. Waterford, both the tiny village itself and its rural surroundings, must be saved from the developers whose bulldozers even now are gunning their engines.
Washington Business Journal, May 1988

Why Save Waterford?

In the late 1960's, the Foundation became concerned with the danger posed to Waterford by the threat of development of the farmland around the village. Washington, D.C. was growing. The 45-mile distance was no longer an effective barrier to "progress" which translated to the subdivision of land and the building of new homes. In 1970, the year of Waterford's designation as a National Historic Landmark, the Foundation committed itself to the preservation of its farmland setting as well as its buildings. Soon after, it purchased two pieces of farmland: the Schooley Mill Barn complex and pasture land and the Water Street Meadow.

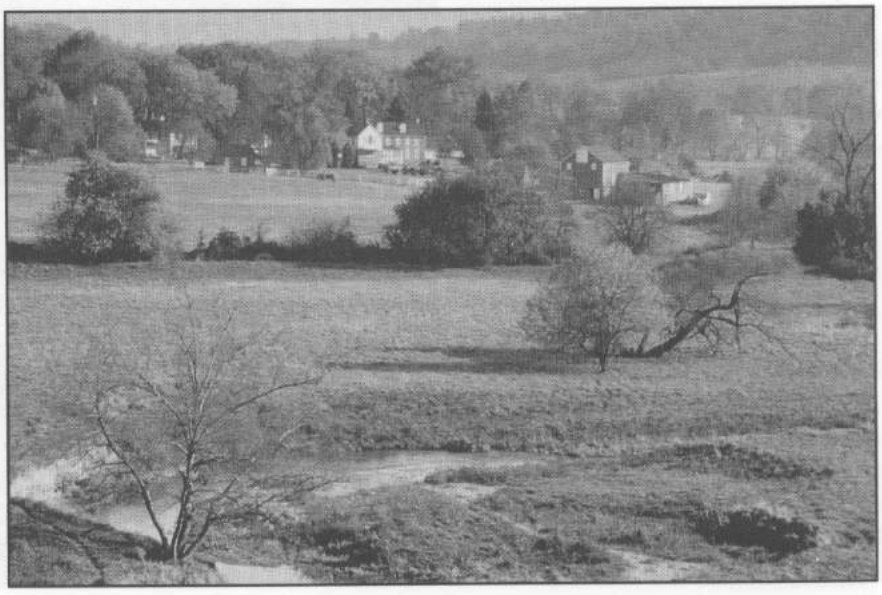
During the 1980's, the real estate development world finally "discovered" Waterford. Development pressures became so great that the National Park Service, in charge of the National Historic Landmark program, included Waterford as an endangered Landmark in the annual report to Congress of threatened and damaged National Historic Landmarks.

As a National Historic Landmark, Waterford is one of only 2151 historic resources in the United States which have achieved Landmark designation. The Landmark status is reserved for only those historic resources that have a high degree of integrity, that is, they have retained an exceptional amount of their historic form and materials, and that possess exceptional significance in the history of the nation.

The significance of Waterford is conveyed in four qualities: 1) history, 2) topography, 3) architecture, and 4) integrity. The qualities of topography and integrity are particularly instructive of the importance of the landscape to the village of Waterford:

"*Topography:* Because of its unspoiled character,

A view of the village with Catoctin Creek in the foreground, from the farmland to the west of the village.



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Waterford's topography - the relationship between man and land - is easily read. The steep hills influenced the placement of roads and buildings. The rolling swales and flat flood plain of the Catoctin Creek and its tributaries contributed to the character of the fields as well as the placement of buildings and agricultural and industrial uses of land. The agricultural land is composed of historically important fields, farms, mills, and related structures. Other resources define Waterford's topography and tie together town and field: archaeological resources, ruins, fences, hedgerows, trees, and roads.

Integrity: The significance of Waterford also lies in its "pristine" character. No modern intrusions mar the dense grouping of housing and structures or spoil the rural agricultural setting. Thus, the town maintains "hard edges between village and outlying open space of agricultural land."

(from Antoinette J. Lee, "Waterford National Historic Landmark: Its Significance and Protection", May 1989.)

An ongoing debate within the planning and preservation communities revolves around whether new development can be integrated within historic communities. On one hand, a community by definition grows and changes, and to arbitrarily stop that change is superficial. On the other hand, altering the buildings and landscape of a community removes the opportunity to directly experience history.

Waterford is a unique, non-renewable resource - once changed, it will be lost forever. The village has survived from the early 1900's to the present day with very little alteration of its basic pattern and character. It is a life-size history book, providing visitors with a glimpse into the lives of Virginians 100 to 200 years ago. To lose this living history book is to lose a vision of the past.

However, the preservation challenge is a difficult one. Waterford is not a museum, it is a living and growing community filled with private residences, privately-owned land, working farms, and small, local businesses. Therefore, an approach providing for sensitively-sited and limited numbers of new residential developments within the Landmark has been chosen to attempt to meet all of the challenges facing the preservation of this unique community.

The question facing Waterford at this time is "How can a group of volunteer advocates

An aerial view of the Landmark taken in 1989, showing the tightly settled village and surrounding farmland.

Land Ethics

work towards the preservation of a townscape, a landscape, and a way of life? Traditionally, the Waterford Foundation has protected the buildings within the village through out-right purchase, donations, conservation easements, and a county historic district ordinance. These efforts have retained modest dwellings and prevented them from being recreated into mansions. The result is that the architectural integrity, scale and the sense of balance essential to the original founders has been maintained. In addition, easements have been acquired on a number of parcels of land within the village and along the entrance corridor from Route 9, preserving the open spaces essential to the village's character.

Funding these restorations and purchases has traditionally come from the proceeds of the annual "Homes Tour and Crafts Exhibit," a three-day fair which is held within the village. Significant assistance has also come through grants from charitable organizations and state and federal governments. Unfortunately, with the growing threat of development, these funding sources are no longer adequate to make outright purchases of the endangered buildings and their lands.

The public or institutional ownership resulting from outright purchases also has the effect of diminishing the working character of the community, leading to a museum atmosphere rather than a living community. The majority of the land area surrounding the village is presently privately owned and functioning as working farms. It is this living landscape that is so important to the character of Waterford.

As the economic climate for farming worsens, more and more of the landowners are leaving their land. In addition, as development continues to spread outward from Washington, land prices are spiraling upward. While a few key parcels both inside and outside the Landmark that are critical to its integrity have been saved by individual owners and/or the Foundation, landowner and preservation interests do not always coincide. Private, voluntary actions continue and are vital to the preservation of the Landmark, however the coordinated strategy of the Compact is needed to preserve the quality of the Landmark for future generations.

On the one hand, many residents take pride in Loudoun's rural history and want to preserve what remains of it. At the same time, while some scorn the "suburban sprawl" they see approaching from the east, others don't want to lose out in the development bonanza.

From The Washington Post, November 13, 1988, B3

The Impacts of Development on the Landscape of Waterford

In Waterford, the interaction of people with the landscape has created the cultural landscape which exists today. The hilly topography and Catoctin Creek are the framework of Waterford, within which the village and the farms were developed, relating closely to each other and the land. A look at each of the other character-defining features of the Waterford landscape illustrates how the loss of any one of these features will irreparably change the face of Waterford. This analysis led to a series of guidelines for new development, which can be found on page 73.

Existing Zoning Requirements

The existing zoning around the village of Waterford is largely agricultural with a three-acre minimum lot size for new residential development. There is also a smaller area of residential zoning with a one-acre minimum lot size (R-1 Single Family Residential) to the north and east of the village (see Appendix A). Buildout of this pattern of development would result in the loss of the historic character of the landscape, a homogenous pattern of new homes sprouting up over the farmland, and a loss of the sense of history in the Waterford area.

The typical pattern of new residential subdivision in the Washington metropolitan area. The development has large lots and wide, paved, cul-de-sac streets.

Dodson Associates

Fields

Expanses of farm fields bordered by hedgerows are essential to the image of Waterford as a rural, farming community. They are evidence to both visitors and residents of the village's history, from its importance as an agricultural center to the Civil War skirmishes fought here.

A common practice in suburban housing developments is to site homes in the center of fields. Homes sited in this manner have no relationship to historical development patterns or existing vegetation.

Under present zoning regulations, development of the farmland surrounding Waterford would result

in the loss of any sense of the area's agricultural heritage. In most areas, the present zoning allows a minimum three-acre lot size. However, the lack of percolation sites and the existence of floodplains and steep slopes means that the actual average lot is about five or six acres in size. With all the land platted as typically sized lots and no land set aside as open space, the field patterns characteristic of Waterford would be lost.

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Formerly a single, open field, this land is now divided into lots with horizontal board fences which obscure the historic field.

A solution to the loss of Waterford's landscape character is to preserve significant portions of open space within the Landmark. This land can either be sold or leased as farmland, or held as open land which is mown periodically to retard the growth of shrubs and other woody species. The hedgerows, an integral part of Waterford's farm character, should be retained.

Trees and Other Vegetation

The farm fields surrounding the village are outlined by small stands of woods joined by hedgerows. Historically, the woodlands within the Landmark were small and most landowners had a larger woodlot on non-arable land, such as the Catoctin Mountains, outside of what is now the Landmark.

Hedgerows were traditionally used to mark the edges of fields and to control livestock. In other areas of Virginia and the rest of the country, with the move towards large, mechanized farming equipment, hedgerows have been removed to enlarge the arable areas of the fields. Waterford has largely escaped this trend, and the field boundaries follow much the same lines as they did during the 1800's.

A common practice when suburban housing developments take over farmland is the removal of all or at least a majority of the woodland. Usually the hedgerows are the first landscape feature removed to make way for new homes. Even if the hedgerows are not removed during construction, new residents will invariably "improve" them by removing many of the vines, shrubs and immature trees.

The effect that these actions would have on the Waterford landscape would be devastating. Removal or thinning of the hedgerows would not only make all new developments more visible, but also remove an historic landscape pattern. Hedgerow removal along with the siting of homes in the center of the fields results in a landscape that no longer has the character and appearance of a farm landscape, but that of tract housing and vacant land awaiting development.

Fences

When open fields are subdivided into smaller lots, new owners often respond by erecting a fence. While fences were used historically in Waterford, particularly in the village, the proliferation of new fences results in the fragmentation of expanses of open land into a patchwork of smaller, arbitrary parcels - the "mini-estate" look. While the fencing of new lots may be desirable, it must be done with some restraint in the Waterford landscape. By aligning lot lines with existing fencelines and hedgerows, and by restricting

the type, style, and placement of fences, the effects of new property lines can be minimized in the landscape.

Roads

Even with the existing preservation efforts, additional development in the vicinity of the village has increased traffic on the roads and streets of the Landmark. If the present development trend continues, the roads leading into the village will soon be overburdened with traffic, requiring widening, straightening, regrading and resurfacing. Loudoun County uses a base figure of 10 vehicle trips per day for each household. This could mean an additional 1000 cars travelling through the village for every 100 new homes built.

Increased road use can have a variety of effects on the village. The passage of vehicles, particularly loaded trucks, causes vibrational damage in the older buildings, particularly in their foundations. Truck traffic increases with increased development as more building materials and heavy equipment are needed. There have also been a number of incidents of vehicles running directly into buildings. In addition, if the roads were to be widened, the existing street trees would be lost, an action which would radically change the historic character of the streets and buildings.

The construction of new roads and the upgrading of existing roads can have a disastrous effect on the character of Waterford. The existing roads through Waterford are narrow and winding, often gravel surfaced, with soft or non-existent shoulders. These roads impart a timeless quality to Waterford, while requiring slower speeds through the village.

The visual effect of new roads built to subdivision standards would be immediately apparent. Asphalt paving, curbing, gutters, and wide shoulders would change the character of the existing streets and roadways. In addition, the slow speeds required by the narrow, winding roads, would no longer be a necessity, inviting traffic to flow through the village at a faster speed, increasing vibrational damage to historic walls and foundations.

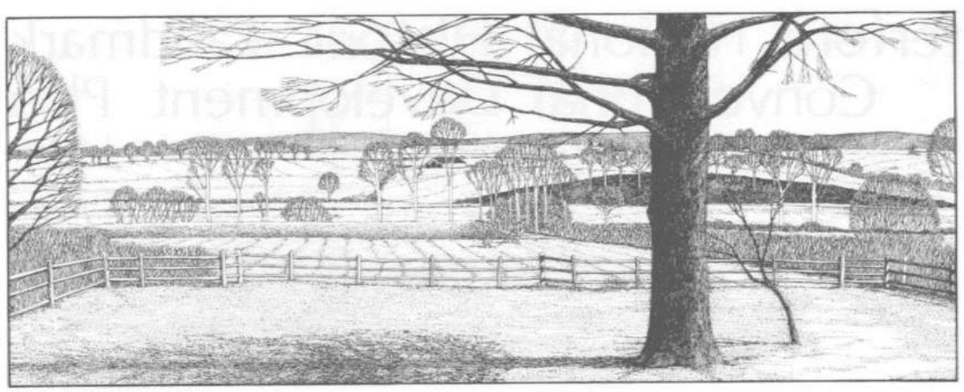
The roads and driveways that access new developments can be similarly intrusive. If built with high crowns, and covered in asphalt, a number of these winding their way across the landscape would visually subdivide the existing open spaces. Therefore, siting of the new driveways and access roads and a gravel surface is critical to the protection of the visual landscape. Locating and aligning the driveways and access roads along existing hedgerows, will reduce the visual impact of new construction on Waterford's rural landscape.

Historic Buildings and Structures

An integral aspect of Waterford's character comes from the size, scale and massing of the historic homes and outbuildings, and their relationship to one another. New developments in Loudoun County typically do not have this character, being either identical, attached townhouse blocks or massive detached homes with little relationship to one another.

The number, location, orientation and spatial organization of homes sited in areas of existing farmland are critical factors for new development to ensure that it is as unobtrusive as possible. New development should not be sited on ridge lines or hill tops, and should be massed to fit in with the surrounding topography as much as possible.

The ground-level and aerial perspective sketches on pages 13, 14 and 15 illustrate how important the siting of new homes can be in preserving landscape character. The first of the illustrations shows the existing conditions of the village and the open, rolling farmland to the northwest. The second image shows a conventional subdivision on the same site, large 5 to 10 acre lots with conventional subdivision streets. The third shows the same amount of development sited to preserve the landscape, clustered out of sight of the village and preserving the open farmland and historic field patterns.



* View Looking West from Town

Waterford National Historic Landmark
Existing Conditions

The Waterford Foundation, Inc. Waterford, Virginia

February 1990

Land Ethics 216 Seventh Street S.E. Washington, D.C. 20003
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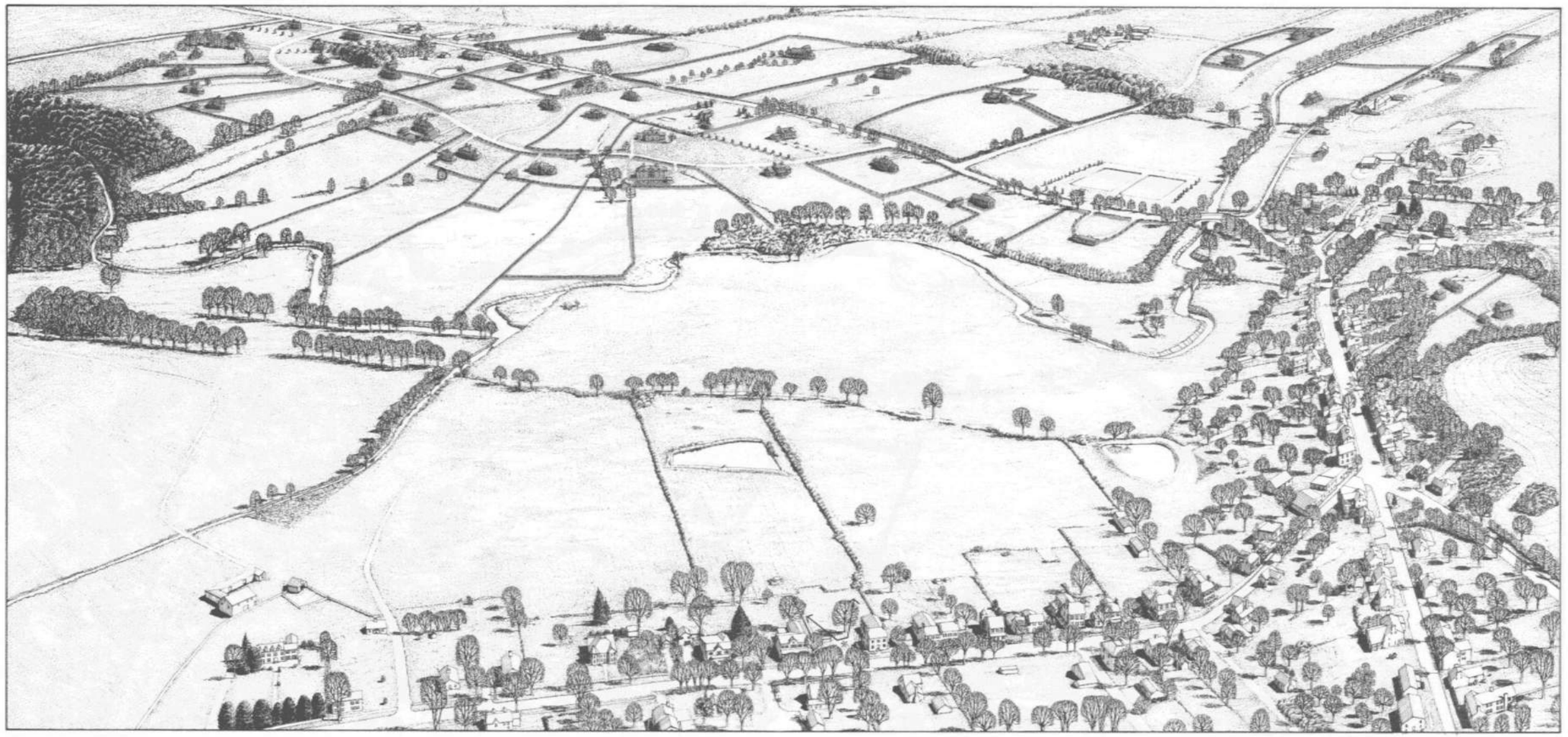

* View Looking West from Town after Conventional Development

Waterford National Historic Landmark Conventional Development Plan

The Waterford Foundation, Inc. Waterford, Virginia

February 1990

Land Ethics 216 Seventh Street S.E. Washington, D.C. 20003
Dodson Associates P.O. Box 160 Ashfield, Massachusetts 01330

* View Looking West from Town after Limited Development

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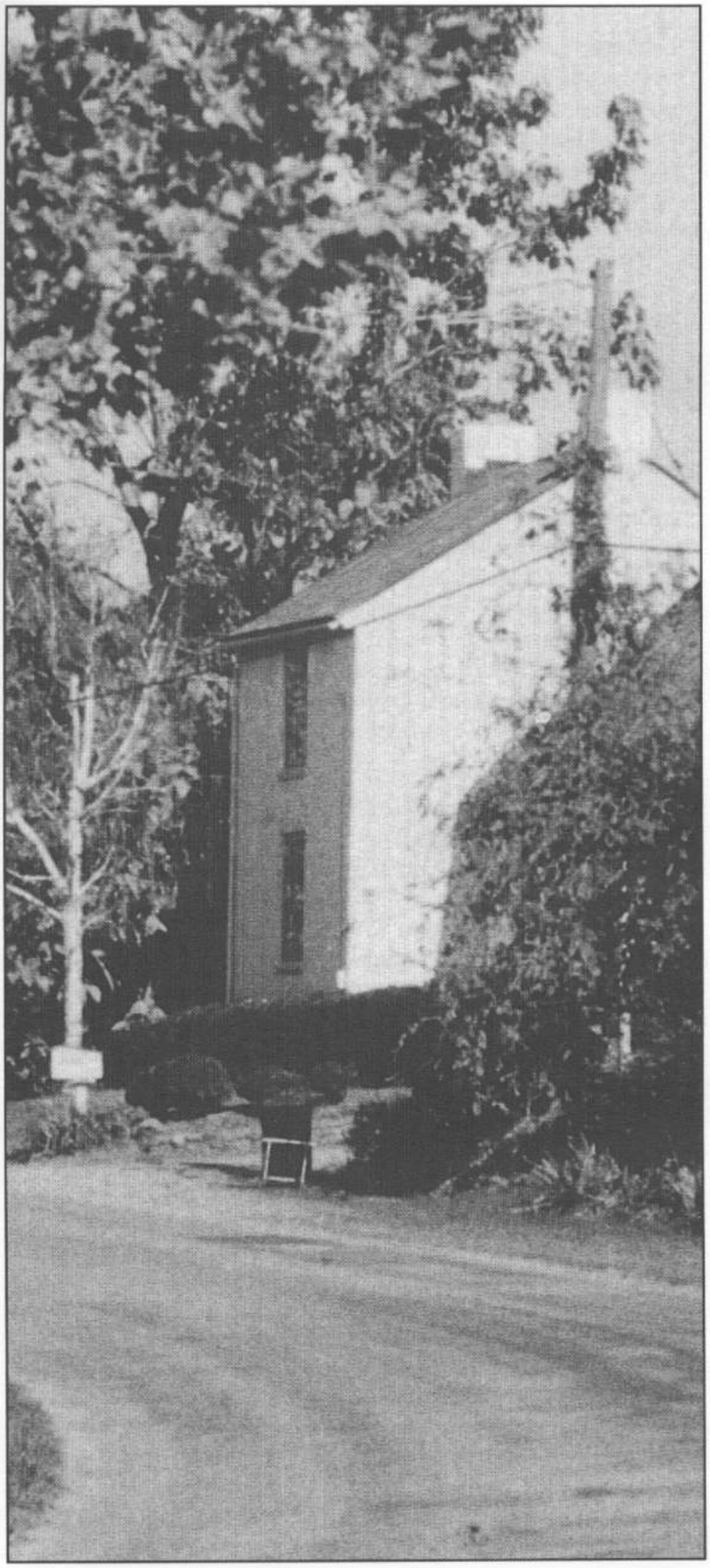


Land Ethics

THE HISTORY OF THE VILLAGE AND ITS LANDSCAPE

Settlement History

When Amos Janney first came upon the land that was to become the village of Waterford, the elements that would determine its form were already in place. Tucked between the flood plain of the Catoctin Creek on the west and a steep ridge immediately to the east, the land that would become the village was not as well suited to farming as the surrounding rolling hills. But before this settlement grew into anything resembling a village, the surrounding land, so appropriate for agriculture, was cleared and settled and the paths which connected the dispersed farmsteads, mills, and meeting houses became the grid for further development. The town grew organically, blending with and supported by the surrounding agricultural landscape.

Land Grants

Before 1722 the area of the Virginia Colony between the Tidewater and the Blue Ridge was considered a frontier area left to the hunting grounds of Native American tribes. Then, in 1722, Governor Spotswood signed the Treaty of Albany which effectively restricted the Iroquois to the lands west of the Blue Ridge Mountains. Essentially, this opened the area to settlement by European pioneers who were rapidly exhausting the Tidewater lands of the Mid-Atlantic Colonies.

At the time of the Treaty of Albany, the land that comprises Loudoun County was all part of the Northern Neck Proprietory. The entire Northern Neck area of Virginia had been granted by Charles II of England to six of his followers who had remained loyal to the Crown during the rule of Oliver Cromwell. By 1700 several of the original grantees had died and Lord Culpeper had secured the interest of the others to become sole Proprietor. The Proprietorship was subsequently inherited by marriage by the family of Lord Fairfax.

In order to protect his interests in the New World, Lord Fairfax appointed a resident agent to distribute "patents" to the lands. Just short of ownership of the land, a patent required an annual "quit-rent" be paid by the grantee as compensation to the Proprietor. For example, Nicholas Cresswell noted in his 1777 journal that the annual quit-rent for 100 acres was 2 schillings, 6 pence (Cresswell, p. 197).

A series of resident agents made liberal use of "waste lands," making themselves large grants of the land under their control. The most notorious of these was Robert "King" Carter. Appointed resident agent in 1702, Carter held roughly 300,000 acres at his death in 1732 and had over 1,000 slaves (Harrison, p.197).

The earliest patents pertaining to the land in the vicinity of Waterford were held by a small group of land speculators none of whom actually resided in western Loudoun, then part of Prince William County. Among these was Catesby Cocke, the first clerk of court for both Prince William County (est. 1731) and Fairfax County (est. 1742). Cocke resided in the town of Dumfries, and was a speculator in Western Loudoun land. Cocke secured the patent in 1731 for the parcel of land which would become Waterford after the warrant, or request for survey of a parcel, was originally taken out by Richard Averill and John Mead (Northern Neck Land Grants, p. D-13).

Other patents were granted for areas of land surrounding what was to become Waterford. George and John Mercer held the patent for 5985 acres extending northeast from Waterford to Taylorstown (Northern Neck Land Grants, p. E-441). John Colville, identified as a "merchant now of Prince William Co.", procured the patent on the acres "between the hills" from Catoctin Creek to the Blue Ridge (Northern Neck Land Grants, p. E-502), and William Fairfax of Belvoir took the area from what is now Harper's Ferry to Gregory's Gap in the Blue Ridge (Northern Neck Land Grants, p. E-233).

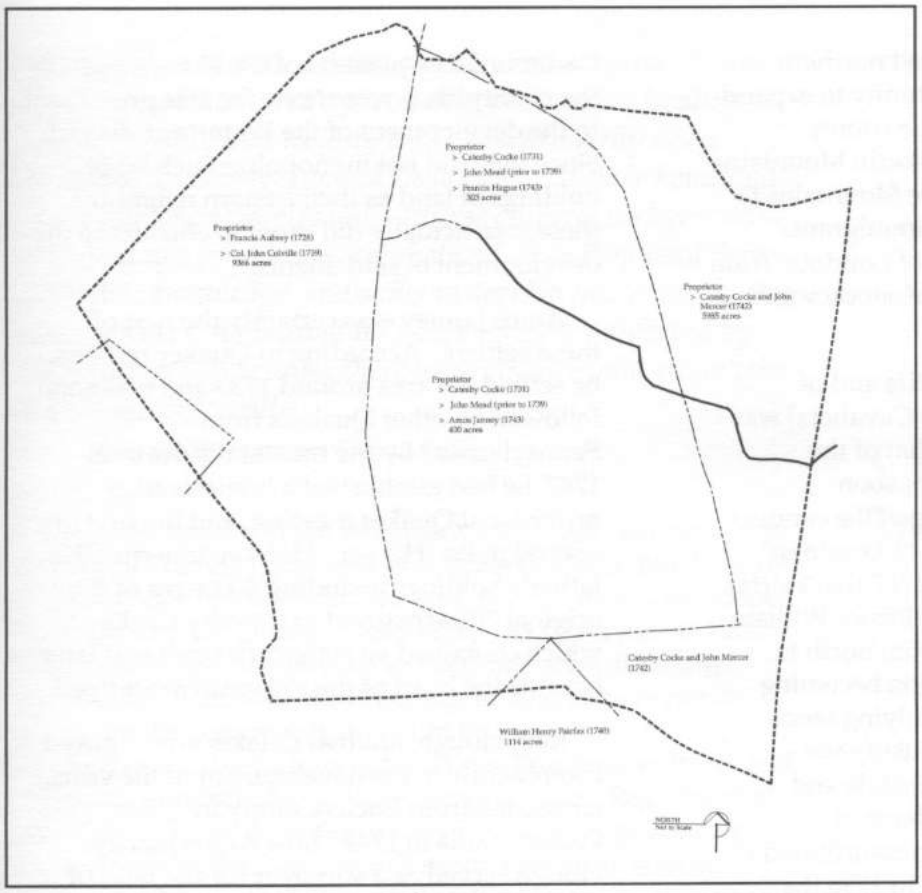
Those who were originally granted the land by patent from the Proprietor were free to do with it as they wished. Once granted in a patent, land was parceled out in three ways. The title to the land could be transferred outright by means of a lease and release, which might demand some form of annual token payment traditionally on St. Michael's Day. To encourage settlement, other parcels were sold on the condition that the owner established a farmstead including patent house and barn, and cleared and planted fields within a specified amount of time.

Other tracts were leased out for the period of three lifetimes. The occupant retained the right to continue to lease the land for the longest lived of the three people named in the lease, provided he met certain conditions. These conditions included the construction of a dwelling house and barn or granary, the dimensions of which were often specified, planting of apple and peach orchards, and specified maintenance. Tobacco cultivation was strictly prohibited without permission, and the tenant was required to "become a customer" to Tankerville's grist mill, saw mill, bolting mill, and fulling mill provided they were within five miles of the dwelling house.

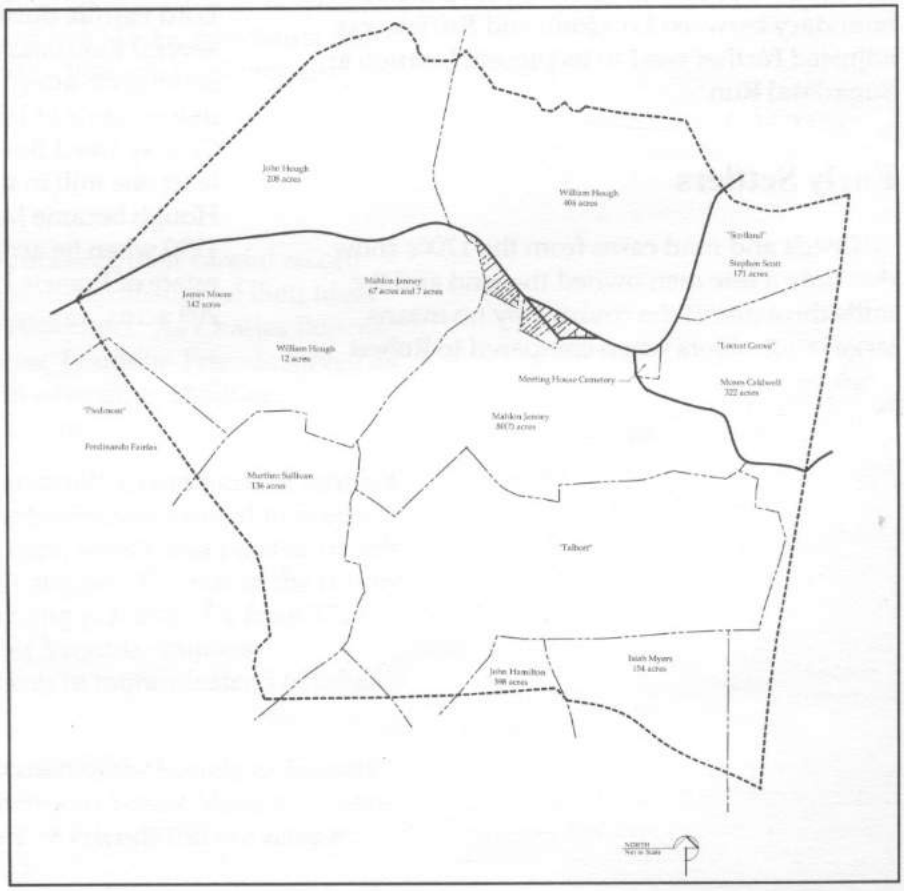
As the land west of the Catoctin Range became desirable for settlement the original speculators began to sell off parts or all of their holdings. By 1743 Catesby Cocke had sold one of his grants to John Mead. This was the 703 acres which would become the heart of the Waterford National Historic Landmark District. Although no deed exists for this sale, Mead sold the 303 acre "balance" of the parcel he purchased from Catesby Cocke to Francis Hague in 1743. At this time, Amos Janney was already listed as owning the adjoining 400 acre tract. Therefore, Janney must have secured the parcel from Mead between 1731 and 1743. According to a reference in the records of the Society of Friends in Waterford, Janney migrated to the area with his family from Pennsylvania around 1733, and is its first known permanent settler (Hinshaw, p. 358).

Once settled on the banks of the Catoctin, Janney began to work as a surveyor for others who wished to take advantage of the unclaimed land between the hills rather than pay rent to the speculators who were leasing out parcels of their large holdings. Many of the patents from the Proprietor between 1740 and 1742 were surveyed by Amos Janney. Of these many were made to grantees "of Pennsylvania" or "late of Pennsylvania" indicating that there was a Quaker connection. Janney learned to use the system of land patents, reserving some of the best parcels with access to water for himself and his immediate family members.

Settlers in the eastern part of what is now Loudoun County were often members of the English families who had originally settled the tobacco-growing Tidewater region of Virginia. At the same time, colonists from



Relative property boundaries within the Landmark circa 1740.



Relative property boundaries within the Landmark circa 1800.

New Jersey, Pennsylvania, and northern Maryland realized an opportunity to expand into the western portion of the county between the ridges of the Catoctin Mountains to the east and the Blue Ridge Mountains to the west. Many of the new "immigrants" came to the western portion of Loudoun from Pennsylvania following the Monocacy and Potomac Rivers south.

"The transported habit of life and of agriculture of [the Tidewater Cavaliers] was so markedly different from that of the Quakers of Catoctin that there soon developed misunderstanding in the conduct of the county administration of Loudoun" (Harrison, p. 329). It was in 1757 that Fairfax County (created from part of Prince William in 1742) was carved in two from north to south, with the western portion becoming Loudoun. The distance of outlying lands from the courthouse helped justify the division, but differences in lifestyle and agriculture between the residents of Tidewater and Piedmont also contributed to the need for such a division. In 1798 the boundary between Loudoun and Fairfax was adjusted further west to its present location at Sugarland Run.

Early Settlers

Deeds and road cases from the 1700s show that only a few men owned the land and the mills throughout the county. By no means large landholders when compared to Robert Carter or other planters of the eastern part of the county, they were none the less prominent in the development of the Waterford district. Since they did not monopolize such large holdings of land as their eastern neighbors, these men actually did more to encourage the development of settlements.

Amos Janney was certainly the first of these settlers. According to Quaker records, he settled the area around 1733 and was soon followed by other Quakers from Pennsylvania. By the time of his death in 1747, he had established a homestead, a provisional Quaker meeting, and the first of several mills. His son, Mahlon, inherited his father's holdings including 400 acres of the original 703 acre grant to Catesby Cocke which contained an active grist mill and later became the heart of the village of Waterford.

John Hough, another Quaker who figured prominently in the development of the village emigrated from Bucks County in Pennsylvania in 1744. Like Amos Janney, Hough served as a surveyor for the land of Lord Fairfax during which time he procured several thousand acres. By 1772 he was serving as "attorney in fact" for the descendants of John Mercer (Loudoun County Deed Book, H-479), and owned at least one mill in the eastern part of the county. Hough became Janney's neighbor around 1790 when he acquired 303 acres from the estate of Francis Hague - the balance of the 703 acre Catesby Cocke grant.

When migrants with a common cultural background were the only inhabitants at a previously unoccupied locality, development of that locality was based primarily upon attitudes, knowledge, and skills acquired in their homeland. Similarly when peoples with diverse cultural backgrounds migrated to a previously uninhabited place they used their attitudes, knowledge, and skills to develop that place. In this case, however, no individual's actions were reinforced by the entire group because there were others in the group who did things differently.

From Glass, The Pennsylvania Culture Region

Cultural Influences

The first settlers in the Waterford area were members of the Society of Friends (Quakers), and while Quakers may have set the early tone of the Waterford area, it by no means developed as an exclusively Quaker community. As Glass puts it, there were others soon introduced to the group who did things differently. If any one influence can be said to have put its stamp on the community, it would be the culture of Pennsylvania, itself a hybrid of various European cultures and religions, of which the Quakers were one part. Rejecting the use of slave labor dominant in other parts of Virginia, they carved out smaller farms which needed towns to supply goods and labor. This diversity is what created in Waterford a community of slave-holders and free blacks, merchants and farmers, Union and Confederate, Quakers, Presbyterians, Baptists and Methodists.

Quaker History

The Quaker emphasis on education, their careful record keeping, and the resultant wide dissemination of their ideas exerted a strong influence on Waterford. As Charles Poland states in *From Frontier to Suburbia,* Loudoun Friends served as "the conscience of the county in education, abolition, prohibition and progressive farming".

At first the Friends were practically a commune of farmers, only gradually engaging in the businesses needed to keep a community going. Livestock, corn, wheat, and patches of oats, buckwheat, and flax were their staples. The rest of the county later followed the Friends' farming practices, for from 1764 on, unlike the citizens of most other Virginia counties, Loudouners could pay their taxes in money instead of tobacco (A.M. Janney, p. 28).

The administrative organization of the Society of Friends fostered the sharing of ideas between Yearly Meeting centers and their satellites. The Society of Friends did not have a

professional clergy, but instead relied on "weighty Friends" who were "pressed by the light within to appear in the ministry" (A.M. Janney, p. 23). Volunteer travelling ministers, including women, undertook journeys lasting months or even years. Such journeys might cover the area from Rhode Island to South Carolina, and served to disseminate practical as well as spiritual information.

This interchange of ideas manifested itself in Waterford in several ways. Many of the Quakers settling in Loudoun county had roots in the same Pennsylvania communities. "These Friends saw to it that favored ones back home were informed of land-buying opportunities and were aided in taking advantage of them." (A.M. Janney, p. 6)

The Quakers were pragmatic, having no use for superstition or prejudice and were willing to try scientific methods. They used no slave labor, and avoided the over-planting of tobacco which drained the fertility of the large estates. The Friends and fellow German settlers in Pennsylvania adopted the practice of liming, deep plowing, and five-year crop rotation. Publicized in 1803 by Loudouner John Binns, these methods became known as the "Loudoun System" which drew praise and national support from then President Thomas Jefferson.

By 1744 there were enough members of Fairfax Meeting for it to be "set off" from the Hopewell Monthly Meeting near Winchester meaning that this congregation could conduct its own business. Meetings were first held at the houses of Amos Janney and other Friends. Although the membership roles were large, it should be remembered that the area from which Fairfax Monthly Meeting drew covered most of Virginia as far west as the top of the Blue Ridge. In some cases families belonged to meetings hundreds of miles away, and data such as births, marriages, and deaths was collected for the meeting records by committees. Even travel over relatively short distances was difficult.

The Waterford Foundation

The Quaker Meeting House built in 1770, as pictured on a circa 1900 postcard.

In 1755, trustees of the Fairfax Meeting purchased ten acres of land from Francis Hague for the establishment of a meeting house. The structure built c. 1770 still stands. In his journal from the years 1775-77, Nicholas Cresswell describes a visit to a Meeting House which is quite certainly that in Waterford:

Sunday, Feb. 11, 1776. Went with Mr. Cavan and Mr. Thos. Matthews to a Quaker meeting, about 7 miles from town. This is one of the most comfortable places of Worship I was ever in, they had two large fires and a Dutch stove. After a long silence and many groans a Man got up and gave us a short Lecture with great deliberation. Dined at Mr. Joseph Janney's, one of the Friends. Got to Leesburg at night.

Slavery

In 1688, almost all Friends in the Southern Provinces and many in Pennsylvania, New York, and New England, were slave holders since it was difficult to carry on the cultivation of land without slave labor. However, before the end of the 17th century, the Quaker establishment was already beginning to take a stand against slavery.

The records of the Virginia Meeting for the years previous are lost, but in 1757 Quakers in

Virginia could still hold slaves if they had inherited them. However, they were directed to "train them up in the principles of the Christian religion". Minutes of the Yearly meeting admonish the members: "Friends ought not by any means to be concerned in hiring any of these, who are held as slaves where the wages are to be received by those who claim a right to hold them as such...." (Thomas, p. 69). By 1850 members of the Meeting could be, and were, disciplined for owning or even employing a slave (Hinshaw, p. 511). Although there are instances on record of Friends in Maryland and Virginia releasing their slaves, the change required in lifestyle meant that many chose to leave the Society.

Decline of Quaker Influence

Progressive with respect to scientific farming and civil rights for women and blacks, the Friends were terribly conservative and uncompromising on moral matters. This stance, as well as the stress created by the slavery question, contributed to their decline in membership and resultant decline in influence in the community.

The minutes of the Fairfax Monthly Meeting are full of reports of members who were either disciplined or disowned for incidents as innocuous as "singing, dancing, and frolicking" or "keeping light company." Thomas explains further that "...a large proportion were Friends rather by tradition than conviction and many were careless and some unbelieving." Since many Friends lacked true conviction according to society history, the burdens that such stringent behavior forced on them was enough to cause them to leave the organization.

Census and Quaker records, show that many residents of the Waterford area had ties to Quakers who had "married out of unity" (married those who were not members of the Society of Friends), and were subsequently disowned by the congregation. For example, of the 14 children born to Samuel and Sarah Gover in the first quarter of the 19th century, four died before reaching adolescence and six married out of unity (Hinshaw, p. 495).

Since the Quakers would not accept military service, the Revolutionary War caused a further decline of those unwilling to accept the penalties. According to Thomas' *The Story of the Baltimore Yearly Meeting*, by the middle of the eighteenth century, many young Friends particularly in the southern states were converted by the preaching of "Whitfield and the Wesleys".

Other factors during this same time further diluted the Quaker core of the community. Hard times and expanding families in the first quarter of the nineteenth century led to the emigration of many Friends and the resulting disintegration of meetings in Virginia. By 1855-56 "a number of families of Friends" from Hopewell, Fairfax, and Goose Creek Meetings had formed the Prairie Grove settlement in Wayne Township, Henry County, Iowa, and when a new Yearly Meeting was formed in Illinois in 1873, most of these settlers had roots in Virginia (Hinshaw, p. 465). In 1845 the Virginia Yearly Meeting was "laid down" or discontinued and the remaining Meetings attached to the Baltimore Yearly Meeting. Ultimately, the Fairfax Meeting itself was "laid down" in 1929 for lack of membership.

Pennsylvania Culture

When the first town lots were subdivided and sold by Joseph Janney in 1792, only half of the buyers were members of the Fairfax Meeting. The Census of 1810 (the first available for Loudoun County) lists 43 families in the village, twelve of whom were Quakers. Like the Quakers, however, many of the remaining residents had direct ties to southeastern Pennsylvania.

Rural southeastern Pennsylvania represented a fusion of diverse cultural elements: English, Scotch, French, Dutch and Swedes joined Germans, Scotch-Irish, Welsh, and Swiss who had migrated to Pennsylvania in search of religious and political freedom. Within several generations these settlers

pragmatically adopted the best techniques of their neighbors, and when in turn they were transplanted to other areas, carried with them a hybridized Pennsylvania culture distinct from that of the English Tidewater. Since the agrarian system of the Southern Colonies was based on slave labor, it is easy to see what non-conformists the Quakers, and for that matter, most of the Pennsylvania settlers, must have been. As Glass puts it in his definitive work on the Pennsylvania Cultural Region, "The influence of these early Pennsylvanians was not limited to their own acceptance of dispersed family farms and multi-purpose barns as universal practices among themselves. They also modified and improved agricultural methods as they raised livestock, manured fields, rotated crops and improved livestock breeds" (Glass, p. 4).

The physical evidence of Pennsylvania culture remains in a unique built environment. The most distinctive of these structures is the gable-roofed Pennsylvania, or forebay, barn which evolved to meet the requirements of the mixed farming most suitable to Pennsylvania and Northern Virginia.

Blacks

According to the Census of 1860, of the 900 residents of the area served by the Waterford Post Office, 155 were free blacks. Janney refers often to Negroes, especially when discussing social life, but rarely does he differentiate between slave and freedman. He hints at relationships between slave and free blacks as he relates that the neighbor on the next farm owned a slave who was the "wife" of the old black man who made brooms in the vicinity (J.J. Janney, p. 56). As the man had a craft he was probably a free man of color. When Janney describes a cornhusking it includes "all the neighbors within two or three miles" where "White and black, slaves included, worked side by side" (J.J. Janney, p. 87). The Loudoun County tax roles of the antebellum years indicate there were a number of free blacks living or working in Quaker households. Yet, though the Quakers were notoriously liberal about such things, no blacks were actually members of the Meeting according to a comparison of the Census data with Hinshaw's Quaker Encyclopedia. One black, Daniel Boyd, is buried in the Quaker cemetery, but Hinshaw lists him as a non-member (p. 473).

Quakers who had "colored boys" living with them did send them to school. "They were taught and treated just as the other children were by both teacher and pupils" (J.J. Janney, p. 56). Although white girls also attended the school, Janney never mentions "colored girls" among his classmates. The Quaker tradition of educating blacks as well as whites continued at least through the end of the century, and may also be a factor in the relatively large proportion of free blacks who chose to live in Waterford. By 1869 when a colored school was established in Waterford, 12 of the 38 pupils had been free before the war (Scheel, p. 4). The literacy rate among blacks in Waterford at that time was given at 53%, a remarkable figure for the time demonstrating an emphasis on the responsibility of educating all children despite the decline in the Quaker population. By the Census of 1910, blacks owned half a dozen farms in Waterford.

Transportation

In 1662 the Virginia Assembly had passed a road law which required each county to appoint surveyors to "...lay out the most convenient ways to Church, to the Court, to James Towne and from County to County." (Harrison, p. 446) However, improvements to existing trails and the development of new roads into the back country of Virginia were delayed until the withdrawal of Native Americans after the Treaty of Albany was signed in 1722. Once roads were established, they influenced subsequent development. The growth of Waterford as a village and market center for surrounding farms was directly related to its proximity to existing pathways.

The Shenandoah Hunting Path, later known as the Carolina Road and roughly parallel to the present day Rt. 15, was an existing Indian trail. It provided a natural conduit for settlers from Pennsylvania into Loudoun County.

The earliest grants of land in the Waterford area refer to paths between settlements, wagon roads, and bridges. "Settlements" often referred to homesteads rather than a collection of dwellings that could be construed as a village. Road cases and orders of the Loudoun County Court give more information on contemporary roads and landmarks. Unfortunately, most give no compass direction referring instead to existing roads, paths or landowners, and the specific locations are unclear.

Waterways, though not commercially navigable, were nevertheless important as the determining factor in subsequent settlement. In conjunction with topography, they determined the initial placement of development. Although there were a few bridges that are noted, the locations of fords were probably more important in determining the routes that developed.

One of several petitions for the construction of a bridge over the Catoctin at Waterford complained that the creek was "too deep to ford for several successive days" after a good rain. The petition c. 1830 indicates that "...Waterford is a point in the road leading from all the upper part of the German settlement to the county seat as well as from the neighborhood lying immediately west..." (Loudoun County Road Case # 311). This reference further implies that until the requested bridge was constructed in 1838-39, the only way of crossing the creek was a ford --water ford? Although, Thomas Moore is generally credited with naming the village of Waterford after his hometown in Ireland, this is unsubstantiated. It is at least as likely that the village was named for the critical ford which crossed Catoctin Creek at the present location of the Mill bridge. The ford would have been an important feature as the village expanded over the terrace area adjoining Janney's Mill.

The development of east-west transportation routes led to the subsequent growth of Waterford as an intermediate point in the 19th century farm to market system linking the Shenandoah Valley and port cities of Alexandria and Georgetown. Traditional Indian paths were often improved by large plantation owners to allow them to carry their produce to the rivers. In Loudoun County, Snicker's Gap, along with Noland's Ferry and Ashby's Bent were the natural gateways from the north and west already traversed by trails of the Susquehannocks (Harrison, p. 441). These also became the paths of settlers to the Piedmont.

The earliest improvements of inland roads were for the use of hogsheads of tobacco pulled by cattle or horses to the nearest navigable water. These became the foundation for longer "rolling roads" to and beyond the Blue Ridge. Following the establishment of the port of Alexandria as a major market for wheat, the city managed to maintain dominance of the market with a system of roads through Fauquier and Loudoun Counties. The Alexandria Road to Vestal's Gap had been an Indian trail beginning on the ridge between Hunting Creek (now Alexandria) and Four Mile Run (Arlington), extending west over the Blue Ridge Mountains. It was later used as a rolling road crossing the South Fork of the Catoctin at a ford about two and a half miles north of Waterford where it forked to form a path to Gregory's Gap and north to join the Philadelphia Road beyond the Blue Ridge. The turnpike route from Winchester to Alexandria was the main trade route over which products were marketed, not just from western Loudoun County but from the Shenandoah Valley beyond.

Ox Road through Fairfax County was an Indian path improved by a "gang of sawyers" employed by Charles Carter to provide a way from his Frying Pan Mine in Loudoun County to Copper Mine Landing on the Occoquan around 1729 (Harrison, p. 423). The "Mountain Road" from Aldie to Snicker's Gap predates George Washington's days as a surveyor as he gives an account of being lost there (Harrison, p. 478). George Washington is said to have used the road through Hillsboro and Vestal's Gap (now roughly parallel to Route 9) "frequently", specifically on the expedition to Fort Duquesne in 1753 (Harrison, p. 481).

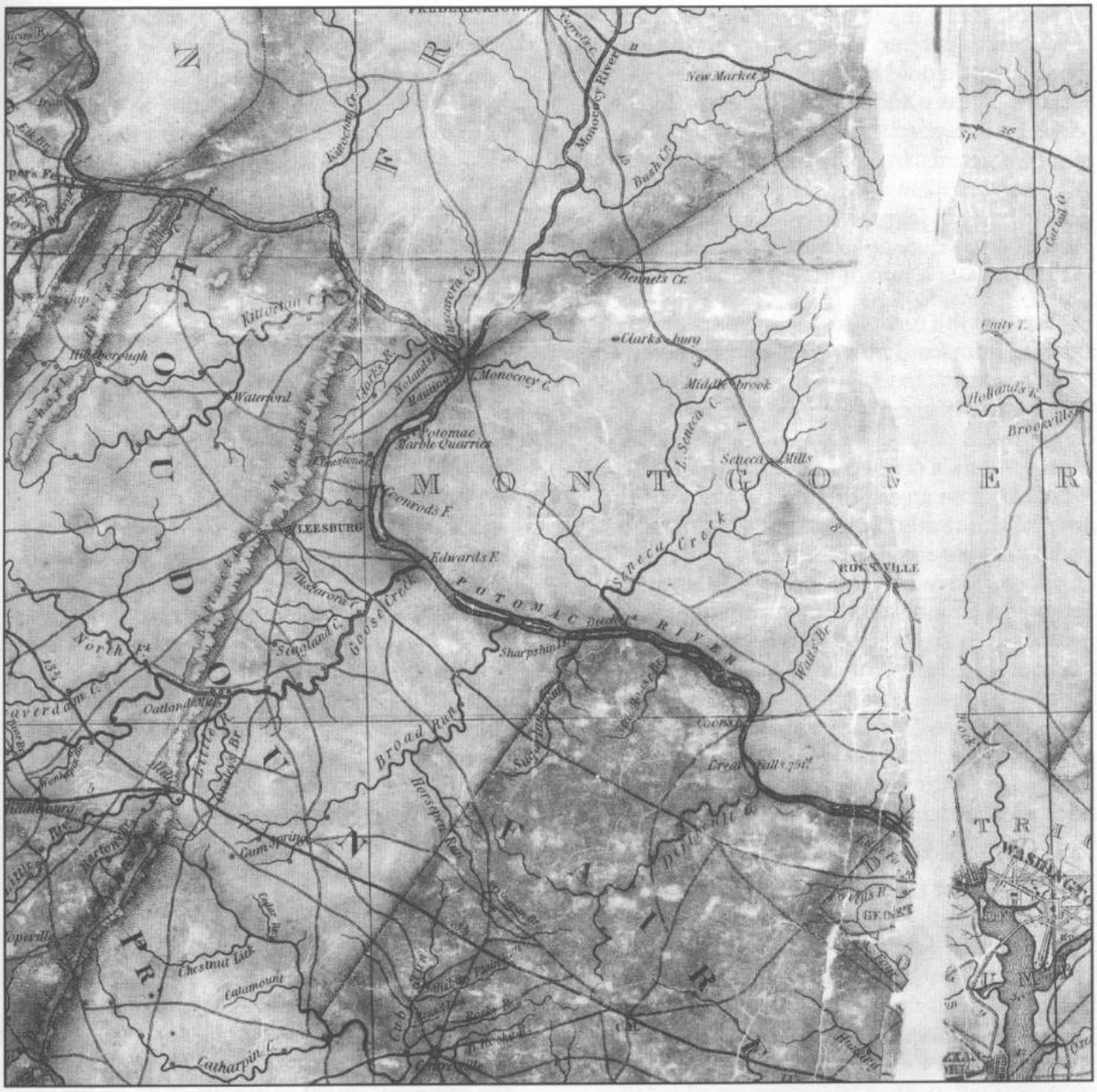
...[L]and travelling in Virginia until after the middle of the eighteenth century was...a matter of riding a horse." (Harrison, p. 445) In the eighteenth century only the wealthy had carriages, usually used by ladies; wealthy men might drive two-wheeled chaises. Nicholas Cresswell gives an account of a day-long journey between Alexandria and Leesburg in his journal:

> "Sunday, November 27th, 1774. Got to Leesburg, 40 miles from Alexandria. The land begins to grow better. A Gravelly soil and produces good Wheat, but the roads are very bad, cut to pieces with the wagons, number of them we met today. Their method of mending the roads is with poles about 10 foot long laid across the road close together; they stick fast in the mud and make an excellent causeway. Very thinly peopled along the road, almost all Woods. (Cresswell, p. 47)

According to Cresswell's journal, the trip from Leesburg to Philadelphia took four days, and from New York City to Leesburg by way of Philadelphia eight days. It should be kept in mind that these were the times for trips by stage coach; a loaded wagon hauling goods to or from market took at least twice as long.

Because of the length and difficulty of travel, regional trade centers such as Waterford were a necessity. In describing trade patterns of the late eighteenth century, the editors of Israel Janney's account books in Goose Creek for the years 1787-89 note, "The store's watershed for customers stretched perhaps some ten miles away in a sort of semicircle that went west, north, and east, skipping the slaveholders just to the south" (Janney, p. iv). Indeed among the customers listed are several known residents of Waterford. Therefore, it follows that the residents of Goose Creek were as likely to look to Waterford as a trading neighbor.

While travel was slow even in good weather, it was next to impossible during bad



Boye Map, copyright, Library of Congress.

Regional transportation routes in 1826.

weather. Rains made the roads slippery, and deep gullies cut into the mud caused the wheels to ride unevenly and overturn wagons. Heavy and drifting snow made travel by horseback next to impossible. Janney recounts an emergency journey to Washington during such a storm: "The people had not learned to "break" the roads at such times as they do in New England", and the journey took two days (J.J. Janney, p. 61).

Once off the turnpikes the location of existing farms and mills often determined the location of new roads and the revision of existing roads upon which the turnpikes were constructed. The road cases in the Loudoun County Clerk's office contain many petitions for roads from an existing mill to a new one, and the Court might order that a new road be cut to provide access to the mills. River crossings, too, were an important determining factor of the placement and destination of roads. So, even though the creeks and streams were not routes of transportation in the same sense as the Potomac or Occoquan, they determined the location of mills and available crossings and in so doing determined the overland routes developed for trade and settlement.

In 1896, the tolls were removed from the Little River and Leesburg Turnpikes, as they had been overshadowed for trade and transportation purposes by the railroad. The Washington and Western Railroad extended to Round Hill, and the mail stage connecting with the B & O Railroad at Point of Rocks provided a convenient link to Baltimore in the early 20th century (Reid, p. 3). A passenger car added to the early morning milk run on the Washington and Old Dominion Railroad stopped for waiting riders west of town to carry them into Leesburg (Reid, p. 17). By this time an "improved" or paved road was part of the county road system running from Waterford to Paeonian Springs (Sanders, p. 13).

c. 1936

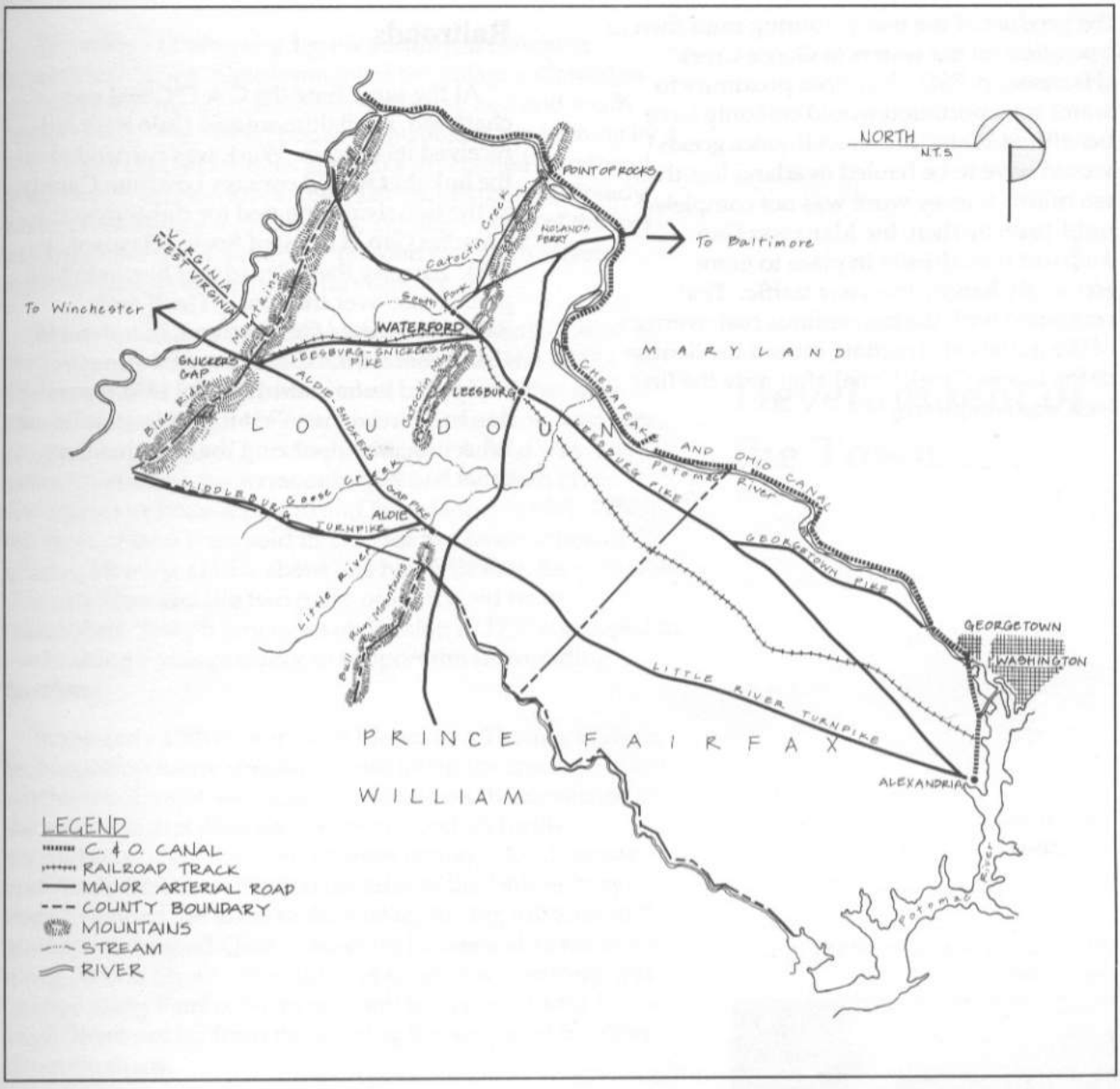
In an article in the Loudoun Times-Mirror, the relatively rare commute from Leesburg to Washington was described as taking less than an hour and a half "Travelling well within the speed limits..." (Huntingdon). Anne Carter Smith remembers the trip as taking about an hour in 1936-37; "not much longer than today."

Canals

The first plans for the improvement of the Potomac for commercial navigation between Washington and points west were put forward before the Revolutionary War. Such a system was intended to provide inexpensive transportation for the wheat crops of the Shenandoah, Catoctin, and Monocacy valleys. By 1799, the Potowmack Company opened the Potomac, 30 miles above Cumberland, and the Shenandoah, 60 miles above Harper's Ferry, by building a system of locked canals around the falls. "Thenceforth, between 1799 and 1828, a considerable local traffic was developed chiefly in flour and whiskey brought downstream" (Harrison, p. 546). After 1828, its works and franchises were conveyed to the Chesapeake and Ohio Canal Company which was chartered in 1824. The Alexandria Canal was an extension of the C & O from Georgetown by way of an aqueduct across the Potomac. Once located near the present site of Key Bridge, the aqueduct was closed in 1886 as being unsafe.

Yardley Taylor writing c. 1830 recalls when "Many of us can remember when it was usual to pay a dollar for transporting [sic] a barrel of flour to market" (Taylor, p. 25). With the completion of the Little River Turnpike and the commencement of construction on the Leesburg Turnpike, the cost had decreased to 75 cents per barrel. The opening of the Chesapeake and Ohio Canal further reduced the cost per barrel to 45 cents, and Taylor cites that such cheap and available transportation presents a "strong argument" for the railroad then projected.

In 1832 an elaborate scheme was launched to improve Goose Creek and Little River with "slack water" navigation in order to capture the "wagon trade from the Valley" and "provide cheap transportation to market...for



Regional transportation systems circa 1920.

the product of the many flouring mills then in operation on the waters of Goose Creek" (Harrison, p. 551). This close proximity to water transportation would certainly have benefitted Waterford as well, since goods would have to be hauled overland less than ten miles. Survey work was not completed until 1849; by then, the Manassas Gap Railroad was already in place to more efficiently handle the same traffic. That, combined with the tremendous cost overruns of the initial construction, caused the demise of the Goose Creek Canal after only the first lock was completed.

Railroads

At the same time the C & O Canal was chartered, the Baltimore and Ohio Railroad received its charter. Work was suspended on the link that would connect Loudoun County as the two rivals litigated for rights over the Catoctin Gap at Point of Rocks (Harrison, p. 548). Already the railroad had begun to take precedence over the canal. The B & O Railroad reached Cumberland, Maryland in 1843, whereas the C & O Canal was not completed as far until 1850. By 1852 the rail line had already reached the Ohio state line at Wheeling, monopolizing the area that the canal had hoped to serve.

Development of the Town

The village of Waterford grew steadily, if slowly by present standards. Development of the village followed as paths, then roads were established leading east and south from the first mill. What began with subsistence farming by a few closely related families grew to a diversified farming of wheat, corn, and livestock. By 1820 the village had already assumed the shape it still retains, although many of the lots platted in the "New Addition" (Second and High Streets) remained undeveloped until this century.

The first mill was established near the present location of the four story brick mill around the middle of the 1700's. At that time Amos Janney owned most of the land that now comprises the village of Waterford. His neighbors were few, situated on parcels of hundreds of acres. A road was established along the terrace above the flood plain of the Catoctin to provide access to and from Janney's Mill. When ten acres of land were sold in 1755 for the construction of the Quaker Meeting House about one half mile east, the pathway was extended and the two poles of Waterford were established. Joseph Janney's subdivision in 1792 succeeded in establishing a village center to support the surrounding farmland.

In the early 19th century Asa Moore and Thomas Phillips, Sr. bought up many smaller parcels along the creek northwest of town, perhaps speculating on the expansion of the village in that direction. However, when further subdivisions were made by Thomas Janney, David Janney, and Amos Gibson in the first decades of the 19th century, these extended the town to the east up the big hill toward the already established Quaker Meeting House and to the south along Second Street. The Union of Churches Cemetery was created along Fairfax Street adjacent to newly created lots on High Street not far from the meeting house shared by other denominations.

The growth of the village cannot be separated from that of the surrounding agriculture. John Jay Janney often uses the term "neighborhood" to describe the interrelationship between town and farm. Many of the farmers on surrounding land also invested in town lots and houses which are mentioned in wills. Some farmers were also merchants who maintained a base of operation in town, while running a neighborhood farm. The concentration of farm population provided a critical mass necessary for craft and service specialists. In addition to providing the goods and services vital to the agricultural economy, the tradesmen supplied a labor pool for the extra hands required at harvest time. "The rule was, to pay them the wages per day that wheat sold for per bushel" (J.J. Janney, p. 71).

The Schooley Mill in a circa 1900 photograph.

The Waterford Foundation

Before the Civil War, Waterford was the second largest town in Loudoun County, and as a commercial center for farms within a radius of five to eight miles, served a large portion of its northwest corner. Most of the structures now standing on Main Street, many of those on Second Street, and others that have since been destroyed were in place by 1840. Many of those were occupied by commercial establishments that provided just about everything for farm, domestic and personal upkeep. The census of 1860 lists seven merchants plus blacksmiths, tailors, shoemakers, cabinet makers, saddlers, hotel and tavern keepers, a confectioner, a tinner, and an ambrotypist among others in Waterford. The Loudoun County Land Book of 1860 lists "Amasa Hough Inn" under taxable personal property listing assets of two cows, value $40.

Civil War

The villagers were neither entirely Union nor Confederate in their sympathies and there must have certainly been tension in the village or even within families. The restrictions on trade and travel would have presented some difficulties in distributing produce and obtaining supplies, but day to day life on the farms and in the village was relatively undisturbed.

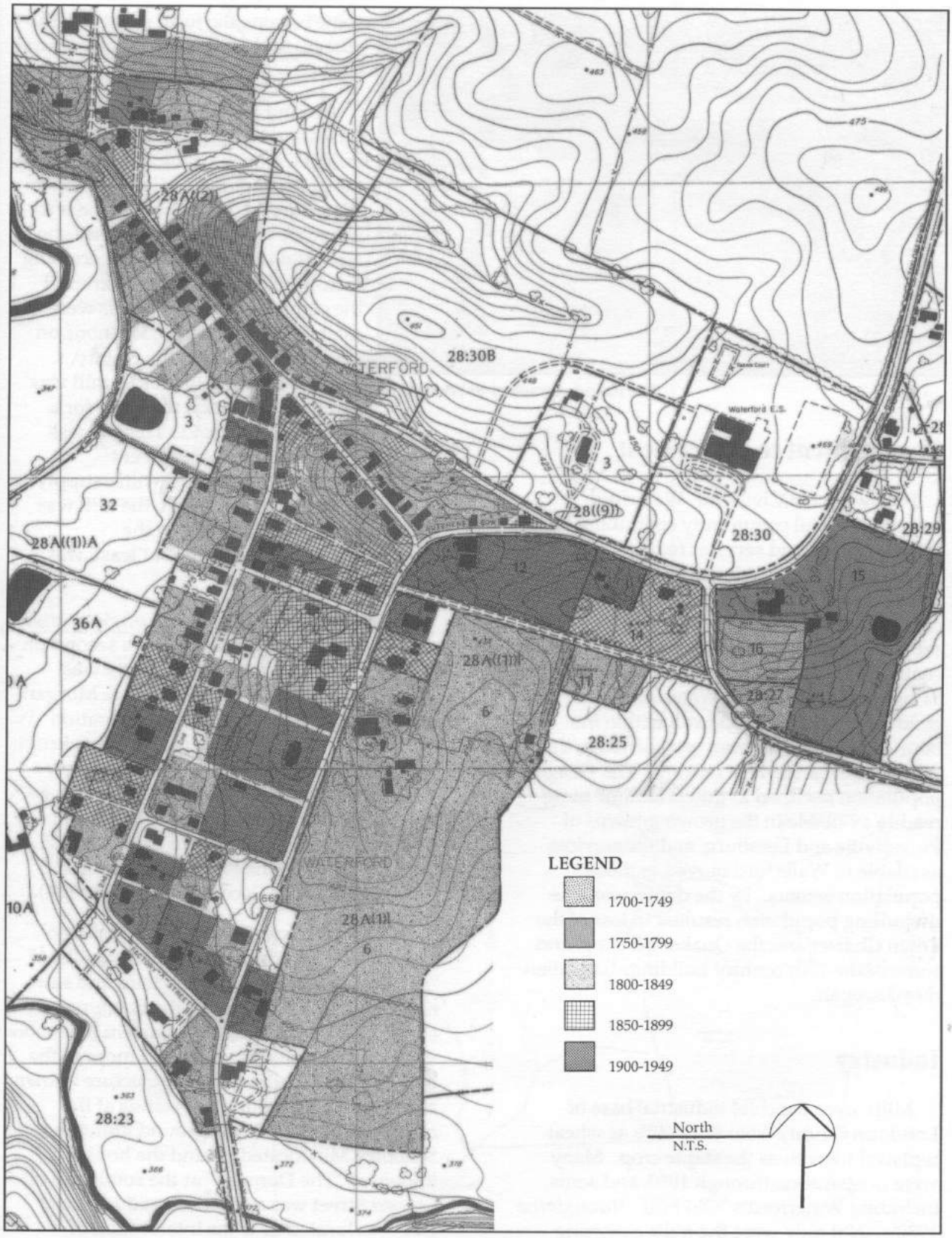
Several skirmishes within the Waterford neighborhood brought the war all too close to home, and some townsmen reacted aggressively to the violations of the town by forces from both sides. The Loudoun Rangers, two Companies of Volunteers from Virginia which fought for the Union, were commanded by Samuel C. Means who before the war had been the miller and a Quaker. The Rangers were the target of several raids within the boundaries of the Waterford National Historic Landmark. An engagement in and around the Baptist Church severely damaged the structure in August of 1863.

When General Phillip Sheridan raided Loudoun Co. in November, 1864, his 5,000 men took horses, livestock, burned crops in the fields, and destroyed 230 barns, 8 mills, and one still (Goodhart, p.168). Although family stories abound of burned barns in the Waterford area, there is virtually no documentation that would indicate the extent of the destruction. The physical evidence suggests that as many barns in the vicinity were spared as destroyed, but barn-dating is difficult as replacements were often built on remaining foundations with salvaged materials.

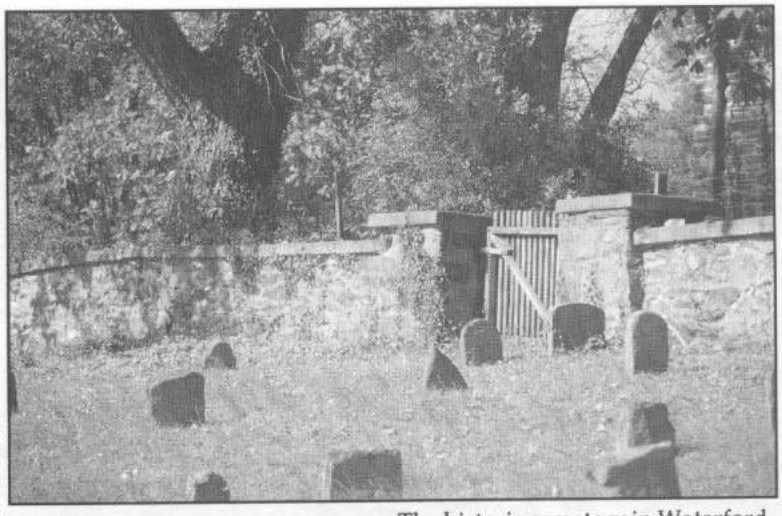
The aftermath of the war was serious, but several factors served to mitigate the effects in the Waterford area. Railroads had been destroyed, but the railroad hadn't yet made its way to western Loudoun. There had been nothing of strategic importance in western Loudoun other than farm animals and crops which had been stolen or destroyed by the armies of both sides. At the close of the war, those who did not take the Oath of Amnesty were again threatened with confiscation of property, this time by the Union victors.

The decrease in the amount of land under cultivation following the war "...due to conditions growing out of the change in the system of labor which prevented a complete rehabilitation of agricultural industry" (Head, p. 83) was not so evident in western Loudoun. The inhabitants of Waterford and environs had never been so dependent on that "system of labor," slavery, as had the rest of the state, and that, too, cushioned the brunt of the long term effects of the war.

Far more critical than the war in arresting Waterford's continued development and political influence was the course of the railroad when it came to western Loudoun around 1870. Passing south of Waterford through the postal villages of Paeonian Springs, Hamilton, and Purcellville, the rail line redirected the trade and growth which earlier transportation routes had directed through Waterford. An examination of these "new" railroad towns shows in their collection of large Italianate and Queen Anne structures, an entire layer of building which Waterford lacks.



Historical development of the village.



Land Ethics

The historic cemetery in Waterford.

Development to the Present

Following the Civil War, Waterford remained a vital community continuing to provide goods and services for the surrounding farms. However, growth in western Loudoun was diverted to those communities which were linked by rail service to the larger world. By the turn of the century, the shift had begun - from Waterford as commercial center to Waterford as residential neighborhood still within the boundaries that had been established in the first quarter of the 19th century. The village population declined as goods became more readily available in the growing towns of Purcellville and Leesburg, and the services available in Waterford moved to those population centers. By the depression, the dwindling population resulted in loss of the Town Charter and the Quaker Meeting, and some of the 19th century buildings had fallen into disrepair.

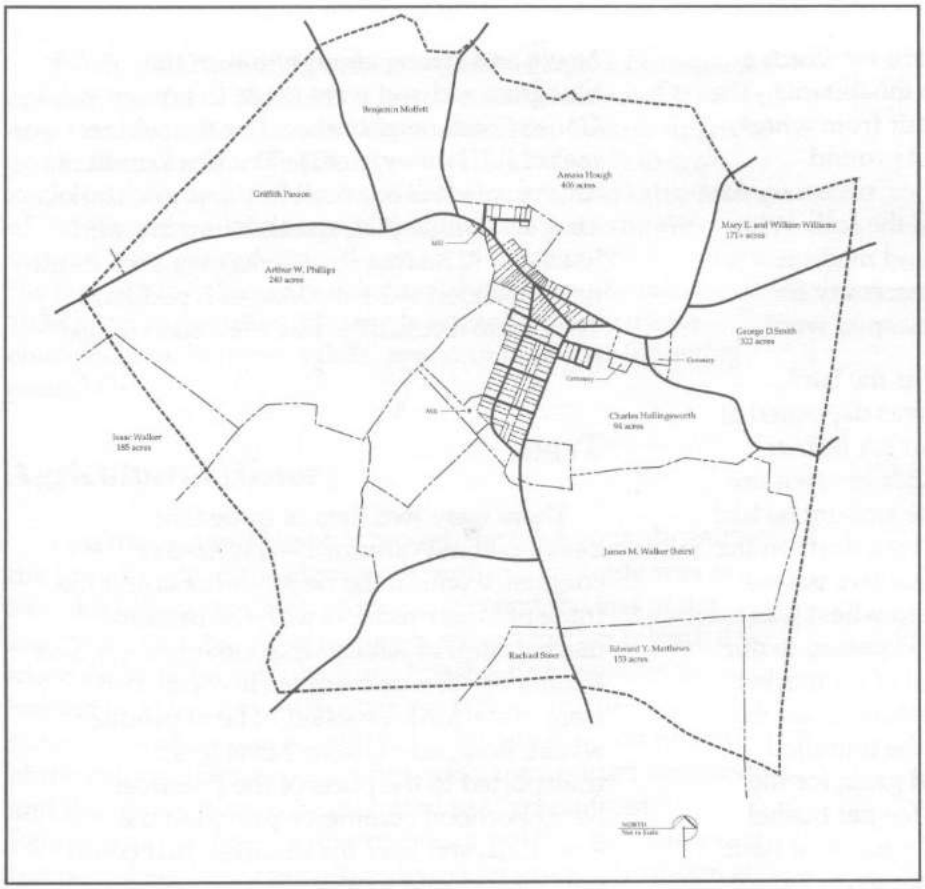
Industry

Mills were the chief industrial base of Loudoun County from the 1740's as wheat replaced tobacco as the staple crop. Many were in operation through 1890, and some, including Waterford's "Old Mill", through the 1930's. Not only were the mills gathering places for the exchange of news and ideas, some became the focal points for the villages and surrounding agricultural land.

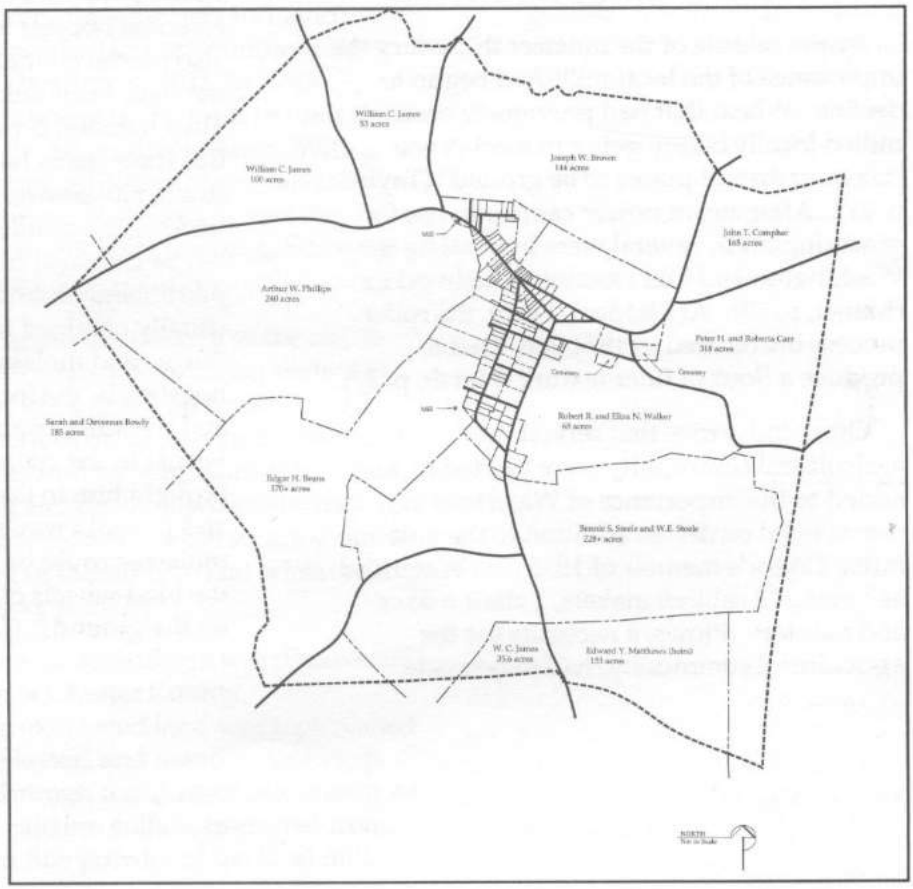
Around 1740 Amos Janney had established a mill on the banks of a fork of Catoctin Creek, which became the north end of the village of Waterford. Soon thereafter, he was joined by neighboring farmers who also relied on this mill for processing their grain. By the third quarter of the eighteenth century, mills were established at strategic locations on streams throughout the county. Anyone desiring to build a mill was required to petition the court for a permit (Marsh, p. 2). This process ensured the water rights of adjacent landowners and protected the water supply to the mill. Next to the church, the mill was the most important building in the community, and in Waterford at least, was built before the churches.

Mahlon Janney inherited the original grist mill from Amos Janney and built a second on the site. By 1825, when the property was under a deed of trust from Braden & Morgan to the Bank of Alexandria, the corporation running the operation was basically bankrupt. It is possible that the construction of a new mill building had over-taxed the finances, as the deed includes mention of a "brick water grist mill" and a "Saw Mill on the waters of Catoctin Creek in the town of Waterford" (Loudoun County Deed Book 3K, folio 164).

By 1853, there were 77 mills including 6 saw mills, 9 grist mills, 21 merchant mills, 17 "grist and saw mills", 17 "merchant and saw mills", and several mills for the finishing of cloth. There were three mills within the village of Waterford and several more in the outlying neighborhood. The structure known as the "Old Mill" which still stands at the north end of Main Street ground grain; the Schooley Mill located behind the house known as "The Dormers" at the south end of Second Street was a saw mill; and a fulling mill was located near the intersection of Factory and High Streets.



Relative property boundaries within the Landmark circa 1860.



Relative property boundaries within the Landmark circa 1920.

The mill provided the means by which a farm fed and clothed its own inhabitants. The grist mill not only ground flour from wheat, buckwheat, rye, and corn, but ground limestone into the "land plaster" necessary for the continued productivity of the soil. With most clothing grown, spun, and made at home, the fulling mill was a necessity for cleaning and carding the homespun wool.

The merchant mill served as the bank, where grain, usually wheat, was deposited at the mill and converted to flour. A farmer could then draw on the flour for his own use or to sell at market against the amount he had deposited or even pay a bill "by a draft on the miller" (J.J. Janney, p. 74). After two passes through a "wheat fan" the clean wheat was taken to the mill, "where it was passed to our credit, to be drawn out for use of for market" (J.J. Janney, p. 74). Janney goes on to say that a farmer "rarely if ever" sold the unmilled wheat. A custom mill ground grain for the use of the grower charging a fee per bushel ground. A bushel yielded 40 pounds of flour plus 15 pounds of bran (J.J. Janney, p. 74).

By the middle of the nineteenth century the importance of the local mills had begun to decline. Wheat that had previously been milled locally before going to market was "taken to distant places to be ground" (Taylor, p. 27). After steam power came into use for powering mills, several were built along the Washington and Old Dominion Railroad Line (Marsh, p. 53). At Harper's Ferry, the roller process introduced in 1874 was used to produce a flour of finer texture (Marsh, p. 27).

Other industries that served the agricultural community were located in, and added to the importance of Waterford as a commercial center. In addition to the area mills, Taylor's memoir of 1835 lists Waterford as having "2 cabinet makers, 1 chair maker and painter". Plows, a necessity for the agricultural community, had to be made heavy and strong enough to turn the bluegrass sod and were made in Janney's Goose Creek neighborhood by the cabinet maker (J.J. Janney, p. 83). The blacksmiths in town made and repaired hay and pitchforks, axes, screws, staples, rivets, hammers, and hatchets. "The first steel forks ever seen in the neighborhood were the load of a peddlar. They were a curiosity, but were soon in use" (J.J. Janney, p. 83).

Trade

There were two tiers of trade that developed in Waterford -- day-to-day commerce within the neighborhood and the trade of farm products with the primary market cities of Alexandria, Georgetown, and Baltimore. The primary trade conducted from Waterford consisted of farm produce, wheat, flour, and fattened livestock, transported to the ports of the Potomac. Neighborhood commerce provided the essentials, and later the luxuries, that could not be produced locally. Salt was absolutely essential not just for the curing of meat, but also for the animals. Travelling tinkers would not have been unknown in the community. They mended tinware and remolded pewter. But some items had to be purchased at a store. Earthenware, sugar, molasses, cotton wicking for candles, medicines which could not be grown at home such as mustard for plaster and hoarhound for coughs were usually obtained from the local merchant. "Sugar and molasses always came in hogsheads, the former of about 1200 pounds and the latter of about 120 gallons. A store keeper in the country had to have his goods brought him in the wagons of his neighbors and the only way a hogshead of sugar or molasses could be unloaded was to take off the hind wheels of the wagon and let it down on the ground." (J.J. Janney, p. 26).

The farms around Waterford began basically as subsistence operations. Once the fields were cleared the size and layout of area farms remained essentially unchanged. Parcels might be accumulated in the lifetime of one individual only to once again be split up by his heirs. But the most remarkable feature of the Waterford landscape is that the field patterns are virtually unchanged since the onset of mechanized farming in the late 1940's. Comparison of aerial photographs taken in the 1930's and those taken fifty years later show only minor changes in hedgerows, roads, and structures (see following pages).

Agriculture

Agricultural History

Virginia was established through the tobacco trade, but by the first decade of the eighteenth century that trade was at a low ebb following Queen Anne's wars and the loss of the European market. As settlements spread further inland, it was more difficult to "roll" the huge hogsheads of tobacco to market or at least to water transportation. The necessity of grain cultivation was recognized to ensure the food resources of the colony. Flour was a more easily transported commodity, and the new settlers who migrated to Virginia from Pennsylvania arrived with experience not in tobacco farming, but in a diversified agriculture based on grain. "Loudoun and upper Fauquier, seated at the very time the new influence began to be felt, became grain producing communities from the first turning of their soil" (Harrison, p. 401). By 1745, Virginia was exporting enough wheat in the form of flour that contemporary laws called for the inspection of flour. With a succession of bad tobacco seasons, additional taxes, and the activity of French privateers around mid-century and the increasing demand for American wheat in England, many northern Virginia planters were encouraged to diversify.

In the third quarter of the eighteenth century as the staple crop began changing from tobacco to wheat, most planters in Virginia were still utilizing the same wasteful system of old fields. A German traveler describes in his journal the wasteful, "lazy man's agriculture" as practiced by Virginians who neglected to utilize cattle dung and deep plowing (Harrison, p. 114). George Washington himself describes the wearing out of fields from successive planting of Indian corn and wheat with no grasses being sown (Harrison, p. 270).

In 1791, however, a new form of agriculture was discovered when Phillip and Rachel Price of Chester County, Pennsylvania, found that their exhausted land was replenished with the application of "land plaster" and manure (Janney, p. 29). This technology spread through the Quaker community to Waterford. Land plaster was calcium sulfate, imported from Nova Scotia and ground into a fine powder at the local mill.

National Archives

1937 aerial photograph of the Landmark.

National Archives

Mid-1980's aerial photograph of the Landmark.

Before the Civil War, the imported lime was replaced by "burnt lime," the process which turned limestone (calcium carbonate) into unslaked lime (calcium oxide) (A.M. Janney, p. 30).

Farms

Through the 19th century wheat, corn and livestock were the basis of Waterford agriculture. Most of the barns in the area were built during the first half of the century in order to accommodate grain storage, machinery and livestock as the farm operations became increasingly geared to commercial rather than subsistence value. By the end of the century, dairying had also become a part of this commercial equation as silage and the railroad allowed year round delivery of fluid milk to regional markets. Currently, wheat production has all but vanished from the area between the hills, and the emphasis is placed on cultivation of corn and hay to accommodate beef cattle, horses, sheep and dairy cows.

While the average holding of 150 - 200 acres was considered to be the optimum size for the operation of a subsistence level farm during the 18th and 19th century, a farmer who held over 500 acres was considered wealthy. John Compher who owned property on the northwestern outskirts of Waterford would have been a relatively large landowner for post-war western Loudoun County. Among the property left to his four daughters are separate farms of 200, 171, and 161 acres (Loudoun County Will Book 3S, f. 191). His father, Peter Compher also left considerable property including a number of slaves. An operation of that size must necessarily rely on slave or hired help. It was not until the general adoption of mechanized equipment following World War II that larger holdings were feasible.

Through the first two-thirds of the eighteenth century, many farmers stored the relatively small grain harvests in their attics. In response to a growing transportation network and the development of urban markets, more land was cleared and more grain grown beyond that needed for household consumption or storage capacity. The practice of purchasing livestock from drovers from the expanding frontier and then fattening them for market demanded better care and control over feed and breeding. Therefore, barns were often added to the farmstead after the dwelling place.

John Jay Janney describes the operation of the typical farm in the first decades of the 19th century "...The farms were worked by the owner and his sons with the aid of a 'bound boy,' and a hired man or more if needed in the summer" (p. 68). Earlier he describes his family's farm as staffed by an uncle, a hired hand, and an "idiot" ward who had been taken in from the poor house (p. 40).

Homes

Solange Strong suggests that the model plan for most Quaker and German stone houses was directly influenced by William Penn's instructions for building a proper first house. Penn in turn may have been influenced by the Swedish cabins which had been built in the Delaware Valley, like the Pennsylvania Barn, another example of the pragmatic adaptation of a building form from another culture which had proved to be useful for New World life. The small rooms, low ceilings, enclosed stairs, batten doors, and fireplace for cooking were economical of both material and labor for building and fuel for heating (Strong, p. 18).

The original settlers' cabin might be adapted to an auxiliary function as the family became established, grew, and built a more substantial dwelling. Examples in Waterford include the Hague-Hough House and Corbin Hall. Janney writes of "An old house of which there was one on nearly every farm...." (p. 77) and gives an account of the original log cabin his grandparents, the Taylors, used as the kitchen once the adjacent six-room stone house was built (J.J. Janney, p. 16). The gable end of the log kitchen was "weather boarded" with wide oak siding sawn into wide planks

by the water-operated mill. Board floors were bare and scoured with sand. Board fences and gates surrounding the house were whitewashed as were the walls "below stairs" (J.J. Janney, p. 70).

Land Ethics

The Hague-Hough House as it appears today.

Barns and Outbuildings

The typical barn of the Waterford area shows a distinct Pennsylvania influence. The most distinguishing feature is the cantilevered projection of the second floor 6 feet or more over the front of the stable or foundation level. This wooden forebay sheltered livestock from high sun and precipitation and would have provided protection from both snow and straw accumulation in front of the stable doors. As the orientation of the bay is to the south or southeast, the overhang allows the warming of the early and late winter sun within the stable area while protecting the interior from the high summer sun.

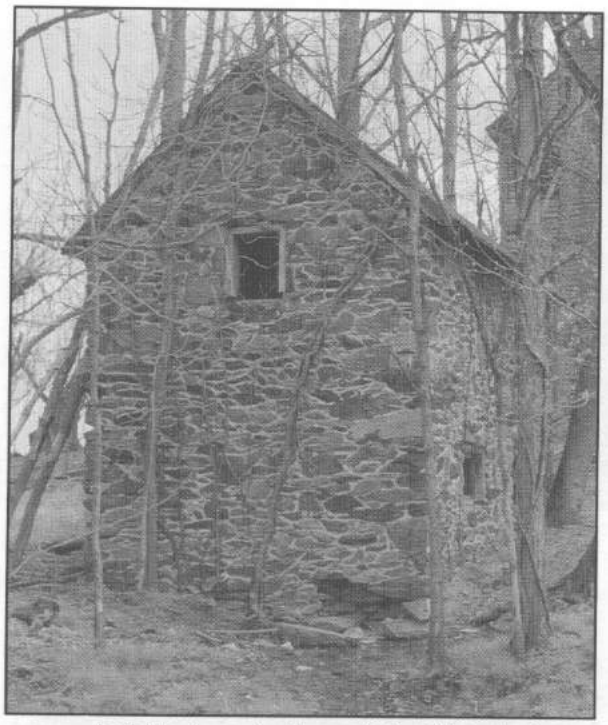
The foundation level is built of fieldstone, banked into a slope which typically rises to the rear, providing a stable area for livestock. The second level is divided into three bays, accommodating hayloft, granary, threshing floor, and space for equipment storage, and is accessed through double doors reached by the ramp created from the bank at the rear. Gravity simplified feeding of the livestock below. Although a matter of speculation, the source of the forebay barn is believed to be central and eastern Switzerland. Whatever its origin, this quickly became the universal style of barn building among Germans and non-Germans alike of southeastern Pennsylvania. Although existing barns in Waterford post-date settlement by half a century or more, they show the continued influence of the Pennsylvania culture on the area.

Age determination of barns by appearance is especially difficult due to the longevity of styles and the propensity of thrifty farmers on an established farm to recycle materials and rebuild fire-, decay- or war-damaged barns on existing foundations. Most pre-Revolutionary barns were built of hand hewn logs. Later versions were usually frame (90% of those surveyed by Glass, p. 66). Stone versions of Pennsylvania barns are also seen in some areas, including western Loudoun, and were most popular during the first half of the 19th century.

MaryAnn Naber

Example of an existing forebay barn off Route 665.

Barns and spring houses were set relatively close to the dwelling as there was often no slave labor to fetch and carry. Even so, as the house was usually situated on higher ground, the spring house was rarely less than 100 yards away. With a fireplace of stone built nearby, this structure also served



Land Ethics

An historic spring house in the Waterford area.

as milk house, wash house, and for cheese making (J.J. Janney, p. 67). Janney describes another use of the spring house when a salt-cured fish might be placed in the drain "...where a stream of fresh water would run over it all night, and in the morning it would be nearly fresh" (p. 29).

Other outbuildings commonly found on the self-sufficient farms of the early 19th century include the necessary house, ice house, smoke house, wagon shed, butchering shed, and outdoor ovens, of which a few examples exist scattered within and around Waterford.

Silos were not added to farms until the end of the nineteenth century. The ceramic style is particularly distinctive of the area and probably originated in Buckeystown, Maryland.

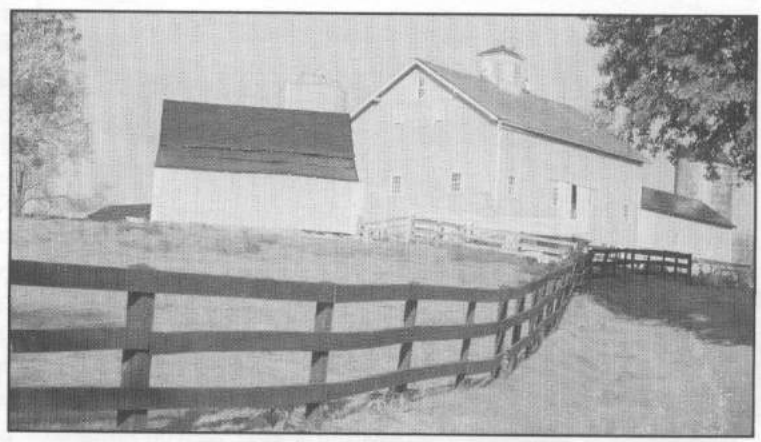
Gardens

In addition to the livestock and crops grown, the working farm grew its own fruit and vegetables. Preserves were made from fruits including quince, peach, cherries, plums, and watermelon.

The dooryard garden of Janney's boyhood home contained quince bushes for preserves, several damson plum trees for fruit and preserves, and rows of currant bushes for pies, jelly, and currant wine for sickness and special occasions (J.J. Janney, p. 46). Potatoes, beets, turnips, parsnips, and cabbages were all grown and eaten as vegetables, but not raw. Green beans and cucumbers were grown for pickling. They also grew yellow and white corn "...with small, round hard grains and a big cob, such as farmers will not plant at all now" (J.J. Janney, p. 35). Asparagus and sweet potatoes were also included in the garden, but not as food (J.J. Janney, p. 49).

A variety of herbs was produced at home including those used for general cooking, flavoring, and scenting purposes, as well as many which were credited with medicinal properties. "Every" garden had a hop vine in it, from which yeast was made from the fermented hops: "compressed yeast" was not available commercially, baking powder not yet invented, and "salt rising" was not popular (J.J. Janney, p. 23).

Flowers, too, would have had a place in an early 19th century garden even in, or perhaps because of, the relatively isolated location. Janney lists white lilies, pinks, marigolds, bachelor's button, cockscomb, nasturtium, cabbage rose, Rose of Sharon, and



Land Ethics

An existing ceramic silo on the Talbot Farm.

chrysanthemum as being included in the garden of his home place (J.J. Janney, p. 49).

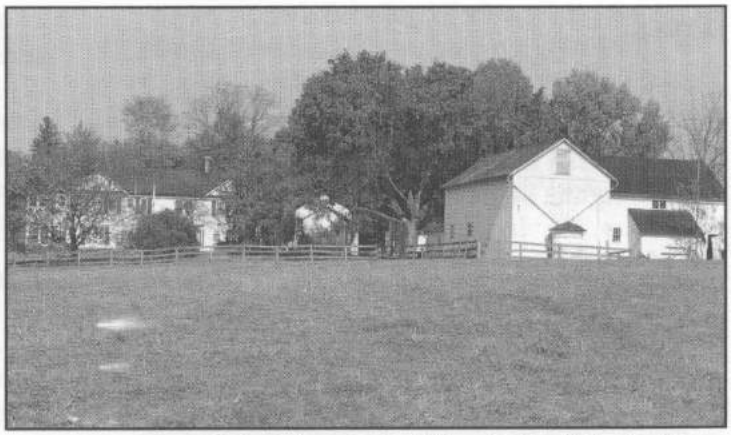
Livestock

At the beginning of the nineteenth century, most of the diversified farms kept a variety of livestock, some for market and some for the family's own use. Horses were of course not only valuable for the labor they provided on the farm, but were the only transportation other than one's own feet. Horses were stabled as resources permitted. Cows and steers were pastured in the summer, and kept in the barnyard in winter where they could shelter themselves under the overhang of the forebay barn.

By the first quarter of the 19th century, cattle were driven in from Indiana or Illinois in the fall and sold to local farmers who kept them in fall and winter pasture. The farmer of this day did not specialize and therefore did not keep large herds of cattle. The lists of Loudoun County tithables from mid-century show that six to ten cattle was a good-sized herd for the average farmer who held 150 - 200 acres. The larger landholders, such as Ebeneezer Grubb or Peter Compher, had as many as twenty or thirty cattle, but they also held more land, needed more labor, and were more likely to have held slaves.

The Quaker farm families ate little fresh meat, usually the remainder of butchering for market or preserved meat for home use --hogshead cheese, sausage, and pigs' feet. Once a year a steer or old cow was butchered and consumed on the farm. Salt meat or fish was the daily fare in summer. Poultry was more plentiful though as J. J. Janney states, "We made free use of chickens" (p. 29).

Hogs were fed twice a day or rooted in the woods, and "slept where they could" (J.J. Janney, p. 79). Sheep were fed twice daily, but stayed in the field. Around Christmas the hogs were butchered, stuck and left hanging overnight, and taken to market in Alexandria or Georgetown the next day. The return trip



Historic farm outbuildings in the Waterford area.

netted a year's supply of salt, "common New Orleans sugar," and oysters. Chickens were kept around and given free range in wheat stacks, straw piles, or on outbuildings. A small flock of geese provided quills for writing and feathers for bedding, but were not common on local tables. Many of the farms also kept a small flock of turkeys, which were driven to market for sale. "A few weeks before Christmas we put about a dozen geese in a pen with running water through it and fattened them, and sent them to market with the hogs" (J.J. Janney, p. 80).

Woodlots

Well into the 20th century most major farm holdings also included remote wood lots of 10-40 acres often on Catoctin Mountain or "lying in Catoctin Creek" (Will of Peter Compher). Cutting of wood for fuel, lumber, and fencing was part of ordinary farming operations. Janney remembers that wood was cut from the "...down and dead trees" after the harvesting and seeding in the fall (p. 73). By the middle of the 19th century, Yardley Taylor observed that "The probability of an abundant supply of Coal for fuel, has induced the belief that it is not necessary to retain so large a portion of timber land, for fuel and fencing, as was formerly supposed" (Taylor, p. 25). Whether the Civil War and the hard times that followed or the relative unsuitability of the land for other purposes was the cause, many farms held on to their woodlots.

Trees

In his memoir of 1853, Yardley Taylor cites the lack of large trees in the county and attributes that to the pre-settlement practice of burning the fields for easier hunting (Taylor, p. 22). Indeed, the early deeds are full of references to "poison fields," the open areas left by burning.

Nicholas Cresswell makes reference to planted trees in the area around Leesburg in a journal entry, Friday, March 31st, 1775: "The Peach Orchards are in full blossom and make a beautiful appearance" (p. 60). In the early spring of 1777, Cresswell describes seeing sugar made from the sap of the sugar maple on the farm of "Captain Douglas" near Leesburg (p. 188). Whether this was a regular practice or necessity due to the war is unclear.

Forty-five years later, Janney recalls having a seven acre apple orchard on a farm of 263 acres. "During the fall and winter we had apples in plenty" (J.J. Janney, p. 37). Pear trees were rare according to Janney's memories, and through the end of the 19th century farmers were still having trouble with them according to the records from the Catoctin Farmers' Club.

The mature trees that exist today in the village provide living documentation of the types of trees that were planted or grew naturally in the past. An inventory of existing trees in the village indicated that the predominant street trees are maples, either silver or red, most dating from the late 19th century. This inventory is consistent with photographs of the village circa 1900 which show the existence of relatively young maples along Waterford's streets.

There are a small number of sugar maples existing in the village in various stages of decline, with six to seven foot diameter trunks, dating pre-1900. We can speculate that since there was a history of planting sugar maples for sugaring in the area, these may have been planted in the village for that purpose.

The other prominent tree in the village landscape is the Sycamore (Platanus occidentalis). Trees of this species are found along the bottomland of the Catoctin Creek, frequently throughout the farmland and occasionally in the village.

Fences

Janney says fences were nearly all of the "worm" variety - also called horse and rider fences (J.J. Janney, p. 68). The fence rows provided space for various fruit and nut trees. According to Janney, "the peach trees grew along the fence rows (some of them planted, but nearly all volunteers), and in or by old stumps in the fields" (J.J. Janney, p. 39). Hazelnuts and blackberries, too, were gathered from the assorted vegetation that made up the fence rows.

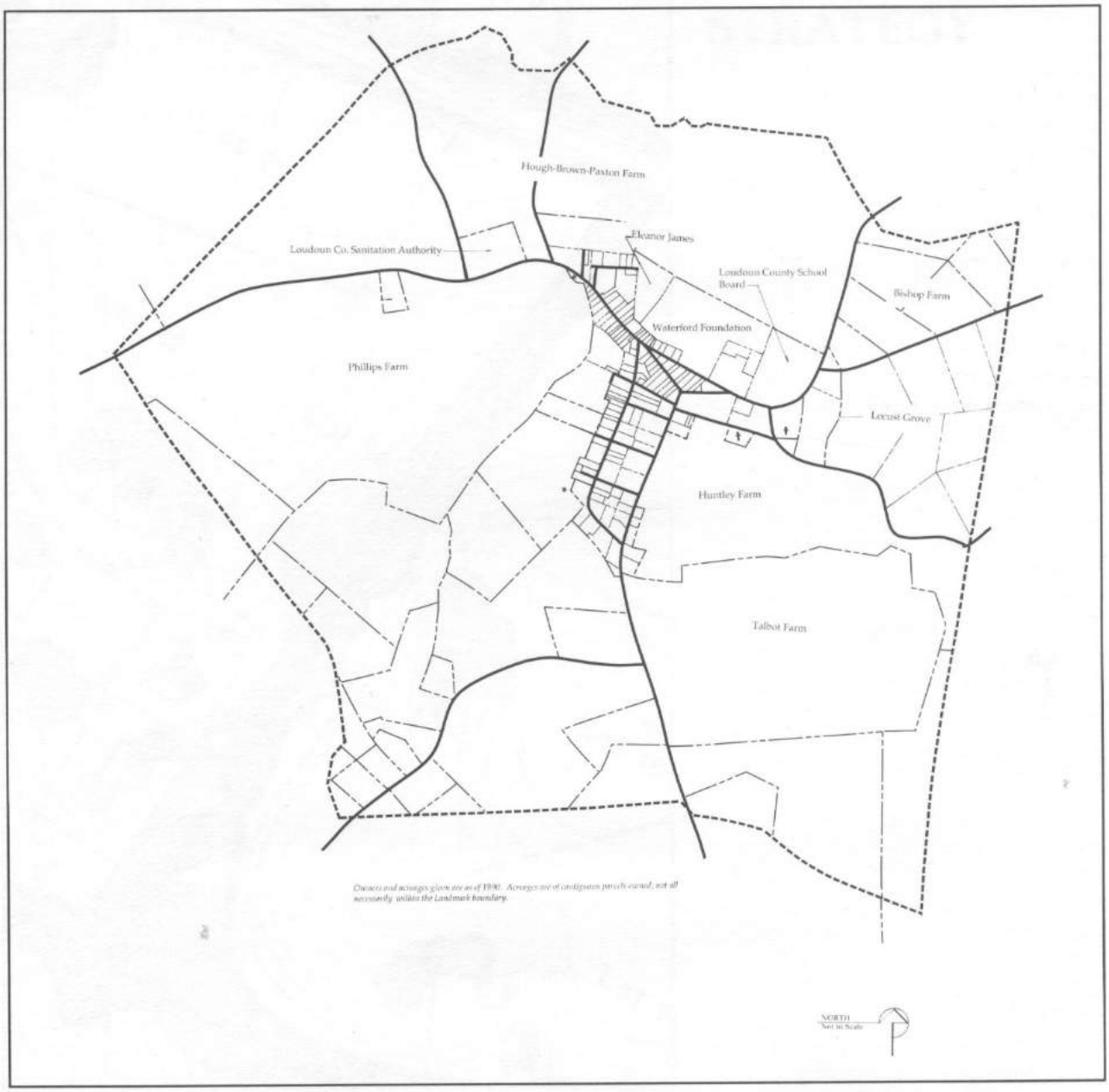
Examination of two sets of aerial photographs take in the late 1930's and mid 1980's show that field patterns have remained remarkably consistent. With the exception of two small areas that were allowed to become reforested and the construction of a handful of new houses, there was virtually no change to the field patterns in an area covering thousands of acres. As the photos were taken at different times of the year, it's possible that the proportion of crops planted has changed, but a shift in the distribution of crops within the established fields would be a continuation of the early practice of annual crop rotation. Fencing material has certainly been added or replaced through the years as that now existing represents a history of the evolution of barbed and box wire, but the there is little reason to believe that the plant material represented there has changed significantly over the years. An assortment of native trees, shrubs, and vines is still allowed to spring up and grow along fencerows that have not been changed since the introduction of machinery to farming, and therefore has probably not been substantially changed since settlement.

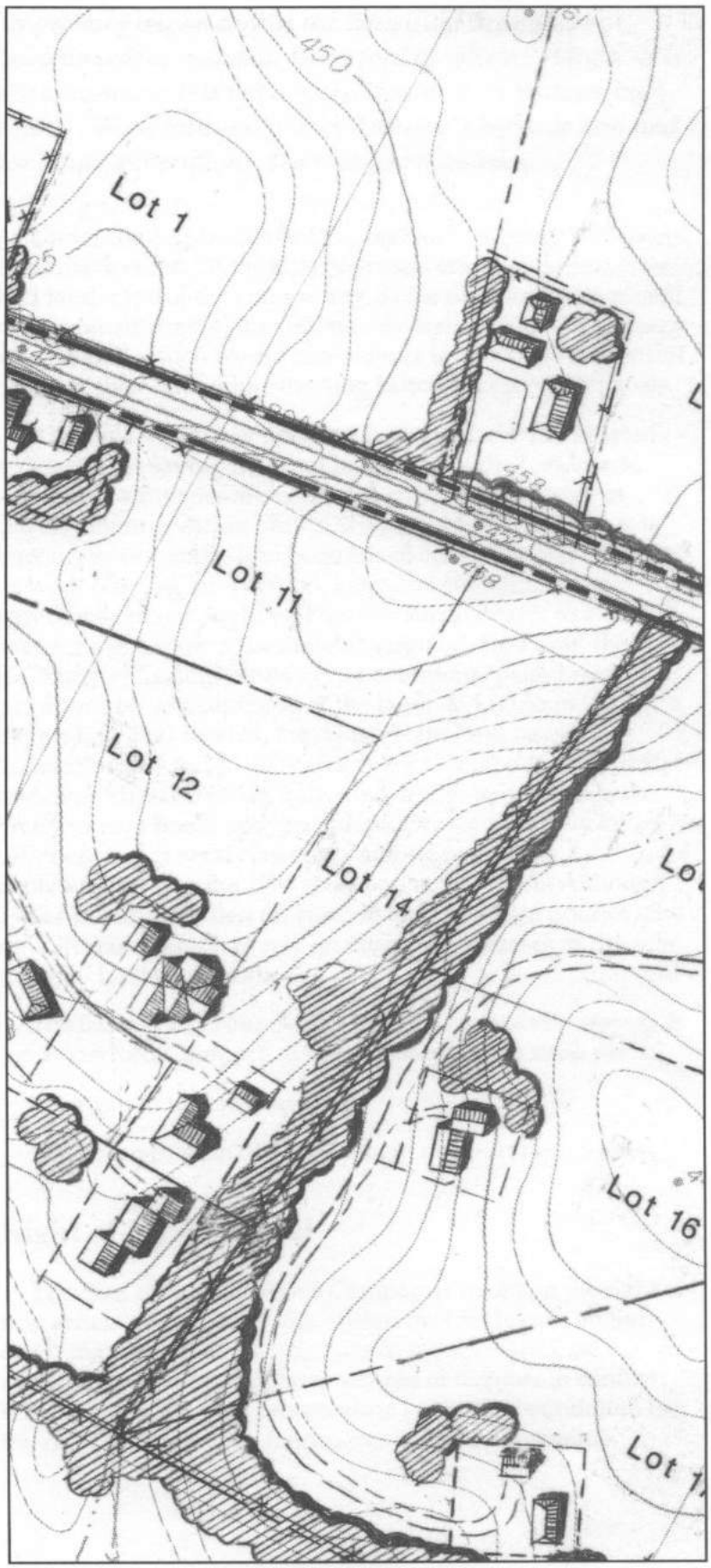
According to the Loudoun county Agricultural Census of 1982, there were 888 farms in the county; 191,000 acres (57% of the

county land) was then under cultivation or related agricultural activity, while another 30 percent of the county's land was forested. New demands have expanded the traditional corn, wheat, and hay production to include fresh produce. Dairy farms were steadily diminishing: the county lists only 23 in 1989, with the Waterford area having only one.

Yet, the relationship of village and fields remains essentially unchanged. The 19th century growth pattern of towns and villages of the mid-Atlantic has been frozen in time in Waterford, and is embodied in the town lots, the architecture and the surrounding field patterns.

Relative property boundaries within the Landmark circa 1990.





A LANDSCAPE CONSERVATION STRATEGY

Of primary importance is the Waterford Foundation's commitment to maintain Waterford as a living village. It is not a museum; it is not a recreation such as Williamsburg. Rather, Waterford is a part of America's heritage now and for future generations. *The Waterford Foundation*

The Waterford Compact

Under the constraints noted previously, namely 1) National Landmark status, 2) the goal of preservation of the character and landscape of the community, 3) the pressure of imminent development, and 4) the private ownership of land, a strategy was needed which would compensate landowners for the full value of their land while meeting historic preservation goals.

Although voluntary preservation remains at the heart of strategies for saving the rural landscape of the Landmark, additional strategies are needed to meet the challenge as development pressure builds. The Foundation continues to encourage donations and bequests of conservation easements or land, offering information, help, and sometimes cash: easements were bought on Huntley Farm, thanks to a matching grant from the State of Virginia. However, the difficulty of finding funds to buy easements pales beside the price for outright purchase of the land. In Loudoun County's expanding land market, the costs of farmland rose astronomically to $10,000 per acre for raw land in early 1990 and over $100,000 for an individual building lot. While the development boom and land prices have temporarily fallen off, there is a general consensus among real estate professionals that the 1990 recession will not last. Although 1992 prices have fallen off considerably, the base price of land remains far too high to rely on outright purchases as the sole mode of land conservation.

The basis of the Foundation's land conservation strategy is the Waterford Compact. It is composed of two main parts:

1) a right of first refusal, and

2) the preparation of development plans and guidelines.

Right of First Refusal

The goal of the Waterford Compact is to obtain the right of first refusal on all properties within the Landmark. In the event that the landowner decides to sell their land, or subdivide or build in a place, manner or number in conflict with the Foundation's preservation goals, the Foundation has the right to buy out the landowner at full market value.

The essential points of the agreement between the landowner and the Foundation are:

- individual grants of the right-of-first-refusal to the Foundation by the landowner, running 120 days after a decision to sell;
- a guarantee of full market value for the land if bought by the Foundation;
- landmark-compatible, limited development plans agreeable to the landowners and sponsored by the Foundation (prepared by Land Ethics/Dodson Associates);
- an appraisal process to establish the difference in value between full development and preferred development plans for each individual property;
- standby financing and developers to implement preferred plans as needed to generate most, if not all, of the funds needed to satisfy individual ownership interests;
- conveyance and estate planning advice available to the landowners to help them achieve their individual objectives; and,
- a commitment by the Foundation to seek funds as needed to make up any difference between full development and Landmark-compatible development plans.

By perceiving the protected Landmark as an amenity that will enhance the value of all new development that is sensitive to its character, the Foundation is not only protecting a valuable resource, but insuring the value of the surrounding land.

The Waterford Compact is based on a program of outreach to landowners within the Landmark, which allows both the landowners and the Foundation to discuss their respective goals and concerns. The Compact also presents to the landowner clear guidelines for development within the Landmark. The siting of new development, its design and total number of building lots per property are defined in an interlocking system of formal documents that set forth basic understandings between participating landowners and the Waterford Foundation. These parameters for development have been prepared through review by the National Park Service, the Loudoun County Planning Department, and the Virginia Department of Historic Resources. The process for preparing and implementing preferred development plans and implementing them includes:

1. A formal agreement between the Waterford Foundation, Loudoun County and individual landowners of the number of development rights conferred by existing zoning on each property.

2. Once the by-right density acknowledgement and Rights-of-First Refusal are in place, the landowner and the Waterford Foundation will agree upon a preferred development plan for each of the ownerships. The purpose of these plans is to establish a "highest and best use" plan for each property that takes into account the amenity value to all landowners of a protected landmark and the economic interests of the landowner. This process establishes "highest and best use" density requirements that meet the interests of landowners including dollar realization, homesteading, and estate planning.

3. In order to make up the shortfall between the appraised value of density allowed by zoning and the limited development plan, the Waterford Foundation will use a variety of options: a) commit its best efforts to serving as a clearing house for Density Transfers and facilitate participation in this evolving market by interested Compact participants; b) define estate tax strategies which minimize taxes through easement donations; c) direct purchase of land and/or easements.

4. The Waterford Foundation will not undertake development detrimental to the purposes of the Landmark or take other steps that it would otherwise seek to deny participating landowners. Toward this end, acceptable design guidelines will be published and incorporated by reference into the terms of the Compact.

Between 1981 and 1984, the fair market value of land in the County's four magisterial districts increased 12.8%. Between 1984 and 1988, the fair market value of land in these rural areas had jumped 80.9%.

County of Loudoun, Draft amendments to the General Plan, Zoning Ordinance, and Subdivision Ordinance

A Strategy For Limited Development

Why Limited Development?

The limited development plans are based on the premise that Waterford is a unique landscape, the character of which must be preserved. If Waterford were not an historic district, a development scheme of infill and expansion of the town that mirrored the existing village in quality and character would be appropriate. New development could grow organically out of the existing pattern of the village.

However, this type of development pattern in a historic district would blur the pattern of historic development in Waterford. Infill development would change the character of the village and the surrounding landscape, and remove the distinction of an historic urban form within a rural setting. Part of Waterford's innate charm and sense of place relies on the views from within the town to farmland and open space beyond: infill around the town center would remove this.

The preferred strategy for preserving the Landmark is not to develop at all. To achieve this strategy, either or both of the following are required: large sums of money to finance outright purchase of the land, or the development of a new village to absorb all of the development density allowed within the Landmark.

As has already been stated, funding for outright purchase of the entire Landmark is neither feasible or necessarily desirable at this time. As for the village strategy, it would require a coordinated effort on the part of developers, the county and landowners, an effort that also does not seem feasible at this time. The approach requires a number of landowners to sell their land or the development density to an individual developer. Since there is a diversity of ownership and owner goals within the Landmark at this time, a somewhat fragmented approach to the planning of new development within the Landmark is needed. This approach must meet the individual needs of the landowners over time as they consider development.

Parcel-by-Parcel Strategy

The bulk of the farmland and open space surrounding the village is held by five landowners, with the remainder of land held as three to five acre parcels. These landowners have varying goals and plans for the future. This diversity of ownership and goals requires a parcel-by-parcel strategy to the development of the Landmark which provides the Foundation and the landowner with a template for future development.

The parcel-by-parcel strategy is based on three areas of concern with respect to the planning of appropriate new development: the total number of new units, critical viewsheds, and specific siting criteria.

Density

Under the National Park Service regulations administering the National Historic Landmarks program, Landmarks should exhibit a high degree of integrity. Plans needed to be developed that would be consistent with National Park Service guidance on evaluating integrity in historic districts. A maximum number of new buildings allowable was required as a guideline in order for the Foundation to work cooperatively with property owners, and to prepare a compatible and equitable development plan for the Landmark. To maintain integrity, the National Park Service and the Waterford Foundation decided that the Landmark should have no more new structures than existing historic structures. There are presently 120 historic (contributing) buildings in the district, with 40 new structures (non-contributing intrusions). On this basis, Waterford can support no more than 80 new homes without serious losses to its integrity and therefore possible loss of Landmark designation.

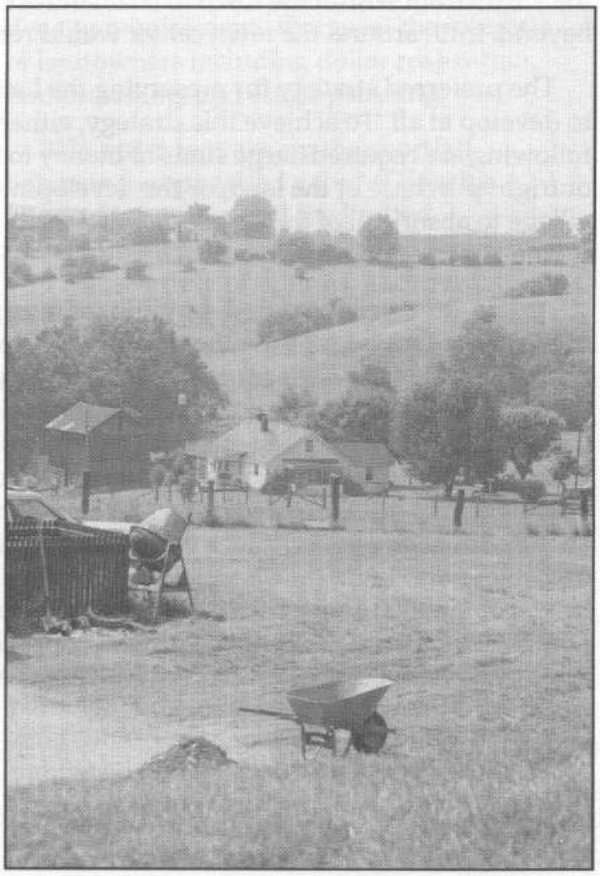
What this means for the five individual properties is that each should have a maximum number of new units allocated to it. The remainder of the development rights conferred by zoning can either be sold as density transfers to another development within Loudoun County, bought by the Foundation, or donated as open space easements.

Critical Viewsheds

Since the Landmark's significance is directly related to visual qualities, preservation of the Landmark is strongly related to preservation of the viewshed. A viewshed can be defined as all of the area that is visible from a particular viewing point or series of viewing points. The National Park Service boundaries were established in 1970 to include historically important open space visible not just from the village itself, but from roads travelling through the Landmark district, and from historically important fields, farms, and structures outside the village.

The National Park Service defines all the land in the Landmark boundaries as falling

A view from the Haig-Hough House to the north-west over rolling farm fields.



Land Ethics

into two levels of viewsheds: critical and significant. *Critical viewsheds* are those views that are crucial to continued maintenance of Landmark designation, and that characterize the rural, agricultural setting of the Landmark. This translates into all areas of the village and those portions of the Landmark that are, for the most part, open lands visible from historically important sites, buildings, structures, and public roads within the Landmark boundaries.

Significant viewsheds are portions of the Landmark that are not visible from the village, but due to proximity require that care be taken to prevent "jarring juxtapositions of old and new." These areas are less visible from historically important sites, buildings, structures, and roads from within the Landmark district, but none the less represent open spaces or historic farm complexes that still contribute to the significance of the Landmark district.

Where possible, development outside the village should only occur in the areas of the Landmark that are in significant viewsheds, not within critical viewshed areas. Unfortunately, there are almost no areas of the Landmark which are totally invisible from all significant sites and public areas, therefore totally invisible siting of new development is not possible.

In the map delineating viewsheds on the following page, it is important to note that the boundaries between significant and critical areas are approximations. Field checks were performed for the model development plans in this report, but should be repeated with all proposed construction during the survey process.

Siting Criteria

Within the new limited development scheme, siting of new homes is based on the following factors. Equal weight is given to each of the factors:

1. **Views from the roads -** a) screening new development using existing topography and woodlands. Reliance on woodlands alone for screening is not adequate since the woodlands are small and primarily deciduous; and b) siting new development as a continuance of the historic pattern (e.g. close to the road, within the village, or in a farmstead cluster);

2. **Views from the village -** keeping new development in the surrounding farmland out of view of the village, especially the major historic buildings. The visual intrusion of new development as seen from within the village is limited to second storeys and roof lines where at all possible;

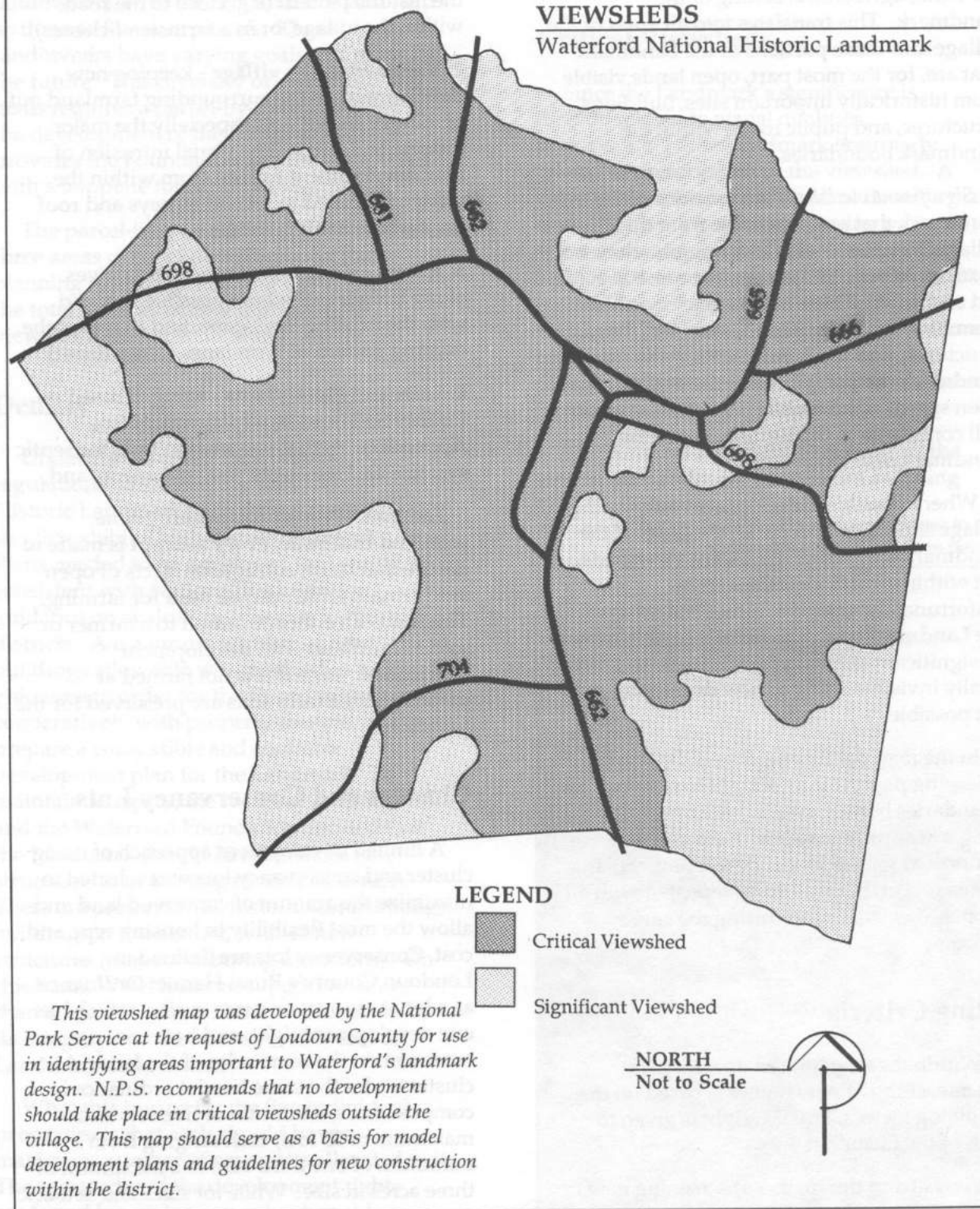
3. **Access -** siting access roads and drives along hedgerows where possible to blend with the existing landscape, and to reflect the existing pattern of farm lanes (often linear);

4. **Soils and Floodplains -** siting is based on County Soils and floodplain maps (see Appendix). Actual percolation tests for septic systems and well tests were not made; and,

5. **Farmland Protection -** where prime farmland is at issue, every attempt is made to ensure that large, contiguous tracts of open land remain which can be used for farming. This land can either be leased to a farmer or sold as farmland with development restrictions. Even if it is not farmed at present, prime farm soils are preserved for the future.

Clusters and Conservancy Lots

A limited development approach of using cluster and conservancy lots was selected to maximize the amount of conserved land and allow the most flexibility in housing type and cost. Conservancy lots are defined in Loudoun County's Rural Hamlet Ordinance as a lot of over seven acres in size, which has one development right, and bears an easement on the remainder of the land. A cluster under the same hamlet ordinance is composed of a minimum of five lots and a maximum of 25 lots, each ranging from a minimum of one third acre to a maximum of three acres in size. While lot sizes and setback requirements for the new ordinance had not



Viewsheds within the Landmark as defined by the National Park Service.

been determined when the limited development plans for Waterford were prepared, the plans can be easily modified to meet the new dimensional requirements of the hamlet ordinance.

A limited development approach of using both conservancy lots and cluster development was selected for a number of reasons. Locating larger conservancy lots on the properties will have a smaller physical impact than building a greater number of clustered homes. While the larger conservancy lots consume more land, a greater percentage of the land area composing the lots can be placed under deed restrictions to allow continued farming, thus reducing the impact of larger parcels on the land. Individual conservancy complexes can be sited to fit into the contours of the land without overwhelming sensitive wetlands and wildlife corridors (see map folded on the back cover for proposed development plans for the Landmark).

From a financial standpoint, a smaller number of more expensive conservancy lots can be more profitable to the developer than a larger number of smaller lots. This is because of the exceptional quality of the land, the highly desirable location and the presence of a very strong local market for homes in historic settings.

There are drawbacks to large conservancy lots which preclude the use of this strategy throughout the Landmark. Unless the lots are all over 100 acres in size, homes would be spread throughout the landscape, thus making it more difficult to conserve farmland in viable acreages. In addition, the longer driveways needed to service the larger lots can have adverse environmental impacts, although gravel surfaces and careful siting can partially offset this problem.

This property was the predecessor to the model development plans included in this report, but is largely compatible with the historic character of the existing village.

Existing Conditions

The 77 acre tract of the historic Huntley Farm forms the eastern boundary of the village. The site is composed of a vernacular cluster of farm buildings, dating from the early 1800's, clustered just off Route 662. The entire site slopes to the east and south, providing sweeping views from Routes 698 and 662 at the entrances to the village. Most of the land was recently under cultivation, stands of trees surround the farmstead, line the hedgerows, and a woodlot exists at the southern end of the property. The farm is zoned both Agricultural-Residential with a three acre minimum lot size and Single Family Residential with one acre lot sizes.

Huntley Farm

Siting

In the latter part of 1988, the developer, the National Park Service, and the Foundation reached an agreement which would reduce the number of new homes on the 77 acres from the 24 allowed by percolation tests and zoning regulations to 14. With the cooperative help of the National Park Service, Loudoun County, the Virginia Department of Historic Resources, the American Farmland Trust and the National Trust for Historic Preservation, a plan was negotiated for the siting of the 14 homes. The 14 homes were situated outside of the critical viewsheds, and sited close to the existing farm cluster and other village homes in a way that respects the clear edge between village and surrounding farmland. The homes sited in the southeast portion of the property were fitted around the topography and out of view from Route 662.

A view of the Huntley Farm barn from the main road into Waterford.

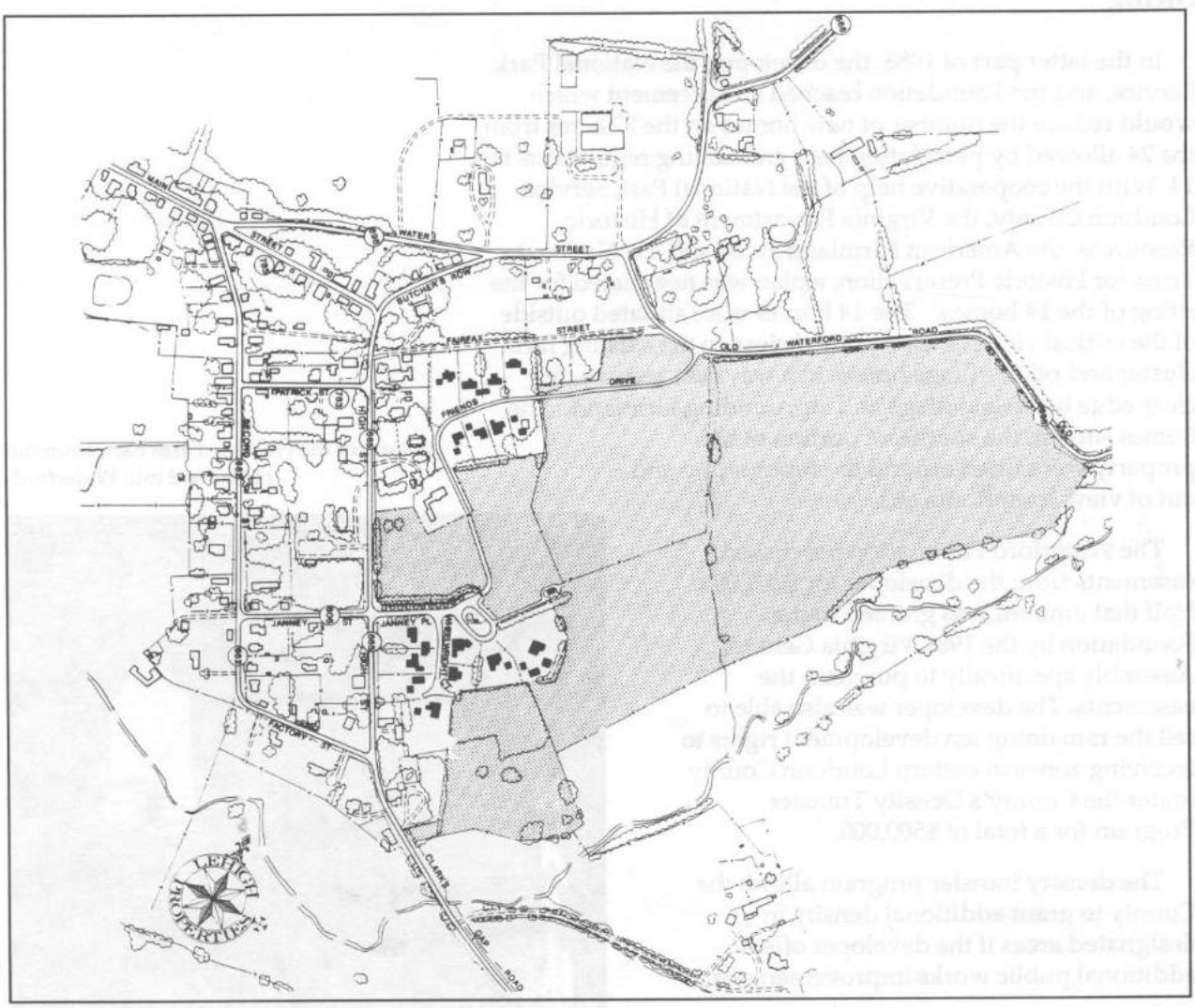
The Waterford Foundation purchased easements from the developer for $200,000. Half that amount was granted to the Foundation by the 1988 Virginia General Assembly specifically to purchase the easements. The developer was also able to sell the remaining ten development rights to receiving zones in eastern Loudoun County under the County's Density Transfer Program for a total of $500,000.

The density transfer program allows the County to grant additional density in designated areas if the developer offers additional public works improvements or

public amenities. One of these public amenities is the purchase of conservation easements, such as were purchased from the Huntley Farm. The program is only successful insofar as the demand for development rights, and consequently the prices paid for them, approximates the price of a developable lot in the sending area. Density transfer also depends upon rezoning areas to accept density transfers and a high level of growth as well as municipal support in proffer negotiations.

Although the prepared plan for Huntley Farm clusters development largely outside of the critical viewshed, the development is adjacent to historic structures and it does little to blend with the pattern of the village. It is important for new development that is visually a part of the village to be compatible in form with it. In the subdivision plan, the homes do not front onto existing streets; instead they front onto an internal curvilinear subdivision road. If the homes were oriented to historic Fairfax Street for example, and sited according to historical development patterns, the new homes would have more of a sense of belonging, rather than a sense of being "tacked on" to the existing village.

Plan for Huntley Farm approved by Loudoun County and the National Park Service.



Lehigh Properties

Eleanor James Property

The nine-acre Eleanor James tract is located in the oldest part of the village. An unspoiled 18th and early 19th century landscape, the nine acres contain archaeological ruins of an early tannery and drying yard. It is located at the end of Bond Street, one of the oldest streets in the village. The property is owned by the Waterford Foundation, and surrounded by land with existing preservation easements.

The tract occupies a central location between the village and the open farm fields, a situation that makes it particularly important to the significance of the Landmark. The tight, urban character of the north side of Bond Street features small lots, narrow setbacks, and houses backing up to a steep slope on top of which sits the historic Hough House. To the south of the street the view opens down a slope and across a small stream, where the early tannery was located. To the east, the street ends into rolling old fields which rise rather steeply to the north and east.

Although the best preservation plan is to allow no new construction at all, the financial considerations of the mortgage on the land have made some development and sale of lots with easements a necessity for the Foundation.

Existing Conditions

Most of the site is steeply sloped, forming a bowl shape with a small mound in the northwest section of the property. Rising approximately 67 feet from the south and west to the north and east, the site is largely open, with trees lining the intermittent stream running through the centre of the parcel, and hedgerows lining the edge of the property.

The property is currently subdivided into seven lots ranging from 4.975 to .087 acres. Under the one acre minimum lot size (R1) zoning which applies to this property, most of the existing lots are non-conforming (too small to build on) due to either inadequate lot area, public road frontage, or lot width/length ratios.

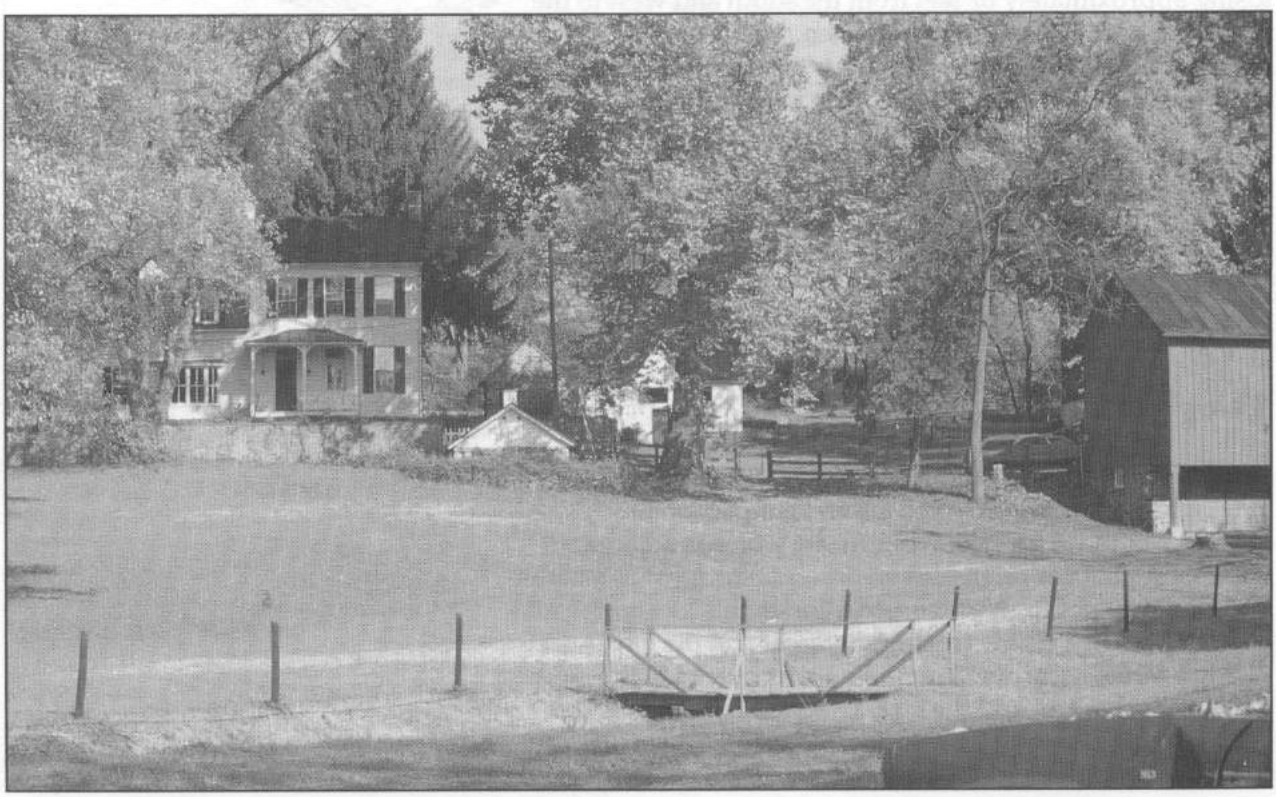
Siting

Only two of the potential total of seven sites available for new construction would have minimal impact on the character of the town. The western site which is adjacent to the existing houses on the street, presents the most acceptable site for a new home. New construction in this location would be only partially visible from Main Street and the lower part of Bond Street. The new home should be placed in line with the existing homes, and the size, scale and materials of the existing homes should be respected.

On the remainder of the property, it is much more difficult to site a second house that does not affect the viewshed of this area of the village. The areas of the two lots close to Bond Street provide the only acceptable site for additional lots. The topography of the lot closest to Bond Street is actually more severe than it appears on the attached plans, making it difficult to locate a new home on this lot. The lot to the east was chosen since it will be visually isolated by the ridge which bisects the lot. The new home located on this site should be modest in size and preferably one and a half to two stories in height so that it will not be visible from Bond Street. The house should be sited and oriented as illustrated in the plan in order to take full advantage of the visual buffering of the natural landforms.

Additional building on any of the remaining lots would severely impact the historic character of this area of the town. In addition, development on the remaining lots would require an upgrading and perhaps extension of Bond Street.

View from Main Street within the village, north across the Eleanor James property to Bond Street.



Land Ethics

The Historic Hough-Brown-Paxon Farm

The Hough-Brown-Paxon Farm (its historic name) is presently owned by a family, who, at the beginning of this planning process, expressed an interest in continuing to farm. As the project continued, the family began to investigate the options presented to them by the development of their land. Spurred by the considerations of inheritance taxes, the family made a decision to develop their land and in June, 1991, reached an agreement in principle with the Foundation and the County Board of Supervisors on how that development was to occur. Of the approximately 1450 acres held by the family, a total of 310 acres are within the Landmark boundaries.

Existing Conditions

The farm is composed of approximately 1450 acres, 310 of which are within the Landmark boundaries. The 310 acres stretch across the northern boundary of the Landmark, bisected by Routes 681 and 662 which run in a north-south direction. The farm is rather flat and open to the west, falling steeply to Route 661 and the floodplain of Catoctin Creek. To the east of Route 662, the land rises steeply to another plateau. The northern border of the Landmark is formed by a small tributary of the Catoctin Creek with wooded slopes leading up to the plateau.

Ninety acres of the eastern portion of the farm is zoned Residential (R1) with one acre minimum lot size, while the remainder of the acreage is zoned Agricultural/Residential (A3) with a three acre minimum lot size. Due to its high open plateaus, the parcel cannot absorb that density of development without serious loss of historical integrity. There are no areas of this portion of the farm that are suited to cluster development. The swales and small valleys are either too steep or too environmentally sensitive to absorb clustered development. The ridgetops, fields and open areas are visually sensitive since they are easily visible from the roads.

A view across the farm today.

Siting

In finding acceptable development sites within this portion of the Landmark, it was necessary to look at individual structures rather than clusters. Since much of the land is open and topographic cover limited, ten proposed conservancy lots were located and designed to reflect the siting of the older farmsteads located in the area. The grouping of structures on each estate resemble farmsteads more than the more

Land Ethics

formal image of the classic Virginia estate. Each of the 10 conservancy lots consists of several buildings clustered together at the edge of a wooded area or a hedgerow. The building envelopes are typically located on the sides of hills or swales, avoiding exposed hilltops and ridges as well as the environmentally sensitive floodplains, wetland areas and drainage swales located on the property.

Most of the conservancy lots have been located beyond the critical viewsheds identified by the National Park Service. Some buildings will be visible from within the property, but will typically appear as farmstead rooflines tucked into the rolling hills and woodland vegetation reading as familiar elements of the greater landscape. The structures should reflect the architecture, siting and landscape of the existing farmsteads that dot the Waterford countryside.

The building envelopes are located in the woods, along hedgerows or at the edges of fields to minimize impacts on existing farmland. Large, contiguous portions of farmland have been kept intact through the careful location of limited development lots, the granting of easements and the use of deed restrictions to allow continued farming: building envelopes restrict construction to the least valuable farmland and deed restrictions on the remaining portions of the conservancy lots allow for continued farming or a variety of recreational use. Deed restrictions or contracts should also be developed to prevent future complaints and nuisance suits by homeowners concerning farm odors, equipment noise, reasonable use of pesticides and other aspects of normal farm operation. Potential purchasers should be warned that they will be living next to a working farm. For some this represents a liability, for many, however, living next to protected farmland is a real asset that can increase the value of the property.

The conservancy lots and their buildings have been sited and designed in order to blend in with the historic farm landscape of Waterford. Driveways have been sited, whenever possible, alongside existing fences and hedgerows. House locations have been chosen to avoid visual impacts on existing historic views from the village of Waterford. It is also important that the new homes be designed to reflect the character of Waterford, following the design guidelines on page 73.

The streams and associated riparian habitat located on the parcel are environmentally sensitive areas and are not appropriate for intensive development. These areas contain valuable wildlife habitat, in addition to their role in flood prevention and erosion control. In certain cases, these areas can be increased and enhanced through future planting associated with the proposed estates. Steep slopes, swales, drainages and intermittent streams on the property should be planted with native vegetation to increase wildlife habitat corridors, further reduce erosion and storm water runoff, and serve as visual buffers and windbreaks for the new homes. Existing hedgerows are also environmentally valuable and have been preserved and, in some cases, enhanced as part of the plan.

The Historic Phillips Farm

The Phillips Farm (historic name) is located to the west of the village, forming the western boundary of the Landmark. In fact, only a sliver of land along the western boundary belongs to the adjacent farm. The property is crucial to the historic character and integrity of the village and Landmark, since most of the 226 acres are visible from various points within the village.

Existing Conditions

The land is currently under Agricultural Residential (A-3) zoning, allowing a minimum lot size of three acres. A development plan prepared by the owner, with preliminary approval shows a total of 27 units in a conventional large lot subdivision plan.

The property includes much of the Catoctin Creek floodplain that forms a natural boundary between the village and the farm. The land rises steadily from the Creek bottom to the western edge of the property, and is bisected in a north-south direction by trees, fencerows and existing fencelines.

Three homesites exist on the parcel, with a fourth on a severed lot off of Route 698. Two of the three existing homes are historically significant, although the fieldstone barn along Route 698 has the greatest historical significance.

Siting

The proposed house sites have been located outside of the primary views from within the village, and insulated as much as possible from each other. Each proposed conservancy lot has direct access to the large swath of open space that rises up from the Catoctin Creek. Sited in this way, the new lots will have a minimal impact on the rural character of the farm, and thus have a positive effect on the future value of the development.

View from the village on Second Street, west to the Phillips Farm.

Land Ethics

A total of seventeen conservancy lots are located on various sites throughout the property. The locations have been selected primarily to keep new development out of the critical viewshed, but also based on the desirability of the site, available views, and the privacy of individual homes. In many of the sites, the intent is to provide the feeling that the houses were original to the site, and appear to be the only house on a tract of land. This is particularly evident among those lots located along the southern woods and those clustered along the western perimeter.

The property owner required a total of 17 new units to be sited on the property, and was very resistant to the concept of cluster. Thus trade-offs were necessary in order to site those 17 homes which is a greater number than the site could ideally absorb. A cluster of eight homes is located along Route 698, where they are visible from the road, although not from the village. This is the least successful cluster in terms of preserving the character of the landscape; therefore, unless financially necessary, these units should not be developed.

The majority of the sites on the historic Phillips Farm benefit from both visual and physical access to the unspoiled scenery of the surrounding rural landscape. A major portion of the farm, retained as preserved open space, allows direct access to a large, open recreational area. The property may also be used to extend a series of riding trails in the region and improve the recreational accessibility of the site.

The existing stand of woodland is also preserved in the development scheme. Waterford has few such stands of mature trees; therefore their preservation becomes crucial for wildlife habitat in the area. Keeping the new homes at the edge of the woods, and restricting clearing of the mature trees and understory, will meet this goal.

In a similar manner, the conservation of the Catoctin Creek banks are vitally important to the health of the natural ecosystem in Waterford. On this parcel, stream bank preservation is simplified since the floodplain overlay zoning severely restricts development. However, any new riding and recreational trails should be carefully designed to minimize environmental impacts such as increased streambank erosion.

The Historic Talbott Farm

The Talbott Farm (its historic name) is composed of two parcels located in the southern portion of the Landmark, and bisected by Route 662 leading into the village. The property sets the tone for the Landmark since it is located on one of the major routes into town.

The property supports a cattle farming operation at the present time, and consequently retains an open, rolling landscape. The entire farm of 225 acres is within the Landmark.

At this time the family is considering a phased development of their farm, with the first phase occurring off Route 704, and the second phase on the "home" parcel.

Existing Conditions

The land is currently under Agricultural Residential (A-3) zoning, allowing a minimum lot size of three acres. Under normal buildout, this would allow approximately 40 to 60 homes to be built on the farm. The only areas spared from this density of development would be the Catoctin Creek floodplain, and small areas too steep for building or with unsuitable soils for septic systems.

Most of the land is gently sloping, particularly that land on both sides of Route 704. On the "home site", the broad, open, sweeping fields provide excellent views of the village and the surrounding countryside. The steep rise in topography along the southern edge of the creek, leads to a high, relatively flat plateau.

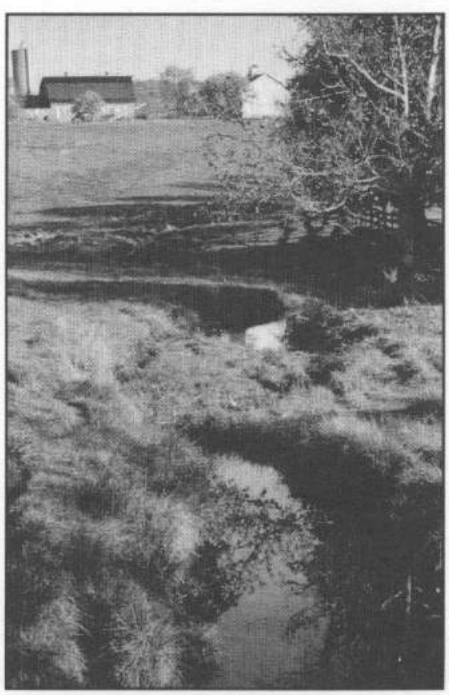
The "home " farm off Route 662 contains a healthy stand of mature trees in the southeast corner of the lot. This stand of trees provides invaluable wildlife habitat, and is connected to other areas of the farm by the hedgerows which have developed along the fencelines.

The other two parcels located along Route 704 are gently sloping fields transected by hedgerows. These parcels are insulated from the village by a ridge to the north and thus compose the only large area of the farm suitable for development.

Siting

The development plan for the historic Talbott Farm was designed to reflect the family's interest in phased development. Phase 1 of the development would occur in two parcels located off Route 704 and south-west of a ridge line which provides a natural visual buffer from Route 662 and the village.

Farm buildings on the historic Talbott Farm.



Land Ethics

Although this development pattern is much more dense than in other areas of the Landmark, the majority of units were sited here for three reasons:

1) incompatible, dense, suburban development had already overtaken this corner of the Landmark;

2) a total of 30 units was necessary to meet the development potential of the site; and

3) as stated previously, the ridge provides a natural visual buffer for this site from the village and Route 662.

These clusters are designed under the previous zoning ordinance, which allowed three acre lots to be clustered off cul-de-sac subdivision roads. Under the new Rural Hamlet Ordinance, enacted May, 1990, clusters can be re-designed on 2/3 acre minimum sized lots, and accessed off gravel-surfaced common driveways (up to 7 units) or 18 foot-wide tertiary class roads.

The second phase of development will occur on the "home" farm to the east of Route 662. The road frontage of this site is particularly sensitive, as is the area along the Creek, and the plateau above. The area most suited for development is located to the south and east of the historic farmhouse and farm buildings, in a small, secluded valley which is not visible from any other portion of the Landmark.

Access for this farmstead cluster should be located either along the existing farm lane, or along the southern boundary hedgerow of the farm.

Locust Grove

Locust Grove Farm (historic name) is composed of a total of 402 acres, with 132 acres inside the Landmark boundaries. This property has been already subdivided into a pattern of large lots of approximately ten acres in size, the development of which would have a detrimental impact on the Landmark.

Existing Conditions

Although of significant importance to the Landmark, much of historic Locust Grove is not within the critical viewshed. Significant portions of the property are either buffered from the remainder of the Landmark by landform or hedgerows. The critical views of the property are from the cemeteries, Route 665, Route 606 and Route 698, also called "the Old Waterford Road," a historically important road into the village.

Siting

In the limited development plan, nine new homes are proposed for historic Locust Grove, taking full advantage of the landform and existing vegetation to make them virtually invisible from the village. A natural, sloping "bowl" off Route 698 provides an excellent site for a small cluster development which is not visible from either the village or most of the length of Route 698. It is only when travelling on this road directly adjacent to the cluster site that it would become visible.

Three additional sites to the northwest of the cluster make use of the existing farm buildings and a natural swale to integrate them into the landscape. These sites are somewhat visible from Routes 698 and 665, although because of their associations with existing farm buildings, they should blend into the landscape.

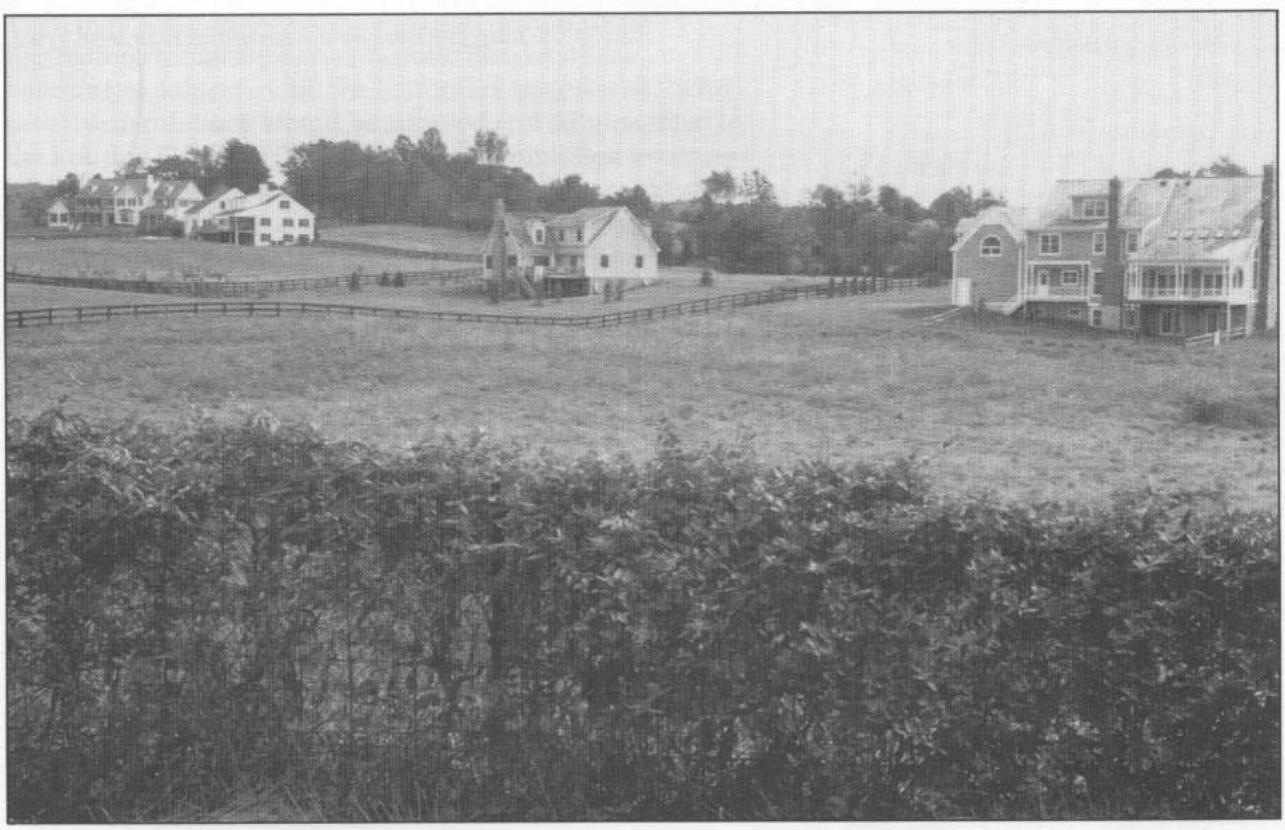
Bishop Farm

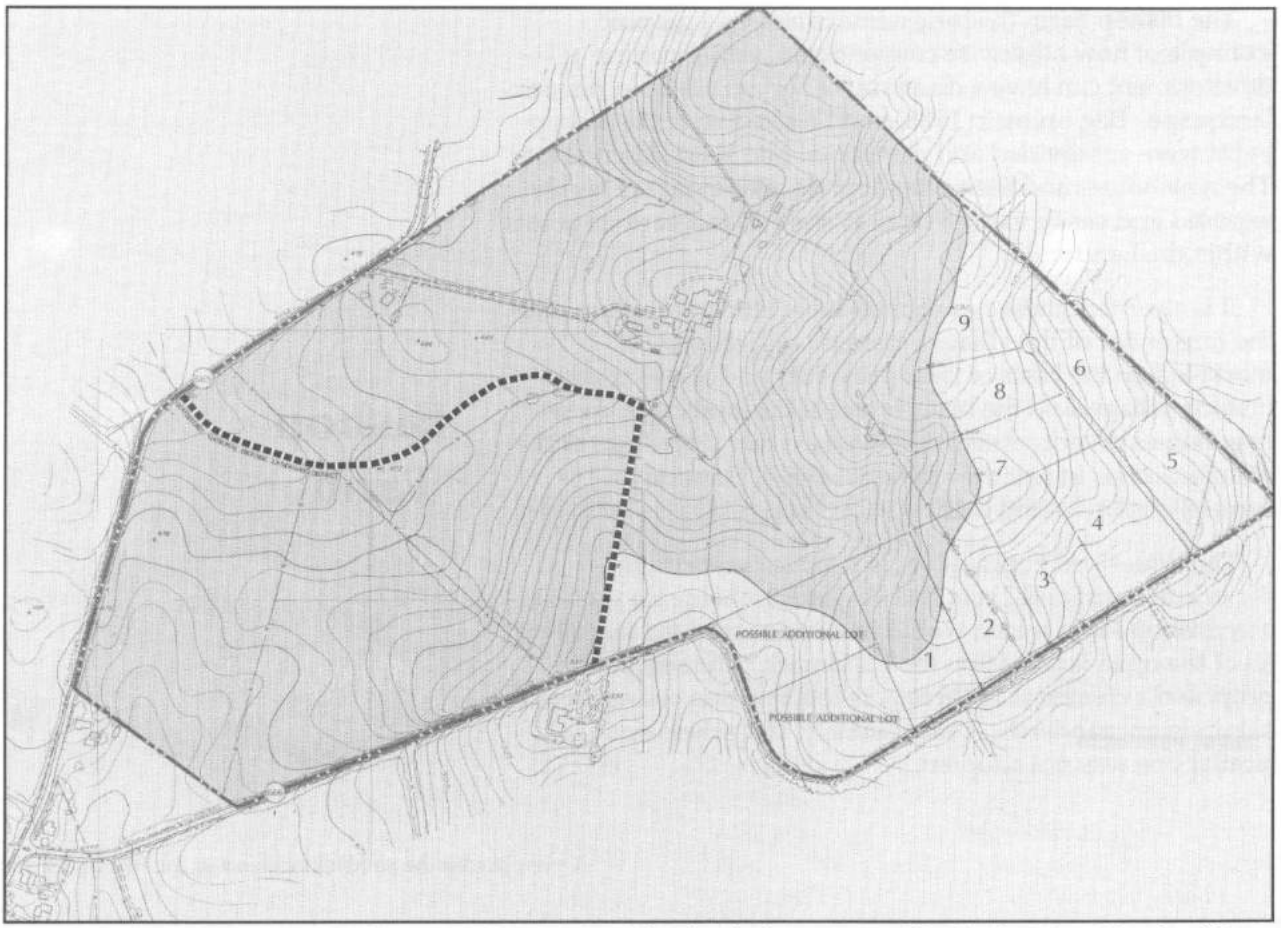
The Bishop Farm (historic name) presents a graphic example of how otherwise conventional, well-meaning development can have a disastrous effect on a fragile, historic landscape. Beginning in 1988, two 10-acre lots of the Bishop Farm were subdivided and developed into six residential lots. The new homes and their attendant development are highly exposed and easily viewed from Route 665 and various points within the Landmark.

It is clear that these new homes have little in common with the remainder of the village. Even though they were marketed on the basis of their proximity and access to the historic village, and the historic feel of the landscape, these new homes do not protect or enhance either the village or the historic scene. In fact they detract from it, cluttering a formerly open, rolling field.

The Waterford Foundation, in cooperation with the American Farmland Trust had devised a scheme for the 162 acre Bishop Farm which would have preserved the farm and all of the open land within the Landmark. The scheme proposed a cluster of 11 three-acre lots meeting conventional subdivision standards. Unfortunately, this scheme or a similar one was not adopted.

A view across the subdivided land of the Bishop Farm.





Plan for the farm prepared by the American Farmland Trust.

... Waterford's citizens built their new houses on new lots and most of the cottages survive almost as they were when they were built. The elegant houses of the early 19th century were simple in design, well balanced and orderly. Their exterior woodwork, often showing considerable attention to fashion and great delicacy, was the work of careful craftsmen.

Loudoun County Historic District Guidelines

Design Guidelines for the Waterford National Historic Landmark

The following series of design guidelines have been developed to guide all new construction within the Waterford National Landmark District. The guidelines are prepared in a format in which they can be appended to preservation easements, or adopted as the basis for local historic district design. At present, county historic district regulations guide renovations to existing buildings and the design of new construction only within the village proper. They do not extend to the entire area of the Landmark. In addition, the county historic district regulations do not deal with changes to the landscape, nor do they impose conditions on the siting of new structures. Both of these have a direct bearing on the effect that new development has on an historic landscape.

Thus there is a need for design guidelines which address the treatment of the landscape surrounding the village. These guidelines presented here may be used in a number of ways. They may serve as the basis of revised development regulations for an expanded historic district whose boundaries coincide with the Landmark boundaries. In this case the regulations would be adopted and administered by the Loudon County Historic District Commission in concert with the Planning Commission. The guidelines could also form the basis of preservation restrictions for the individual developments within the Landmark. Since preservation restrictions are attached directly to the deed upon sale, they have the force of law, but require an entity to ensure that they are enforced. The Foundation and perhaps the county could then be cast in the position of "watchdog" of the deed restrictions. The second scenario is perhaps the most workable in terms of the Landmark, since it affects only future construction and requires only developer approval, not county-wide approval.

However these guidelines are enacted, they are intended to ensure that all new construction, both of structures, landscaping and attendant infrastructure, has minimal impact on the historical quality and landscape character of the district. Each proposed new building must be considered separately to determine whether it meets both the letter and the spirit of the guidelines, and whether the development

minimizes impact on the landscape character. The building envelope of each of the new structures is shown on the plans provided; however, the design and implementation of each new home must be done on a site specific basis.

The guidelines are divided into three areas: buildings, landscape, and infrastructure. The rationale for the guidelines is presented earlier in this book, in Part I, Section 3 *The Impacts of Development on the Landscape of Waterford* (see page 9).

Infrastructure

Infrastructure such as driveways, common driveways, and utilities must be sensitively sited so as not to intrude on the open, rural landscape, nor are they to be sited through mature stands of trees or other areas of sensitive vegetation.

Driveways

i. All driveways and access lanes are to be gravel surfaced. Paved surfaces of any kind including brick, asphalt and concrete are allowed only within the building envelope as indicated on the accompanying plans.

ii. All driveways and access lanes are to run along existing hedgerows and fence lines as indicated on the accompanying plans. Deviations from the locations indicated will only be allowed when the existing location proves to be inappropriate due to soils or topography. Length of access drive is not considered to be a reason for relocation since the locations were chosen for minimum impact on the rural landscape. Alternate locations for access drives should meet the following criteria:

- location along an existing hedgerow.
- access along an existing historic farm drive.
- minimal visual impact on the landscape by following the natural topography, but not along ridge lines.

iii. All electrical lines and utilities should be run underground where practical, or parallel to an existing hedgerow. Overhead lines should never be sited so close to a hedgerow that trimming of trees will be required. When there is a choice, electrical lines should be run at a lower, rather than a higher topographical location. Utility lines which run along ridge lines or over the crest of a hill create a visual intrusion in the landscape.

Overhead electrical and utility lines should never be routed through an existing stand of trees, causing a swath to be cut through the trees. They should always be routed around the perimeter of the existing stand of trees.

Landscape

It is important that the landscape of the Waterford district retain its rural, open character. New developments must include plantings which reflect the natural and historic landscape plants, and are in harmony with the character of the village and rural lands.

Board Fences

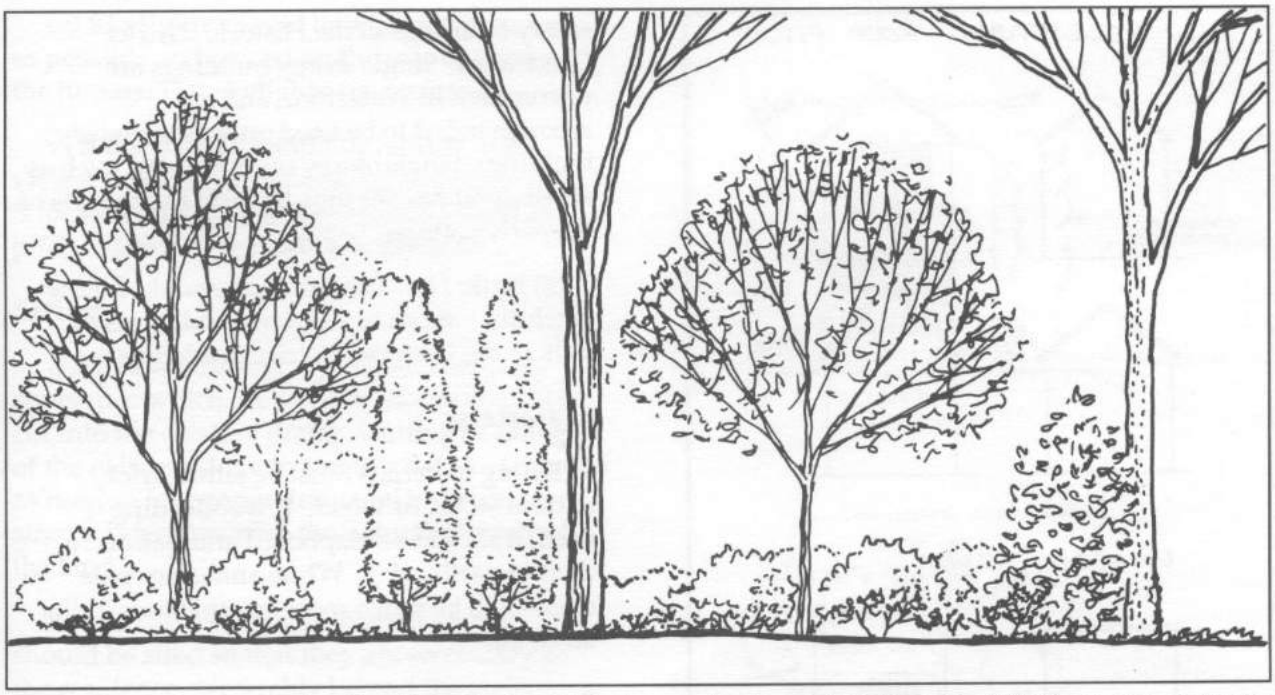
Board fences should only be used to a limited extent in the district. Allowing owners of individual parcels of land to erect board fences across expanses of previously open farmland quickly destroys its rural character. Board fences will only be allowed under the following conditions:

i) to fence in the 1 acre home site area.

ii) to fence the parcel boundary as depicted on the plans. These boundary lines follow existing fence lines and hedgerows where possible. The fences are required to be placed to the interior of the hedgerow (eg. away from public rights of way). Where no hedgerow exists, it must be planted to conceal the existence of the fence. Planting of the hedgerow must be done in compliance with the section following.

Hedgerows

i) No existing hedgerow is to be removed. Removal of Japanese Honeysuckle (Lonicera



A section through a typical hedgerow showing mature trees, small fruiting trees and shrubs.

japonica), poison ivy and other noxious weeds are allowed since these are intrusive, weedy species. However, if a hedgerow is cleaned in this manner it should be replanted with shrubs and trees from the attached native plants list.

ii) No tree over 4" DBH (diameter at breast height) is to be removed from the premises without express approval.

iii) Planting of hedgerows is allowed only along existing fencelines and in designated swales and other areas as designated on the plans. Planting of woody species, trees and shrubs, in designated open areas is prohibited without express permission. The goal is to maintain all existing open space as either open space or farmland.

Planting of a hedgerow requires a mixture of trees, shrubs and vines along a narrow, 10 to 15 foot (maximum) corridor using a combination of canopy, understory, shrubs and vines. Care must be taken to ensure that the plants chosen are native to the area, and that they are commonly found in rural hedgerows. While the list of plants on page 79 is not exhaustive, it serves as a guide to the owner/developer. Suggestions for plants to be used other than those included here must be accompanied with a certification from a competent botanist, forester, or landscape architect that they are in fact native and do appear in natural hedgerow formations in the region.

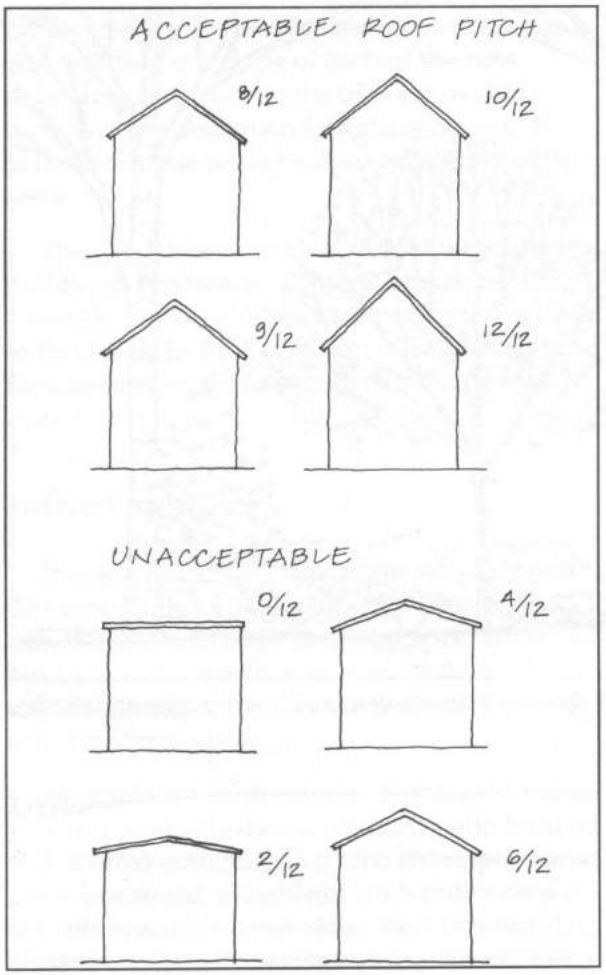
Buildings

All new construction must follow the Historic District Guidelines for building construction. For those homes that are located in visible areas, the Guidelines will be followed very closely to determine whether a proposed building will meet the historic requirements of the district. For those homes outside critical areas, slightly more leeway can be granted in the architectural style and design.

The following requirements must be met by every proposed new home:

Style

i. Design elements of Waterford styles should be used in new construction, a visual



distinction should be maintained between historic and new construction so that Waterford's historic buildings and structures are distinguishable.

ii. Copies of styles not represented in the area should not be used. Building designs should reflect as closely as possible historic Waterford's architectural styles. Building designs from other parts of Virginia, such as Williamsburg, are not appropriate since they reflect the culture of another region. In a similar manner, building styles from other historic periods would conflict with the village's own architectural integrity.

Size

i) **Height:** The maximum height of new construction should be 35 feet. New home construction should be two storeys in height and follow the minimum criteria for two storey buildings in the Historic District Guidelines. Single storey buildings are uncommon in Waterford, and are recommended to be used only as accessory buildings. Single storey outbuildings, such as small guest houses may be built in the style of the early cottages.

ii) **Bulk:** New construction should follow carefully the County recommendations on bulk in the Historic District Guidelines.

Materials

Siding materials must be either brick, natural stone, or wood. If wood siding is used, it should be clapboard and painted a dark or earth color. White and other pale colors will be much more conspicuous in the landscape.

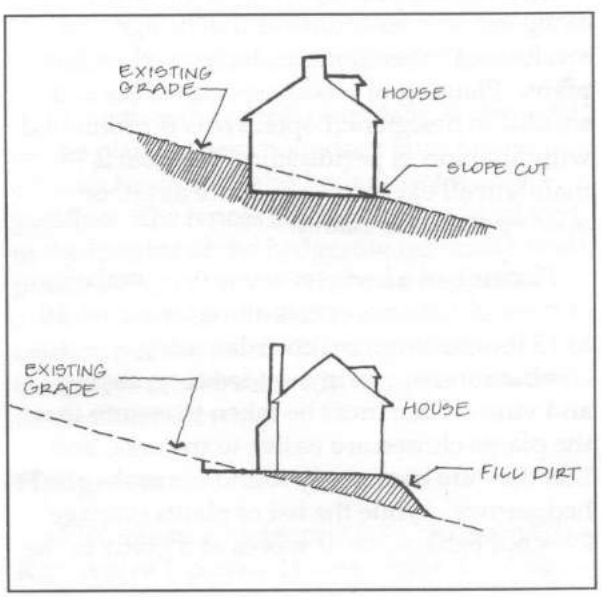
Roofs

i) **Design:** Roofs should be of gable design.

ii) **Pitch:** The pitch of gable roofs should be from 8 in 12 to 12 in 12.

iii) **Material:** New construction should use standing seam metal of a dark color, wood shingles, slate or composition shingles of a black-gray.

Homes should be set into the existing slope, not set on top of fill.



iv) **Skylights** should be as inconspicuous as possible and placed on the rear or sides of the houses. Flat skylights are preferred.

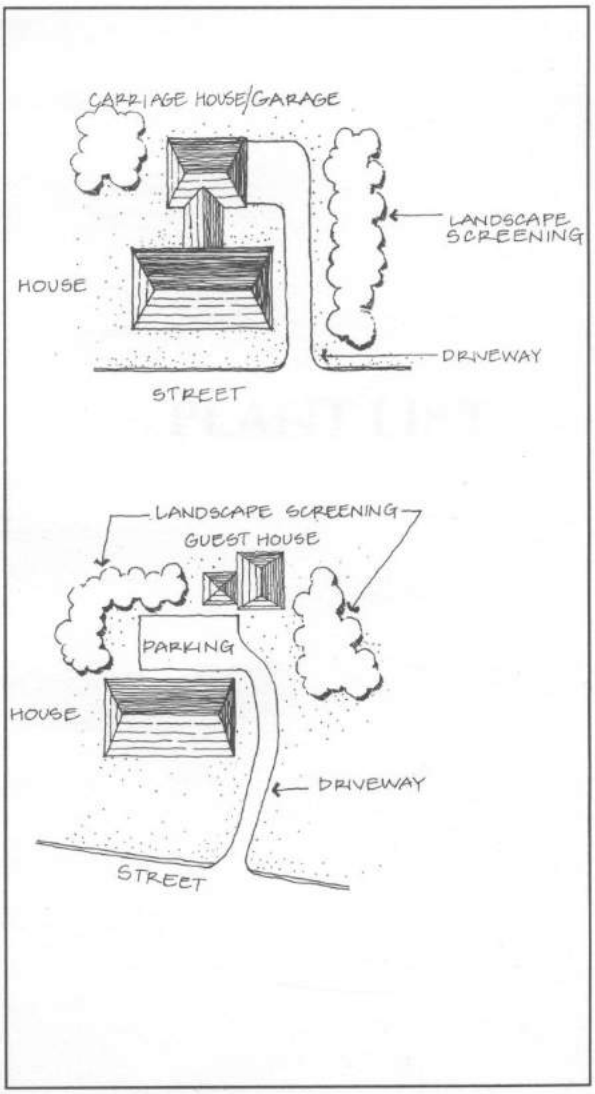
v) **Solar Panels** should be hidden from view if possible and not raised above the roof. If located on the roof, they should follow the pitch of the roof as closely as possible.

Siting

i) All new building lots within building envelopes which are sited on slopes should be cut into the existing grade. Cutting or filling of the existing slope to create a flat site (except as needed for proper drainage) is discouraged since it interferes with the natural contour of the land.

ii) Auxiliary buildings such as garages should be sited so that they are secondary to the residence, preferably behind the main house. Landscaping to screen garages and other outbuildings is recommended.

iii) Vehicle parking and driveway turn-around areas should be sited behind the main house. Landscape plantings should be used to screen parking areas from view.



Outbuildings and parking should be sited to the rear of homes.

PLANT LIST

All plants indicated are native to the Loudoun County area. Actual planting scheme will depend on the availability of nursery grown plants and conditions on site.

Trees

(* denotes understory trees)

Acer negundo	Boxelder
Acer rubrum	Red maple
Acer saccharinum	Silver maple
*Amelanchier arborea	Downy Serviceberry
*Amelanchier canadensis	Shadblow Serviceberry
*Aralia spinosa	Devils-Walkingstick
*Asimina triloba	Common Pawpaw
Betula nigra	River Birch
*Carpinus caroliniana	Hornbeam
Carya cordiformis	Bitternut Hickory
Carya glabra	Pignut Hickory
Carya tomentosa	Mockernut Hickory
Celtis occidentalis	Common Hackberry
*Cercis canadensis	Redbud
*Chionanthus virginicus	White fringetree
*Cornus florida	Flowering Dogwood
*Crategus crusgalli	Cockspur Hawthorn
*Crategus pruniosa	Frosted Hawthorn
*Diospyros virginiana	Common Persimmon
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
*Hamamelis virginiana	Common Witchazel
Juglans nigra	Eastern Black Walnut
Juniperus virginiana	Eastern Red Cedar
Liriodendron tulipifera	Tuliptree
*Morus rubra	Red Mulberry
Nyssa sylvatica	Black Tupelo

Populus grandidentata	Bigtooth Aspen
*Prunus serotina	Black Cherry
Quercus alba	White Oak
Quercus borealis	Northern Red Oak
Quercus coccinea	Scarlet Oak
Quercus marilandica	Blackjack Oak
Quercus palustris	Pin Oak
Quercus stellata	Post Oak
Quercus velutina	Black Oak
*Rhus copallina	Flameleaf Sumac
Rhus glabra	Smooth Sumac
*Rhus typhina	Staghorn Sumac
Robinia pseudoacacia	Black Locust
Salix nigra	Black Willow
*Sassafras albidium	Sassafras
*Viburnum prunifolium	Blackhaw Viburnum

Shrubs

Aronia arbutifolia	Red Chokeberry
Aronia melanocarpa	Black Chokeberry
Aronia prunifolia	Purplefruit Chokeberry
Ceanothus americanus	Jerseytea Ceanothus
Clethra alnifolia	Summersweet Clethra
Cornus amomum	Silky Dogwood
Corylus americana	American Filbert
Gaylussacia baccata	Huckleberry
Hypericum densiflorum	Dense Hypericum
Hypericum prolificum	Shrubby St.Johnswort
Ilex decidua	Possum Haw
Ilex glabra	Inkberry
Ilex opaca	American Holly
Ilex verticillata	Winterberry
Lindera benzoin	Common Spicebush
Myrica pennsylvanica	Northern Bayberry

Aronia arbutifolia

Physocarpus poulifolius	Common Ninebark
Quercus ilicifolia	Scrub Oak
Rhododendron nudiflorum	Pinxterbloom Azalea
Rhododendron viscosum	Swamp Azalea
Rosa carolina	Carolina Rose
Rubus allegheniensis	Blackberry
Rubus occidentalis	Blackcap Raspberry
Salix humilis	Prairie Willow
Sambucus canadensis	American Elder
Sambucus pubens	Scarlet Elder
Spiraea tomentosa	Hardhack Spirea
Symphoricarpus orbiculata	Coral Berry
Vaccineum angustifolium	Late low blueberry
Vaccineum palladium	Southern Low Blueberry
Vaccinium stamineum	Common Deerberry
Vaccineum vacillans	Early Low Blueberry
Viburnum acerifolium	Mapleleaf Viburnum
Viburnum dentatum	Arrowwood Viburnum
Viburnum nudum	Possumhaw Viburnum

Vines

Aristolochia serpentaria	Dutchman's Pipe
Celastrus scandens	American Bittersweet
Clematis virginiana	Virgin's Bower
Lonicera semperviens	Trumpet Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Smilax glauca	Cat Greenbrier
Smilax rotundifolia	Common Greenbrier
Smilax tamnoides	Bamboo Greenbrier
Vitis labrusca	Fox Grape
Vitis riparia	Riverbank Grape

Appendix A

Zoning

Floodplain

Historical Bibliography

Information from map prepared by Loudoun County Department of Planning

Historical Bibliography

The sources used for the historical analysis include primary documents which refer specifically to the area immediately surrounding the village of Waterford, as well as contemporary historical accounts of western Loudoun County and Leesburg. The accounts by John Janney are of a largely Quaker community nearby that, for a while at least, shared the same "Meeting." Many settlers of this community were related to those who settled in Waterford, and at the very least were from the same areas of Pennsylvania.

It should be noted that some of the earliest records of land transfers are missing due to the succession of four county jurisdictions within 30 years and damage that occurred to the various court records during the War of 1812 and the Civil War. The parcel descriptions are often ambiguous to an audience 250 years later. The starting points of surveys were often a specific tree or point on the dividing line with an adjacent landholder whose boundaries are equally ambiguous. Conclusions have been made only when all available resources indicated their accuracy.

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Waterford National Historic Landmark

Limited Development Plan

The Waterford Foundation, Inc. Waterford, Virginia

Land Ethics *1400 16th Street, NW, Suite 300, Washington, DC 20036*

Dodson Associates *P. O. Box 160, Ashfield, Massachusetts 01330*

NORTH

0 100 200 400 800

Legend

- Historic Landmark District
- Existing Buildings
- Proposed Buildings (illustrative only)
- Existing Property Lines
- Proposed Property Lines
- Existing Vegetation
- Proposed Vegetation
- Permissible Fence Locations
- Building Envelopes
- Land Under Easement