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COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.
Secretary of Natural Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221-0311

Kathleen S. Kilpatrick
Director

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July 13, 2009

Mr. Scott K. York
Chairman, Loudoun County Board of Supervisors
P.O. Box 7000, Mailstop #01
Leesburg, Virginia 20177-7000

Re: Hillsboro Historic District, Updated Nomination and Boundary Increase, Loudoun County

Dear Mr. York:

The Department of Historic Resources, Virginia's historic preservation office, has received a completed nomination for the above referenced resource. The DHR is planning to present the proposed nomination to the Virginia State Review Board and the Virginia Board of Historic Resources for recommendation to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register.

Because this resource is within your Certified Local Government, the Architectural Review Board (ARB) is entitled to a sixty-day comment period during which the ARB may review the draft nomination and relay any comments or concerns to the DHR. For your review and comment, is a copy of the draft nomination as it is to be presented to the Boards on Thursday, September 17, 2009. A copy of the nomination has also been sent to your local CLG coordinator. Your comments will be forwarded to the SHPO Director and the Boards along with the nomination for consideration. Should you have any questions regarding the nomination or the register process, please call me directly at 804-367-2323, extension 115.

Sincerely,

Marc Christian Wagner
Director, Resource Information Division

cc: Ms. Linda A. Neri, Interim County Administrator
Enclosure

Administrative Services
10 Courthouse Avenue
Petersburg, VA 23803
Tel: (804) 862-6416
Fax: (804) 862-6196

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

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

Roanoke Region Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

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

NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hillsboro Historic District (Updated Nomination and Boundary Increase)

other names/site number VDHR File Number 236-0040

2. Location

street & number Charles Town Pike, between Hillsboro Road and Stony Point Road not for publication N/A

city or town Hillsboro vicinity N/A

state Virginia code VA county Loudoun code 107 zip code 20132

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ___ statewide X locally. (___See continuation sheet for additional comments.)

Signature of certifying official Date

Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register
___ See continuation sheet.
____ determined eligible for the National Register
___ See continuation sheet.
____ determined not eligible for the National Register
____ removed from the National Register
____ other (explain): _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
- X public-local
- ___ public-State
- ___ public-Federal

Category of Property (Check only one box)

- ___ building(s)
- X district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property

Contributing	Noncontributing	
41	49	buildings
1	9	sites
5	16	structures
2	0	objects
49	74	Total

Number of contributing resources previously listed in the National Register 38

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single Dwelling
DOMESTIC	Secondary Structure
COMMERCE/TRADE	Specialty Store
INDUSTRY/PROCESSING/EXTRACTION	Manufacturing Facility
EDUCATION	School
GOVERNMENT	Post Office
RELIGION	Religious Facility
RELIGION	Church-Related Residence
TRANSPORTATION	Road-Related (Vehicular)

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single Dwelling
DOMESTIC	Secondary Structure
COMMERCE/TRADE	Specialty Store
SOCIAL	Meeting Hall
AGRICULTURE/SUBSISTENCE	Agricultural Field
EDUCATION	School

7. Description

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC/Federal
LATE VICTORIAN/Queen Anne
MODERN MOVEMENT
Other: I-house

Materials (Enter categories from instructions)

foundation STONE: Limestone
roof METAL: Aluminum, Steel; STONE: Slate; ASPHALT
walls STONE: Limestone; WOOD: Weatherboard, Log; STUCCO; SYNTHETICS: Vinyl
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_X_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.
____ B removed from its original location.
____ C a birthplace or a grave.
____ D a cemetery.
____ E a reconstructed building, object, or structure.
____ F a commemorative property.
____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
ARCHITECTURE
COMMERCE

Period of Significance ca. 1740 – 1941

Significant Dates 1802, 1941

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
_X_ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
_X_ State Historic Preservation Office
_X_ Other State agency
___ Federal agency
_X_ Local government
___ University
_X_ Other
Name of repository: VIRGINIA DEPARTMENT OF HISTORIC RESOURCES, Richmond, Virginia; VIRGINIA DEPARTMENT OF TRANSPORTATION, Richmond, Virginia; Thomas Balch Library, Leesburg, Virginia; Purcellville Library, Purcellville, Virginia; The Virginia Room, Fairfax County Public Library, Fairfax, Virginia.

10. Geographical Data

Acreage of Property 141.165 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing		Zone	Easting	Northing		Zone	Easting	Northing
1)	18	0264515	4342629	2)	18	0265201	4342213	3)	18	0265045	4341586	4)	18	0264419	4341835

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title P. Weishar, L. Trieschmann, J. Barnes, M. Dayton, S. Pennock, C. Martkinkosky, Architectural Historians
organization EHT Traceries, Inc. date August 2008
street & number 1121 5th Street, NW telephone (202) 393-1199
city or town Washington state DC zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs Representative black and white photographs of the property.
Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)
name Multiple Owners
street & number ___ telephone ___
city or town ___ state ___ zip code ___

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.
Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

NARRATIVE DESCRIPTION

SUMMARY DESCRIPTION

Hillsboro is a small community located approximately ten miles southeast of Charles Town, West Virginia, and ten miles northwest of the town of Leesburg, Virginia. Hillsboro, like many of the small rural communities of the northern Piedmont, has a history of Quaker settlement, which has affected its architectural development through materials, forms, and scale. The primary resources in the Hillsboro Historic District reflect mid-eighteenth- to mid-nineteenth-century development of the town. According to architectural evidence and historical research, two resources were constructed prior to 1769 and thirteen properties survive from 1770 through 1809. Twenty-one resources date from 1810 to 1889, and sixteen properties were constructed between 1890 and 1969. Five primary resources have been constructed since 1970. The majority of the buildings constructed in Hillsboro are vernacular. This is a result of the town's relative isolation and the influence of Quaker tradition. Nonetheless, there are a variety of architectural styles and forms. Predominately domestic in use, the buildings' styles range from several high-style examples of Colonial, Federal, Italianate, and Queen Anne architecture to the wide variety of vernacular buildings with no obvious influences from fashionable designs. Local fieldstone, a bluestone from nearby Short Hill Mountain, was used extensively in the construction of Hillsboro's buildings, encompassing all building styles and types. These include residential buildings, commercial buildings, churches, barns, and secondary resources. Uncut and/or hewed logs were also a common construction material, used in combination with a fieldstone foundation. The use of these abundant local materials promotes a sense of uniformity in color, texture, and mass to the unique, vernacular, and high-style buildings of Hillsboro erected during a span of over two hundred years. The original boundaries of this historic district for the most part followed the established legal limits of the town of Hillsboro. Through research and on-site survey, certain resources outside of the current historic district limits were deemed integral in the development and character of Hillsboro. With the addition of these properties the history of the development of Hillsboro as a milling town in rural Loudoun County is more accurately presented.

DETAILED DESCRIPTION

Set in a small gap in the Short Hill Mountain, along the gentle-flowing North Fork of Catoctin Creek, the town of Hillsboro is located at an altitude of 418 feet and is situated in a small valley running northwest-southeast. This placement has resulted in a topography that is dominated by gentle slopes leading down to a fertile, narrow swath of land adjacent to the creek. Mature trees dot the town, which is sliced by Charles Town Pike (Route 9) which runs through town diagonally, providing access to West Virginia to the west and Washington, D.C. and the suburbs of Northern Virginia to the east. Several arterial roads connect through Hillsboro. Hillsboro Road (Route 690) extends north from Purcellville and enters the town along its eastern bounds. Smaller roads provide local access. These roads include Gaver Mill Road, Ashbury Church Road, Stony Point Road, and Highwater Road. An historic road, running north-south through the heart of Hillsboro, is only traversable on the north side of Charles Town Pike. This unpaved road is known as Spring Lane. The majority of the buildings in Hillsboro are nestled along Charles Town Pike. The nominal setback of these buildings contributes to Hillsboro's sense of time and place, as the uniformity and integrity of the building stock has been maintained. When alterations or additions have been made, an effort to utilize

historically accurate and appropriate materials and employ finishes that do not negatively affect the district's integrity of setting, feeling, and association has been made. This has resulted in Hillsboro's high level of integrity of design, materials, and workmanship. The buildings share a commonality in their setback, maintaining Hillsboro's integrity of location and feeling. The rural character of Hillsboro is further increased by the size of the outlying properties. Located at the main intersection in town (Charles Town Pike and Hillsboro Road) are Hillsboro Cemetery, Hillsboro Elementary School, and the Old Stone School.

PRE-REVOLUTION DEVELOPMENT

Three of the earliest dwellings in Hillsboro are the Roadhouse, the John Ballard House, and the Janney House. The Roadhouse, located at 36975 Charles Town Pike, is a one-story, vernacular dwelling constructed in three phases. The western block, built circa 1740, is sited adjacent to the old road to Purcellville. This random-rubble stone building features a prominent, exterior-end stone chimney. The dwelling is capped by a steeply pitched, side-gabled roof that is now covered with standing-seam metal. The circa 1750 center block is constructed of log and has been reclad in weatherboard siding. It features a front-gabled pediment with a six-over-six, double-hung, wood-sash window. The first story contains the primary entrance to the dwelling. This single-leaf, vertical-board door is recessed slightly and flanked by two, six-over-six, double-hung, wood-sash windows. A one-story, three-bay porch shelters the first story of the façade of the central block. This porch has a shallow, front-gabled roof covered with standing-seam metal that is supported by wood posts. The eastern block was constructed circa 1827. A date stone is located in the east (side) wall. This block is slightly shorter than the earlier blocks and constructed of random-rubble stone. The addition is capped by a side-gabled roof now covered with standing-seam metal. This building was at one time a wheelwright shop and later served as a post office. The building is currently a private residence.

The John Ballard House located at 37016 Charles Town Pike was built in the mid-eighteenth century. This dwelling is the preeminent log building in Hillsboro. Set on a solid stone foundation, the main block of this three-bay vernacular dwelling is a log structure constructed of V-notch hewn logs with wide layers of chinking. A side-gabled roof now covered with standing-seam metal is finished with overhanging eaves and cornice returns. The building has an early-nineteenth-century addition on the west (side) elevation that historically served as a wheelwright shop. The two-story addition is clad in weatherboard siding and capped by a side-gabled roof covered with standing-seam metal.

The imposing dwelling known as the Janney House at 36906 Charles Town Pike was constructed circa 1770. This coursed stone dwelling is set high above the north side of Charles Town Pike. This 28.19-acre property is broken into two parcels. Historically, this property was much larger, encompassing lands on both sides of the North Fork. Set on a solid coursed stone foundation, this building is constructed of long, narrow stones at the outer edges and smaller, less uniformed stones in the center of the elevations. Modest quoins are located on all corners. The pebble-dash coating, applied over a hundred years ago, was removed from the building in 1988. A side-gabled roof of standing-seam metal caps this building, which is six bays wide and two bays deep. The roof features overhanging eaves, a raking wood cornice with bed molding, and an ogee-molded fascia board. The façade (southwest elevation) features a substantial frieze ornamented with scrolled modillions alternating between honeycomb pendants. The cornice ends feature small, scroll-sawn brackets. Two, interior-end, coursed stone chimneys pierce the roofline. The

façade features a one-story, three-bay porch set on a stone pier foundation with lattice infill. Three dormers and a modest wood-frame addition were added to the building in 1988, making this one of the largest buildings in Hillsboro.

Several stone foundations and ruins are located in Hillsboro. Building types, based on the location and size of the foundations, include dwellings, commercial buildings, and secondary domestic and agricultural resources. A prominent foundation is located at 36963 Charles Town Pike. The intact stone foundation is now utilized as part of a formal boxwood garden. Located at 36956 Charles Town Pike is the stone foundation of a commercial building. This large foundation, which has a minimal setback from the road, now serves as the enclosure for a small garden. Where repairs have been necessary to these stone foundations, they were executed with sensitivity to the resource's historic integrity. The foundations of secondary resources are scattered through Hillsboro. The property at 37034 Charles Town Pike has multiple foundations of secondary resources. The largest of these foundations is a ruin that is believed to have been associated with farming operations. Although this property is in Hillsboro, it was likely associated with agricultural activities on the outskirts of town as demonstrated by the size and scale of the ruin. A smaller foundation is located on this property as well. This second foundation reveals that this property had multiple agricultural and domestic outbuildings, an indication of the economic prosperity of the owner of this parcel. These foundations and ruins serve as an important place marker for buildings and structures that are no longer extant.

POST-AMERICAN REVOLUTION TO THE CIVIL WAR

Hillsboro's greatest development and economic growth occurred between the late eighteenth century and the start of the Civil War in 1861. During this period, almost half of the extant buildings in the Hillsboro Historic District were constructed. The buildings from this period utilized the abundant quantities of local bluestone supplemented in many cases with logs. Of the twenty-two extant buildings constructed during this period, approximately nineteen are constructed of bluestone. Three dwellings from the first half of the nineteenth century are constructed completely of log clad in weatherboard siding. This includes: 37004 Charles Town Pike, 36960 Charles Town Pike, and 37055 Charles Town Pike.

Constructed circa 1775, the dwelling at 36990 Charles Town Pike is one-and-one-half stories in height. For many years, the building served as the James Roach Tavern. Located on the old north-south road, this three-bay vernacular building is constructed of coursed stone with a side-gabled roof of standing-seam metal. The façade (southwest elevation) has a one-story, two-bay porch on stone piers with lattice infill. The shed roof of the porch is supported by square wood posts and ornamented with square balusters. Three front-gabled dormers (added circa 1990) pierce the southwest slope of the roof. The façade is fenestrated with large twelve-over-eight, double-hung, wood-sash windows with square-edge wood surrounds. The windows flank double-leaf wood doors.

Located at 36952 Charles Town Pike, this two-story, three-bay dwelling was constructed in 1786. Set on a stone foundation, this masonry building is constructed of stone with large, cut stone quoins. A large, interior-end stone chimney pierces the side-gabled roof covered with standing-seam metal. The roof includes a denticulated cornice. Fenestration of the façade includes two-over-two, double-hung, wood-sash windows with square-edge wood surrounds, wood sills, and large stone lintels. A centrally located door opening contains a single-leaf,

paneled wood door with wood surround and a three-light transom. The second story has six-over-six, double-hung, wood-sash windows with square-edge wood surrounds, wood sills, and thin stone lintels. A one-story, three-bay, full-width porch is set on a solid coursed stone foundation. The hipped-roofed porch is covered with standing-seam metal and supported by chamfered wood posts. By 1859, the Hillsborough Guards, organized as a result of John Brown's raid on Harper's Ferry, were barracked in this dwelling.

The single-family dwelling at 36939 Charles Town Pike, constructed in 1800, is a two-story, coursed stone structure. The imposing dwelling is four bays wide and, originally, was augmented by a one-and-a-half-story wing on the side elevation. A side-gabled roof covered with standing-seam metal caps the building. The roof includes overhanging eaves, an ogee-molded cornice, and a boxed cornice with returns. Two interior-end, stone chimneys feature corbeled caps. The façade features a recessed, single-leaf entry opening in the third bay. Of particular note is this entry opening's location below grade. The concrete sidewalk abutting the façade has been dug out to allow access to the entry. By 1846, John Jonas Potts was operating a day and boarding school in the side wing of the building. This stone wing was razed circa 1930 to allow for the construction of the Hill Tom Market.

Hillsboro is home to only two buildings constructed of brick, both dating from the early nineteenth century. The original portion of the house at 36996 Charles Town Pike was constructed circa 1818. The one-and-a-half-story stone structure, which now serves as a real ell, is a small front-gabled dwelling with an exterior-end chimney of stone. Around 1838, the original stone house was incorporated into a large addition, which now serves as the main block. Set on a solid stone foundation of rubble, the two-story, three-bay addition is constructed of Flemish-bond brick on the façade and three-course American-bond brick on the side and rear elevations. The building has a central-passage plan. The side-gabled roof of standing-seam metal has an ogee-molded cornice and a fluted frieze. Two interior-end chimneys of brick with corbeled and hooded caps pierce the roof. Deeply recessed, the centrally placed single-leaf entry opening has a high-style wood surround with fluted pilasters, a denticulated cornice, and a segmental-arched fanlight. A course of brick above the door reveals an arched, rowlock brick surround.

The only other example of a brick dwelling from this period in Hillsboro is located at 36985 Charles Town Pike. This dwelling was constructed in multiple sections. The central block, constructed circa 1820 on a stone foundation, is constructed of Flemish-bond brick with a side-gabled roof. An example of linear progression on the south side of Charles Town Pike, the building was enlarged circa 1839 by the construction of an addition on the east side elevation and in circa 1925 by an addition on the west side elevation. Set on a stone foundation, the 1839 addition stands two stories in height and is constructed of coursed stone. The 1925 addition is constructed of wood frame clad in German siding.

The building at 37000 Charles Town Pike is indicative of the architecture being constructed in Hillsboro at this time by incorporating commercial activities into the original design of residential buildings. All but one of the commercial entries, as well as the primary domestic entries, are located on the façade of these buildings. This single-family dwelling, erected circa 1800, is constructed of coursed stone with quoins. The side-gabled roof is covered with standing-seam metal and pierced by two interior-end chimneys. The basement level of this building projects beyond the main block. This not only formed a porch for the first story but more importantly provided the basement level with more interior floor space, which was important for commercial operations taking place there. This

basement level has a dedicated entrance and windows that provide ample light to the interior of the commercial space. Other examples of domestic/commercial activities located within a single resource from this period are located at 37010 Charles Town Pike and 36982 Charles Town Pike.

POST CIVIL WAR UNTIL TWENTIETH CENTURY

The Civil War did not bring devastation to the built environment of Hillsboro, as there are no documented accounts of battles or encampments. Instead, the impact was economic, as it was throughout the region. It was not until the late 1870s and early 1880s that economic stability returned to Loudoun County and allowed for new construction. Hillsboro did experience a recovery during the late nineteenth century, as a public school, post office, and multiple single-family dwellings were built.

It was not until the adoption of the Underwood Constitution in 1870, which provided for the establishment of Virginia's first statewide system of public education in the Commonwealth, that education was recognized as a governmental responsibility.[1] As a result, construction of the Locust Grove Academy was completed in 1875. Located at 37098 Charles Town Pike, on the north side of the intersection of Charles Town Pike and Gaver Mill Road, this coursed stone building is the most well-known local landmark in Hillsboro. It is known today as the Old Stone School. The center and west stone wings were added in 1917, and by 1929 the brick auditorium on the rear had been constructed. The east (original portion) and west wings, as they read today, are covered by front-gabled roofs. The central block is capped by a side-gabled roof that intersects the flanking front-gabled roofs. The roof is covered with standing-seam metal and features a prominent cupola. The façade (south elevation) features a one-story porch sheltering a double-leaf, wood door with a multiple-light transom. Fenestration of this resource consists of two-over-two, double-hung, wood-sash windows.

Hillsboro's post office was built in 1897. The construction of this building is monumental in Hillsboro because it was the first governmental, purpose-built building in town. This two-story, two-bay vernacular building has a rectangular form and is set on a solid coursed stone foundation. The wood-frame structure is clad with German wood siding and has a central-interior metal flue. A front-gabled roof covered in standing-seam metal caps the building. The roof features overhanging eaves, cornice returns, and a plain frieze. Small in stature, this building is located in the middle of town, easily accessible to all residents. The building has been used as a funeral home and then as a jewelry store since the closing of the post office in 1984.

The resources dating from the late nineteenth century are predominately wood-frame buildings, reflecting the gradual transition from bluestone to wood as the preferred building material. The labor and time involved in erecting a stone structure made it financially unattractive compared to building with lumber. Approximately eleven wood-frame buildings were constructed in Hillsboro between 1866 and 1900. Two stone buildings and log structures were erected during this period; no brick buildings date from this period.

The architectural influences illustrated during this period in Hillsboro can be attributed to the 1876 Centennial Exhibition in Philadelphia, where the Queen Anne style was introduced. The Queen Anne style was identified with the Scottish-born architect Richard Norman Shaw and his followers, whose domestic work in England was a

tremendously free and eclectic hybrid of forms drawn from a range of sources, including Classical, Tudor, and Flemish architecture. The style dismissed the impractical Gothic style by emphasizing human scale and domestic comforts. In America, the style found an exuberant expression in wood, and frequently incorporated classical columns and decorative motifs borrowed from our own colonial architecture. The Queen Anne style, the signature architectural expression of the Victorian era, was favored for everything from rowhouses to sprawling seaside retreats, whose designs frequently came from pattern books. Most examples were resplendent in patterned shingles, spindles, brackets, and curlicue cutouts; many boasted ample verandahs, turrets, and sleeping porches.[2] In their attempts to mimic the style, American builders often sacrificed irregular forms and asymmetrical massing but included many of the ornate details associated with the style. The detailing is pure Queen Anne with canted projecting bays, sawn balusters, molded cornice returns, and chamfered posts with brackets.

The dwelling located at 36963 Charles Town Pike, the largest domestic resources in Hillsboro, exemplifies the Queen Anne style. This two-and-one-half-story, five-bay, dwelling was constructed circa 1890. This imposing, rectangular building has a large, two-story rear ell. Set on a solid, coursed stone foundation, this wood-frame building is clad in weatherboard siding. The corners feature engaged two-story pilasters instead of corner boards. A steeply pitched, hipped roof covered with standing-seam metal caps the structure. Based on the original architectural drawings (in possession of the current owner), the roof was originally covered in shingles. The roof features overhanging eaves and a boxed cornice. Additionally, a wide frieze with ogee-molded belt course and denticulated bed molding complete the cornice. Two interior-end and one interior-side brick chimneys set in seven-course, American-bond brick, pierce the roof. The lower stacks of the chimneys protrude approximately three inches from the walls. The upper stacks feature recessed channels interrupted by four belt courses and terminate in a corbeled cap. The six aedicule dormers are clad in weatherboard siding and feature engaged pediments with scroll-sawn sunbursts. The façade (north elevation) is not symmetrically balanced. All of the window openings contain six-over-two, double-hung, wood-sash windows. The façade features a two-story, five-sided projecting bay on the northern corner. A one-story, four-bay porch extends the width of the façade and wraps around the west elevation. The porch is supported by Tuscan columns set on paneled piers and accompanied by square balusters.

A modest-sized Queen Anne-style single dwelling is located at 36978 Charles Town Pike. Exhibiting a number of high-style elements, the wood-frame building was constructed in 1885 and enlarged in 1889. The building is clad in weatherboard siding with corner boards. The side-gabled roof is covered with standing-seam metal and features wide overhanging eaves, cornice returns, and a plain frieze ornamented with a ribbon motif. A one-story, three-bay porch, spanning the façade of the main block, is built on a stone pier foundation with lattice infill. A two-story, three-sided bay dominates the westernmost bay of the façade. The original entry opening in the easternmost bay of the façade retains its paneled wood door with two lights, which is topped by a two-light transom. The stone dwelling at 36951 Charles Town Pike, which was constructed in 1805, was embellished with high-style Queen Anne detailing, including a two-story, three-sided bay addition, front and side porches with sawn balusters and scrolled brackets, and intricate bargeboards in the upper gable ends.

An Italianate-style house from this period is located at 36974 Charles Town Pike. The stone building, now parged, is two stories in height on a raised stone foundation. Constructed in 1890 for Josiah White, it has a side-gabled roof and interior-end chimneys of brick. The roof has overhanging eaves, alternating paired and single scrolled brackets,

wide frieze, and raking cornice with returns. Fenestration of the façade (south elevation) includes paired, narrow four-over-four, double-hung, wood-sash windows with square-edge wood surrounds flanking an entry opening. This centrally located opening has a single-leaf, paneled wood door with sidelights and transom. The façade is dominated by a one-story, three-bay porch set on a square wood post foundation. Chamfered wood posts with elaborate sawn brackets with drops, a denticulated cornice, and a cross-braced balustrade highlight this ornate porch.

The majority of the wood-frame dwellings from this period present the I-house form, extending three bays wide and one bay deep. The side-gabled roofs, complete with overhanging eaves, have a central front gable pierced by a small window opening. The buildings from this period are typically clad in weatherboard siding; some have been reclad in synthetic siding. The window openings, which are often elongated on the first story, hold two-over-two, double-hung, wood-sash, both single and paired with square-edged surrounds. The symmetrically fenestrated facades feature full-width front porches, the majority supported by turned posts with scrolled brackets. Examples were noted at 15245 Ashbury Church Road (1866), 36915 Gaver Mill Road (ca. 1882), 36970 Charles Town Pike (ca. 1890), and 36944 Charles Town Pike (ca. 1890). An L-shaped example with many of these same features was noted at 37030 Charles Town Pike (ca. 1885).

EARLY-TWENTIETH-CENTURY DEVELOPMENT

The popularity of the Queen Anne style continued into the twentieth century with the alteration of existing buildings that date from various periods of construction. This trend, which occurred predominately in Hillsboro in the 1920s, was noted overwhelmingly on the south side of Charles Town Pike. People liked the unique elements of this distinctive style and wanted their dwellings to reflect features of the style, which had typically gone out of fashion by the turn of the twentieth century nationwide. Many of the existing dwellings were altered by the addition of three-sided bays that created a unique and larger interior space. These alterations were typically more modest than those of the late nineteenth century. One such example of a two-story, three-sided bay is found at 36911 Gaver Mill Road, which also has a porch supported by square posts with sawn brackets. The dwelling at 36991 Charles Town Pike has a one-story, three-sided bay projecting far beyond the façade wall, abutting the public sidewalk.

New construction at the turn of the twentieth century also continued to embrace the Queen Anne style. One of two buildings constructed in 1900, the single-family dwelling at 36929 Gaver Mill Road is a wood-frame structure with a pebble-dash finish. A side-gabled roof covered with standing-seam metal caps the building. The dwelling includes a two-story, circular bay on the corner, full-width front porch with Tuscan columns, three-sided bay, and multiple front-gabled pediments with closed tympanums. A Palladian window pierces the upper gable end of the pediment on the façade.

The wood-frame, single-family dwelling at 36933 Gaver Mill Road was constructed circa 1910. This two-and-one-half-story dwelling has a rectangular form, extending two bays wide and two bays deep. Set on a solid random rubble foundation, the building has been reclad in aluminum siding and is capped by a front-gabled roof with overhanging eaves and prominent cornice returns with an ogee profile. A one-story, wrap-around porch is located along the façade (east elevation) and the south (side) elevation. The porch is set on a rock-faced, concrete-block pier foundation with lattice infill and sheltered by a hipped roof. The roof is supported by large tapered square posts set

on course stone piers; materials and forms are typical of the Craftsman style. A one-story, three-sided bay, possibly a later addition, projects from the first story of the façade. The façade features a single-leaf, wood-door with multiple lights in the northernmost end bay.

Only one building was constructed in Hillsboro in the 1930s. Located at 36933 Charles Town Pike at the west end of town, this commercial building replaced the west wing of the ca. 1805 dwelling at 36939 Charles Town Pike. The vernacular building features storefront windows and a centrally placed, canted entry. The second story is fenestrated with large, paired, six-over-six, double-hung, wood-sash windows with square-edge wood surrounds. The upper story is pierced with two, six-light, wood-sash awning windows with square-edge wood surrounds. The architectural detailing and form reflects the utilitarian function of this building. Although this building lacks stylistic detailing, it does not detract from Hillsboro's integrity of design, materials, and feeling. Rather, this building reflects the town's architectural history of function over fashion. This is one of only two extant, purpose-built, commercial buildings in Hillsboro since its founding in 1802. The other example is the former service station at 36923 Charles Town Pike, which was erected circa 1941.The building was constructed using stones from Hough's Upper Mill which was razed.

Multiple steel-span bridges were installed in Hillsboro in the beginning of the twentieth century. The only extant bridge, dating from 1905, connects Highwater Road on the west with Charles Town Pike on the east. It is a relatively unaltered four-span, one-lane structure that extends over the North Fork of Catoctin Creek. At the site of this bridge, the North Fork is approximately twenty feet wide. The bridge itself spans approximately sixty feet. This resource rests on coursed stone abutments. The wood plank decking is supported by large steel cross braces underneath. Wood curbing runs along the ends of the boards, providing minimal curbing. The superstructure of this bridge is constructed of steel riveted together to form a rectangular box. The box is open on the lower side, exposing the interior perpendicular bracing. The outer spans of the bridge are angled while the two inner spans feature a horizontal top chord, forming a trapezoid. Three tapered, steel, vertical members with cutouts on each side of the bridge are supplemented with iron rod X-lacing tension members. A diamond-shaped steel guardrail extends the length of both sides of the span. Steel I-beams have been placed at the approaches to prevent vehicular traffic.

POST-WORLD WAR II DEVELOPMENT IN HILLSBORO

New construction in Hillsboro principally ceased following World War II (1939-1945). The rapid mid-twentieth-century development, common throughout America, did not take hold in Hillsboro partly because of the town's distance from Washington, D.C., but mainly because Hillsboro was already built-up by this time. Three buildings were constructed in addition to two structures. These buildings are considered infill construction, located on vacant lots that are believed to have never been improved. Two of the buildings are one story in height, four bays in width, and covered with a side-gabled roof of asphalt shingles. Constructed circa 1955, the building at 36930 Gaver Mill Road is representative of the post-World War II construction found in Hillsboro. This single-family dwelling is constructed of concrete veneered in stretcher-bond brick. A two-story integral porch highlights the façade (west elevation). The Verizon Building, located at 36925 Gaver Mill Road, was constructed circa 1965. This one-story, four-bay, utilitarian building contains Verizon telecommunications equipment for the town of Hillsboro. The masonry building is clad in vinyl siding and capped by a side-gabled roof covered with asphalt shingles. A Colonial Revival-inspired surround on the main entry attempts to blend this resource into Hillsboro's historic building stock.

The largest primary resource constructed in Hillsboro during this time period is the Hillsboro Elementary School. Constructed in 1966, this circular-shaped school is located at 37110 Charles Town Pike. This uniquely-shaped building reflects the architectural trends of Loudoun County's educational system in the 1960s. The Modern Movement influence is highlighted by the ribbons of large, metal-sash fixed windows over single-light awning windows. The eastern half of this resource features a large projection that forms a circular porch over the principal entrance. Although this building was constructed outside of the period of significance and stands in stark contrast to the architectural style, elements, material, texture, and scale common throughout Hillsboro, it does not detract from the town's feeling of time and place. Rather, this unusual building reflects the styles and trends of the progressive Loudoun County education system in the 1960s and Modern Movement architecture. Hillsboro's history of local education continues with this building, which is an important element in the fabric of Hillsboro daily life and future.

The two other resources constructed during this time period are culverts. These cast concrete structures are located below Gaver Mill Road and Stony Point Road. Despite their size, these four-channel culverts are almost completely non-visible from the public right-of-way. These concrete box structures allow the North Fork of Catoctin Creek to flow unobstructed through town. Culvert 6062, which replaced a single-span steel bridge (ca. 1905, condemned 1975), is located on Gaver Mill Road, north of its intersection with Ashbury Church Road. This culvert, as well as the culvert under Stony Point Road, south of its intersection with Charles Town, was built in 1977. The culverts, constructed of cast concrete, have four barrels with concrete wingwalls. Each barrel is approximately ten feet wide and oriented perpendicular to the roadway above. Gaver Mill Road and Stony Point Road are small, undivided, two-lane asphalt roads. These structures are representative of the transportation- and waterway-related architecture constructed in Hillsboro, and throughout Loudoun County in the fourth quarter of the twentieth century. Although constructed outside of the period of significance, these culverts do not diminish the Hillsboro Historic District's integrity of setting and feeling.

Only two non-historic primary resources have been constructed in Hillsboro since 1977. This includes a small wood-frame dwelling at 15259 Ashbury Church Road (ca. 1990) and the wood-frame produce stand at 37091 Charles Town Pike (ca. 2007).

INVENTORY

In the following inventory all resources have been considered either contributing or non-contributing based upon the areas of significance as listed under Criteria A and C under the theme of Commerce and/or Architecture and based upon the period of significance as circa 1740 through 1941. The period of significance was established through research and on-site survey. The earliest extant building in Hillsboro dates to circa 1740. This date is suitable as a start date for the period of significance because the built environment before this date did not influence the development of Hillsboro. In regards to the 1941 end date of the period of significance, this date was developed in response to a significant event in Hillsboro's history. In 1941, the last remaining mill was razed. This was the last vestige and link to the milling history of this town. All non-contributing resources have, therefore, been so noted for being either constructed after 1941 or as having no integrity left to represent the period and areas of significance.

Ashbury Church Road

15245 Ashbury Church Road 236-0040-0055
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1866

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Spring/Spring House (building)	Contributing	*Total:*	1
Individual Resource Status:	Shed	Contributing	*Total:*	1
Individual Resource Status:	Barn	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Greenhouse/Conservatory (structure)	**Non-Contributing**	*Total:*	1

15255 Ashbury Church Road 236-0040-0056
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1840

Individual Resource Status:	Single Dwelling	**Non-Contributing**	*Total:*	1

15259 Ashbury Church Road 236-0040-0057
Primary Resource Information: Single Dwelling, Stories 1.50, Style: No Discernable Style, ca 1990

Individual Resource Status:	Single Dwelling	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Barn	Contributing	*Total:*	1
Individual Resource Status:	Shed, Machine	**Non-Contributing**	*Total:*	1

Charles Town Pike

Southside Charles Town Pike 236-0040-0049
Primary Resource Information: Cemetery, ca 1850

Individual Resource Status:	Cemetery (site)	Contributing	*Total:*	1
Individual Resource Status:	Office/Office Building	Contributing	*Total:*	1
Individual Resource Status:	Gateposts/Entry (object)	Contributing	*Total:*	1

36906 Charles Town Pike 236-0019 *Other DHR-ID:* **236-0040-0019**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Federal/Adamesque, ca 1770

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Chicken House/Poultry House	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Cistern (structure)	Contributing	*Total:*	1
Individual Resource Status:	Pool/Swimming Pool (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Spring/Spring House	**Non-Contributing**	*Total:*	2

36923 Charles Town Pike 236-0020 *Other DHR-ID:* **236-0040-0020**
Primary Resource Information: Service Station, Stories 1.00, Style: No Discernable Style, ca 1941
Individual Resource Status: Service Station Contributing *Total:* 1

36929 Charles Town Pike 236-0044 *Other DHR-ID:* **236-0040-0044**
Primary Resource Information: Single Dwelling, Stories 1.00, Style: Colonial Revival, ca 1950
Individual Resource Status: Single Dwelling **Non-Contributing** *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 1

36930 Charles Town Pike 236-0018 *Other DHR-ID:* **236-0040-0018**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1830
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Shed Contributing *Total:* 1

36933 Charles Town Pike 236-0022 *Other DHR-ID:* **236-0040-0022**
Primary Resource Information: Commercial Building, Stories 2.00, Style: Vernacular, ca 1930
Individual Resource Status: Commercial Building Contributing *Total:* 1

36939 Charles Town Pike 236-0023 *Other DHR-ID:* **236-0040-0023**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1800
Individual Resource Status: Single Dwelling Contributing *Total:* 1

36944 Charles Town Pike 236-0017 *Other DHR-ID:* **236-0040-0017**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1890
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Barn Contributing *Total:* 1
Individual Resource Status: Animal Shelter/Kennel (building) **Non-Contributing** *Total:* 1

36945 Charles Town Pike 236-0024 *Other DHR-ID:* **236-0040-0024**
Primary Resource Information: Church/Chapel, Stories 2.00, Style: Vernacular, 1858
Individual Resource Status: Church/Chapel Contributing *Total:* 1

36951 Charles Town Pike 236-0025 *Other DHR-ID:* **236-0040-0025**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1805
Individual Resource Status: Single Dwelling Contributing *Total:* 1

36952 Charles Town Pike 236-0016 *Other DHR-ID:* **236-0040-0016**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1786
Individual Resource Status: Single Dwelling Contributing *Total:* 1

36955 Charles Town Pike 236-0026 *Other DHR-ID:* **236-0040-0026**
Primary Resource Information: Post Office, Stories 2.00, Style: Vernacular, 1897
Individual Resource Status: Post Office Contributing *Total:* 1

36956 Charles Town Pike 236-0015 *Other DHR-ID:* **236-0040-0015**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1794
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Secondary Dwelling **Non-Contributing** *Total:* 1
Individual Resource Status: Foundation (site) **Non-Contributing** *Total:* 1
Individual Resource Status: Shed Contributing *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 1

36959 Charles Town Pike 236-0027 *Other DHR-ID:* **236-0040-0027**
Primary Resource Information: Single Dwelling, Stories 1.50, Style: Vernacular, ca 1780

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Garage	Contributing	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Outbuilding, Domestic	**Non-Contributing**	*Total:*	1

36960 Charles Town Pike 236-0014 *Other DHR-ID:* **236-0040-0014**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1806

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Outbuilding, Domestic	Contributing	*Total:*	1

36963 Charles Town Pike 236-0028 *Other DHR-ID:* **236-0040-0028**
Primary Resource Information: Single Dwelling, Stories 2.50, Style: Queen Anne, ca 1890

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Barn	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Secondary Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Shed	Contributing	*Total:*	1
Individual Resource Status:	Pool/Swimming Pool (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Gazebo (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Bridge (site)	**Non-Contributing**	*Total:*	1

East of 36963 Charles Town Pike 236-0029 *Other DHR-ID:* **236-0040-0029**
Primary Resource Information: Foundation

Individual Resource Status:	Foundation (site)	**Non-Contributing**	*Total:*	1

36970 Charles Town Pike 236-0013 *Other DHR-ID:* **236-0040-0013**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1890

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Office/Office Building	Contributing	*Total:*	1
Individual Resource Status:	Well/Well House (structure)	Contributing	*Total:*	1

36974 Charles Town Pike 236-0012 *Other DHR-ID:* **236-0040-0012**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Italianate, ca 1890

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Barn	Contributing	*Total:*	1

36975 Charles Town Pike 236-0030 *Other DHR-ID:* **236-0040-0030**
Primary Resource Information: Single Dwelling, Stories 1.50, Style: Vernacular, ca 1740

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Outbuilding, Domestic	**Non-Contributing**	*Total:*	1

36978 Charles Town Pike 236-0011 *Other DHR-ID:* **236-0040-0011**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Victorian, Queen Anne, ca 1885

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1

36982 Charles Town Pike 236-0010 *Other DHR-ID:* **236-0040-0010**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1785

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Shed	Contributing	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Foundation (site)	**Non-Contributing**	*Total:*	1

36985 Charles Town Pike 236-0031 *Other DHR-ID:* **236-0040-0031**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Federal/Adamesque, ca 1820
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Shed Contributing *Total:* 1

36990 Charles Town Pike 236-0009 *Other DHR-ID:* **236-0040-0009**
Primary Resource Information: Single Dwelling, Stories 1.50, Style: Vernacular, ca 1775
Individual Resource Status: Single Dwelling Contributing *Total:* 1

36991 Charles Town Pike 236-0032 *Other DHR-ID:* **236-0040-0032**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1825
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Outbuilding, Domestic Contributing *Total:* 1
Individual Resource Status: Barn Contributing *Total:* 1

36996 Charles Town Pike 236-0008 *Other DHR-ID:* **236-0040-0008**
Primary Resource Information: Single Dwelling, Stories 1.50, Style: Vernacular, ca 1818
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 1
Individual Resource Status: Other (structure) **Non-Contributing** *Total:* 1

36997 Charles Town Pike 236-0033 *Other DHR-ID:* **236-0040-0033**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1800
Individual Resource Status: Commercial Building Contributing *Total:* 1

37000 Charles Town Pike 236-0007 *Other DHR-ID:* **236-0040-0007**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1810
Individual Resource Status: Single Dwelling Contributing *Total:* 1

37004 Charles Town Pike 236-0006 *Other DHR-ID:* **236-0040-0006**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1800
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 2

37010 Charles Town Pike 236-0005 *Other DHR-ID:* **236-0040-0005**
Primary Resource Information: Single Dwelling, Stories 2.50, Style: Vernacular, ca 1833
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Carriage House Contributing *Total:* 1
Individual Resource Status: Shed Contributing *Total:* 1
Individual Resource Status: Spring/Spring House (structure) Contributing *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 1
Individual Resource Status: Culvert (structure) **Non-Contributing** *Total:* 1

37016 Charles Town Pike 236-0004 *Other DHR-ID:* **236-0040-0004**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1760
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 1

37030 Charles Town Pike 236-0003 *Other DHR-ID:* **236-0040-0003**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1885
Individual Resource Status: Single Dwelling Contributing *Total:* 1
Individual Resource Status: Shed **Non-Contributing** *Total:* 1

37034 Charles Town Pike 236-0002 *Other DHR-ID:* **236-0040-0002**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1830

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Shed	Contributing	*Total:*	1
Individual Resource Status: Foundation (site)	**Non-Contributing**	*Total:*	2
Individual Resource Status: Barn	Contributing	*Total:*	1
Individual Resource Status: Barn	**Non-Contributing**	*Total:*	1

37038 Charles Town Pike 236-0001 *Other DHR-ID:* **236-0040-0001**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1793

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Secondary Dwelling	Contributing	*Total:*	1

37055 Charles Town Pike 236-0035 *Other DHR-ID:* **236-0040-0035**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1820

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Garage	**Non-Contributing**	*Total:*	1
Individual Resource Status: Shed, Vehicle/Equipment	Contributing	*Total:*	1
Individual Resource Status: Spring/Spring House	Contributing	*Total:*	1
Individual Resource Status: Shed	Contributing	*Total:*	1
Individual Resource Status: Chicken House/Poultry House	Contributing	*Total:*	1

37091 Charles Town Pike 236-0040-0050
Primary Resource Information: Agricultural Building, Stories 1.00, Style: No Discernable Style, ca 2007

Individual Resource Status: Agricultural Building (structure)	**Non-Contributing**	*Total:*	1

37098 Charles Town Pike 236-0040-0047
Primary Resource Information: School, Stories 2.00, Style: Vernacular, 1874

Individual Resource Status: School	Contributing	*Total:*	1
Individual Resource Status: Shed	**Non-Contributing**	*Total:*	1
Individual Resource Status: Well/Well House (structure)	**Non-Contributing**	*Total:*	1

37110 Charles Town Pike 236-0040-0048
Primary Resource Information: School, Stories 1.00, Style: Other, 1966

Individual Resource Status: School	**Non-Contributing**	*Total:*	1
Individual Resource Status: Classroom Building	**Non-Contributing**	*Total:*	1
Individual Resource Status: Shed	**Non-Contributing**	*Total:*	2
Individual Resource Status: Playing Field (site)	**Non-Contributing**	*Total:*	1
Individual Resource Status: Energy Facility	**Non-Contributing**	*Total:*	1
Individual Resource Status: Garage	**Non-Contributing**	*Total:*	1

Gaver Mill Road

Gaver Mill Road, North of Ashbury Church Road 236-0040-0053
Primary Resource Information: Culvert, 1977

Individual Resource Status: Culvert (structure)	**Non-Contributing**	*Total:*	1

36911 Gaver Mill Road 236-0034 *Other DHR-ID:* **236-0040-0034**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1840

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Monument/Marker (object)	Contributing	*Total:*	1
Individual Resource Status: Outbuilding, Domestic	Contributing	*Total:*	1
Individual Resource Status: Foundation (site)	**Non-Contributing**	*Total:*	1

36915 Gaver Mill Road 236-0036 *Other DHR-ID:* **236-0040-0036**
Primary Resource Information: Single Dwelling, Stories 2.50, Style: Vernacular, 1882

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Garage	Contributing	*Total:*	1

36925 Gaver Mill Road 236-0037 *Other DHR-ID:* **236-0040-0037**
Primary Resource Information: Communications Facility, Stories 1.00, Style: Colonial Revival, ca 1965

Individual Resource Status: Communications Facility	**Non-Contributing**	*Total:*	1

36929 Gaver Mill Road 236-0038 *Other DHR-ID:* **236-0040-0038**
Primary Resource Information: Single Dwelling, Stories 2.50, Style: Vernacular, ca 1900

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Shed	Contributing	*Total:*	1
Individual Resource Status: Pool/Swimming Pool (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status: Garage	Contributing	*Total:*	1

36930 Gaver Mill Road 236-0040-0058
Primary Resource Information: Single Dwelling, Stories 1.00, Style: Minimal Traditional, ca 1955

Individual Resource Status: Single Dwelling	**Non-Contributing**	*Total:*	1
Individual Resource Status: Garage	**Non-Contributing**	*Total:*	1

36933 Gaver Mill Road 236-0039 *Other DHR-ID:* **236-0040-0039**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1910

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Garage	Contributing	*Total:*	1
Individual Resource Status: Shed	Contributing	*Total:*	1

36995 Gaver Mill Road 236-0040-0054
Primary Resource Information: Single Dwelling, Stories 1.50, Style: Vernacular, ca 1770

Individual Resource Status: Single Dwelling	Contributing	*Total:*	1
Individual Resource Status: Pool/Swimming Pool (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status: Shelter (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status: Barn	**Non-Contributing**	*Total:*	1
Individual Resource Status: Foundation (site)	**Non-Contributing**	*Total:*	1
Individual Resource Status: Smoke/Meat House	Contributing	*Total:*	1
Individual Resource Status: Secondary Dwelling	Contributing	*Total:*	1
Individual Resource Status: Shed	Contributing	*Total:*	1

37028 Gaver Mill Road 236-0040-0052
Primary Resource Information: Single Dwelling, Stories 1.00, Style: Vernacular, ca 1875

Individual Resource Status: Single Dwelling	**Non-Contributing**	*Total:*	1

37032 Gaver Mill Road 236-0040-0051
Primary Resource Information: Single Dwelling, Stories 1.00, Style: Colonial Revival, ca 1950

Individual Resource Status: Single Dwelling	**Non-Contributing**	*Total:*	1
Individual Resource Status: Garage	**Non-Contributing**	*Total:*	1
Individual Resource Status: Shed	**Non-Contributing**	*Total:*	1

Highwater Road

Highwater Road, East End 236-0045 ***Other DHR-ID:*** **236-0040-0045**
Primary Resource Information: Bridge, ca 1910

Individual Resource Status: Bridge (structure)	Contributing	*Total:*	1

36876 Highwater Road 236-0041 *Other DHR-ID:* **236-0040-0041**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1875

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1

36877 Highwater Road 236-0043 *Other DHR-ID:* **236-0040-0043**
Primary Resource Information: Single Dwelling, Stories 1.00, Style: Ranch, ca 1960

Individual Resource Status:	Single Dwelling	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1

36893 Highwater Road 236-0021 *Other DHR-ID:* **236-0040-0021**
Primary Resource Information: Single Dwelling, Stories 2.50, Style: Vernacular, ca 1900

Individual Resource Status:	Single Dwelling	Contributing	*Total:*	1
Individual Resource Status:	Carriage House	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Spring/Spring House (building)	Contributing	*Total:*	1
Individual Resource Status:	Barn	Contributing	*Total:*	1
Individual Resource Status:	Pier/Boat Ramp (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Greenhouse/Conservatory (structure)	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Chicken House/Poultry House	Contributing	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Well/Well House (structure)	Contributing	*Total:*	1
Individual Resource Status:	Gazebo (structure)	**Non-Contributing**	*Total:*	1

Stony Point Road

Stony Point Road, North of Highwater Road 236-0040-0046
Primary Resource Information: Culvert, 1977

Individual Resource Status:	Culvert (structure)	**Non-Contributing (structure)**	*Total:*	1

36853 Stony Point Road 236-0042 *Other DHR-ID:* **236-0040-0042**
Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca 1875

Individual Resource Status:	Single Dwelling	**Non-Contributing**	*Total:*	1
Individual Resource Status:	Shed	**Non-Contributing**	*Total:*	1

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY STATEMENT OF SIGNIFICANCE

Hillsboro is a small town located in a rural area of northwest Loudoun County, Virginia. Inhabited in the first-half of the eighteenth century, Hillsboro was officially established by the Virginia General Assembly on December 31, 1802. Hillsboro, like many small rural villages in the Piedmont, served the local and surrounding agricultural area as a residential and social nucleus that provided commercial, religious, and educational opportunities. Hillsboro's earliest development is attributable to its geographical location along the North Fork of Catoctin Creek. Its placement in a small mountain passage allowed Hillsboro to grow from a small, eighteenth-century mill village to an economic center for western Loudoun County in the nineteenth century. The Civil War, with its destructive economic impact, arrested the economic prosperity Hillsboro had experienced and was poised to continue. At the same time however, this geographical isolation served as the catalyst for the preservation of much of its building stock and natural features. Twenty years after the Civil War, Hillsboro began to recover, but never enjoyed the prosperity that had been commonplace before the war. The loss of the rural mills that once supported Hillsboro came about as a result of competition from distant, mass-production farms that offered their goods at lower prices. Since the 1940s, Hillsboro has served primarily as a residential center, with a community center, elementary school, convenience store, church, gas station, and a post office.

The Hillsboro Historic District was listed in the National Register of Historic Places in 1979 under Criterion C for its collection of architecture with a period of significance extending from 1802 to circa 1930. This updated nomination expands the Hillsboro Historic District, recognizing the town's significance under Criteria A and C. Under Criterion A, the Hillsboro Historic District is eligible due to its association with early patterns of community development in western Loudoun County in the early-to-mid eighteenth century. The rural development of Hillsboro demonstrates that the establishment of milling operations created an influx of private commercial enterprises. The milling operations facilitated the residential, and thus the commercial development of this area of rural Loudoun County. Under Criterion C, the Hillsboro Historic District is eligible because of its collection of architecture spanning from the mid-eighteenth century to the early twentieth century. The locally significant district possesses a high degree of integrity and its interesting history as a rural mill town in northwestern Loudoun County further enhances its significance. The Hillsboro Historic District is significant under the themes of architecture and commerce with a period of significance extending from circa 1740 until 1941. The period of significance was established through research and on-site survey. The earliest extant building in Hillsboro dates to circa 1740. This date is suitable as a start date for the period of significance because the built environment before this date did not influence the development of Hillsboro. In regards to the 1941 end date of the period of significance, this date was developed in response to a significant event in Hillsboro's history. In 1941, the last remaining mill was razed. This was the last vestige and link to the milling history of this town. Undisturbed by new construction, this community is one of the best-preserved rural towns in Loudoun County and has maintained much of its mid-eighteenth- and nineteenth-century sense of time and place. Today, Hillsboro is the fourth smallest town in Virginia, and second smallest in size. The vernacular architecture crafted in Hillsboro, and its continued preservation, is a testament to the skill and pride of this community.

HISTORICAL BACKGROUND

Hillsboro was originally known as "The Gap." This name was appropriate as the town is located in a small gap of the Short Hill Mountain formed by the North Fork of Catoctin Creek. In 1802, following the town's official establishment, the name was changed to "Hillsborough." The spelling was important, for between 1806 and 1825, there was a Hillsboro post office in Culpeper County, 38 miles southwest. Hillsborough remained the official name of the town until 1893, when the U.S. Postal Service dropped the last three letters.

EARLY SETTLEMENT OF THE GAP: 1675-1722

Hillsboro is located in western Loudoun, a 517-square-mile county located in Northern Virginia. The county is bounded by Fairfax County to the east, the Potomac River and Maryland to the north, Clarke County and West Virginia to the west, and Fauquier and Prince William Counties to the south. The area was first populated by Native Americans, who belonged to the small nomadic Sioux-language tribes. These tribes occupied the rich hunting grounds that would later be known as Loudoun County. In the centuries preceding the arrival of Europeans, these tribes followed the herds that amply sustained them.[3] In the seventeenth century, the Iroquois replaced the Sioux-language tribes as the dominant people of the Piedmont. The Iroquois were attracted to this area by its abundance of furs. As early as 1622, the Iroquois trade network extended from New York as far south as the Potomac.[4] The Iroquois, as well as other Native American tribes, arrived in Virginia via the Carolina Road. This trading route ran from Maryland through Virginia along present-day Route 15, ending in North Carolina. During this period, Loudoun County was probably not densely inhabited. In fact, by 1670, the German explorer John Lederer found the region virtually abandoned.[5] The Iroquois people were nomadic, resulting in the conclusion that there was never an Indian village in Hillsboro. European settlement of the Piedmont during the eighteenth century was stymied by the fear of Native American attack. This was addressed in the 1722 Treaty of Albany which ended fears of a Native American attack by prohibiting them from occupying land east of the Blue Ridge Mountains. This treaty opened up the lands west of the Carolina Road and led to the first European settlements in the Piedmont.

Hillsboro's first settlers were Quakers from Pennsylvania. This was common for most of western Loudoun County as Quakers and Germans from Pennsylvania came to the Piedmont seeking fertile lands. The earliest inhabitants named the town "The Gap," aptly named for the opening in the Short Hill Mountain. The first settlers of western Loudoun County were forced to pay more attention to building houses and planting crops than to acquiring title to their lands, making it difficult to date the earliest settlements.[6] Another factor in the disparity of establishing a finite date for the first settlers in Hillsboro is the land titling practices of the period. Both the Germans and Quakers were "squatters;" they did not take out patents for the land but simply occupied and developed it. Prominent men such as George William Fairfax, John Colvill, Catesby Cocke and others, who had officially patented the land around Hillsboro between Lovettsville and Waterford, were more than willing to lease or sell to the Germans and Quakers.[7] This prevents the establishment of an accurate date for the first settlement of the Hillsboro area, which occurred between the 1722 Treaty of Albany and 1746, when Fairfax leased land to Catesby Cocke.[8]

The town of Hillsboro is located on two historic tracts: The Francis Awbrey tract and George William Fairfax's Shannondale tract. A portion of this latter tract was conveyed to John Colvill in the 1740s and later sold to John

Hough. Hillsboro lies within the boundaries of the 150 acres that Hough conveyed to his son, Mahlon Hough, in 1797.[9]

The "Great Road," cited as early as 1736 as the "wagon road to Vestal's Gap," was the main east-west road in Catoctin Valley between Leesburg and Winchester. This road is known today as Charles Town Pike (Route 9), bisecting the town of Hillsboro.

DEVELOPMENT AND ECONOMIC PROSPERITY OF HILLSBOROUGH: 1750 TO CIVIL WAR

The first permanent buildings in the town of Hillsboro were for the most part, constructed of indigenous stone and log. These Quakers and German stonemasons and carpenters owed their developed skills to their respective cultures. Builders passed on their skills to kin and apprentices. As there were no trained architects in Hillsboro during the eighteenth and early nineteenth centuries, these buildings reflected the architectural forms and materials of these cultures. Tidewater settlers tended to add to their structures or tore down and built larger structures. In contrast, Germans and Quakers in the Piedmont often kept adding on and enlarging; they were too frugal to destroy. This explains the linear form of many of Hillsboro's buildings. Moreover, the early settlers and builders of Hillsboro took advantage of their natural surroundings. The Short Hill Mountain, a foothill of the Blue Ridge Mountains, was a perfect source for their preferred building material, which was stone. Familiar with the limestone of Pennsylvania, the Quakers extracted the bluestone (a type of limestone) and gathered fieldstone for use as a primary building material in Hillsboro. The varied species of trees in the area provided early settlers with quality wood for the construction and ornamentation of their buildings. Oak, hickory, pine, and beech were abundant, with some species of maple and ash available.

Rural buildings constructed of brick were rare until the mid-eighteenth century, and west of Catoctin Mountain, they were virtually non-existent until the 1790s. Quakers and Germans, comfortable with stone, log, or frame, did not believe a brick house would stand up under the rigors of winter, and also considered brick too ostentatious. The validity of their theory was strengthened by the region's soils – while good for crops the soil lacked the proper amount of clay needed for sturdy brick. Conversely, Tidewater soils, not as good for crops as soils west of Catoctin Mountain, contained amounts of clay needed to make brick that lasted.[10] The Federal-style brick dwelling at 36996 Charles Town Pike confirms this ideology. Constructed circa 1838 as an addition to a log structure, this building (which now reads as the main block) would have been extremely expensive to build. With an abundant amount of stone and log available for construction, building a brick dwelling would have been a statement about the owner's wealth and broad architectural exposure. At the time this building was constructed, it was one of only two brick single-family dwellings in Hillsboro. The third and only other brick building in Hillsboro was constructed in the mid-twentieth century.

The town of Hillsboro was officially laid out in 1802 by seven trustees, whose main responsibility was to "make such rules and orders for the regular building of houses…to settle and determine all disputes concerning the bounds of lots" and to ensure that each house built be "equal to twelve feet square, with a brick or stone chimney."[11] The spatial relationship of the buildings to one another has resulted in Hillsboro's small, rural-town feeling. The clustering of a majority of the buildings along Charles Town Pike has formed a cohesiveness that is unique in rural

Piedmont. Unlike most Virginia town trustees, civic leaders in 1802 did not lay off land parcels according to a gridiron plan. The buildings on the north side of Charles Town Pike were laid out with not only a uniform depth, but also with varying widths. This resulted in narrow and deep lots. Parcels on the south of Charles Town Pike are wider, but not as deep as those on the north side. In general, the deeper the lot in Hillsboro, the narrower it will be. There is a basis for this layout. The properties on the north side of the road back up to the foothills. This land would not have been as valuable and practical as the fertile land south of Charles Town Pike. The lots on the south side were not as deep because they were limited by the North Fork of Catoctin Creek. This property was valuable as it provided a source of running water. There are no parcels that extend over the creek. Additionally, properties are located along Gaver Mill Road, which limits the depth of the parcels along the south side of Charles Town Pike. These properties on the west side of Gaver Mill Road have a uniformed setback of approximately thirty feet. Another unique feature of the properties in Hillsboro is that the parcels along the south side of Charles Town Pike get progressively larger from west to east. This is a result of the proximity of the North Fork of Catoctin Creek and Charles Town Pike at the western end of town. The creek winds away from Charles Town Pike as it flows to the east. The properties located on the south side of the North Fork of Catoctin Creek do not subscribe to a pattern, as these lots are generally flat and larger. The layout of Hillsboro has not been changed substantially since its beginning.

In the early 1800s, Hillsboro was one of the leading trade centers of western Loudoun County. Its favorable location on the Vestal's Gap Road (part of which is now Charles Town Pike) resulted in a rapid growth at the turn of the nineteenth century. The routes of the roads were dictated in large part by the location of the mills, which were being established in the late eighteenth century along creeks that flowed from the mountains. Mills were the economic hub of their communities, for their service is what sustained the town's residents and the neighboring farms. This interaction also led to commerce and trade. Farmers relied on the local mills to provide not only this service but as a staple and post. The staples the family bought -- sugar, salt, coffee, ammunition, fabric, leather -- came from the British Isles, boated to Alexandria and then brought by wagon or cart to the mill. The miller might barter with the farmer for some of these items, taking more than his usual one-sixth of the corn and one-eighth of the wheat, a miller's toll for grinding the grain.[12] The Hillsboro mills were constructed by John Hough on a 150-acre tract he had purchased from George William Fairfax in 1759 and devised to Mahlon Hough in 1797. Hough's enterprise made Hillsboro the first two-mill town in the Virginia Piedmont and accounted for the town's prosperity in the first half of the nineteenth century.[13] The upper mill, constructed prior to 1797, was located at the western end of town, while the lower mill was constructed in 1785 at the intersection of present-day Gaver Mill Road and Ashbury Church Road. The two mills were located approximately 1,500 feet apart on a twenty-foot-wide waterway.

The economic activity generated by the mills influenced the design of many of Hillsboro's buildings. Multiple buildings feature living space on the upper stories and commercial space in the raised lower levels. This arrangement is popular in urban areas where space is limited and the population dense. In Hillsboro, properties on the north side of Charles Town Pike were laid out on relatively narrow lots allowing commercial activities to be placed in the lower levels. Constructing a building specifically for commercial use did not make financial sense as living space could easily be provided on the upper stories. This arrangement is illustrated at 36966 Charles Town Pike and 36982 Charles Town Pike. The buildings were constructed on raised foundations that allowed the commercial space in the basement story to be accessed separately from the domestic space via exterior doors on the façades.

Buildings on the south side of Charles Town Pike evolved in a linear fashion because these lots were generally wider. Moreover, the telescopic form reflects how building use and architecture changed as Hillsboro gained prosperity. The stone dwelling at 36959 Charles Town Pike was constructed in a linear fashion through multiple additions. Hillsboro's economic prosperity is in direct correlation to this building's expansion. The one-and-one-half-story, two-bay original block was constructed circa 1780 as a single-family dwelling. It was subsequently enlarged by the circa 1825 central block that stands two stories high and three bays wide. The larger westernmost block, added circa 1840, was commercial space used as a general store and then as a doctor's office. The additions are in harmony with the original block's material, treatment, color, and texture. This reflects the owner's desire to construct additions that are in keeping with the town's architectural character but also the continued high-skill level of the masons and carpenters in and around Hillsboro. Builders passed on their skills to kin and apprentices, and so the standard-size Virginia dwelling like those in Hillsboro remained sixteen by twenty feet or variants of those dimensions well into the nineteenth century.[14]

Although these buildings are vernacular architecture, they are not without embellishment. The stone that was selected for most of these buildings is large. These stones would have been the most difficult to transport, and as such, the most expensive. Large stones exude permanence and stability. The roof lines of many of the buildings are not simple; rather they include such detailing as cornice returns found at 37042 and 37034 Charles Town Pike or the delicate cornice moldings applied to 36944 and 36952 Charles Town Pike. Architectural details in Hillsboro are rudimentary yet elegant in their subtleness.

Construction before the Civil War was substantial and indicative of Hillsboro's economic vitality and breadth. M any of these buildings were owned by prosperous and economically successful families. Although the size of these parcels pales in comparison to the farms and rural properties surrounding Hillsboro, these early settlers realized the economic and social value of living in town. Hillsboro was a self-sufficient town with multiple doctors and general stores in operation. These stores provided all the staples and even such luxuries as silks, satins, and imported broadcloth. There was a tanyard and a cooper shop at 36963 Charles Town Pike. This building is no longer extant, but its foundation remains a link to this property's history as an important business in Hillsboro. Wagons were constructed in the shop attached to 37016 Charles Town Pike. These wagons certainly would have been important to the daily shuttles provided to Harper's Ferry and Purcellville, as well as the delivery of the mail. Also catering to the needs of a horse-powered era were blacksmiths and saddle and harness makers. Nearly every house provided a dedicated space, either in the lower level or in a linear arrangement that served as a shop, store, or office.[15] In 1835, Yardley Taylor spoke of Hillsboro in Joseph Martin's *Gazetteer of Virginia*. He notes thirty dwellings, three mercantile stores, a Methodist church with parsonage, an Academy (Pott's Seminary), two flour manufacturing mills, one tavern, and a temperance society. The mechanics consisted of a tanner, saddler, boot and shoe manufacturer, tailor, hatter, cabinetmaker, two wagon makers, and one blacksmith. The population of Hillsboro in the mid-1830s was recorded at 172.

Construction was not limited to residential and commercial. The town erected a sizeable church at 36945 Charles Town Pike. The Methodist Episcopal Church South was constructed in 1858 when a difference in the Methodist Church's ideology concerning slavery caused a split that resulted in many of Hillsboro's residents leaving Arnold Grove Church, located just east of town. The 37-by-60-foot lot was conveyed for the building of the church for $1 by

Jonas and Elizabeth Potts.[16] Occupying a prominent lot along Charles Town Pike, at the bend in the road, this building exemplifies the pride of craftsmanship exhibited by the residents of Hillsboro. Utilizing large stones for its construction, this building exudes permanence and quality with its prominent quoins, paired double-leaf doors, detailed cornice, imbricated slate roof, and exceptional cupola.

Another factor that attracted these early families to live in town was the promise of clean, flowing, spring-fed water. Hill Tom Spring has been supplying Hillsboro since the first-half of the nineteenth century. Located high above town on land now associated with 36906 Charles Town Pike, this natural spring was the county's first, gravity-fed water supply. Hillsboro's supply of clean water furthered the town's growth through the nineteenth century. According to local history, Samuel Clendening Jr. built the system from hollowed-out pine logs with branches that led to Joseph and Samuel D. Leslie's tanyard (in back of the present dwelling at 36963 Charles Town Pike) and to the town pump located in front of 36933 Charles Town Pike.[17] In 1830, the Virginia General Assembly incorporated the system as the Hillsborough Aqueduct Company (changed in 1887 to Hillsboro Aqueduct Company). By 1858, at least six dwellings were connected to the wooden conduit, and at both the tanyard and town pump, there were a cast iron hydrant and a wooden watering trough.[18]

An important shift occurred during the mid-nineteenth century. Changes occurred in the milling industry stemming from the Industrial Revolution that began in the late eighteenth century and affected everyone from the farmer to the consumer. Flour became more profitable to produce by shipping the grain to large, mass-production mills closer to metropolitan areas. As a result, gristmills were converted to woolen mills, shifting to meet America's increasing demand for finished woolen products following the War of 1812. Hillsboro's mills adapted well to the changes they encountered. The Hough's upper mill, which was sold to the Janney family in the early 1800s, was replaced by an imposing stone structure constructed by B.J. Grubb, one of the prominent stonemasons in the Piedmont.[19] Born about 1814, Grubb is noted at the time of the 1860 U.S. Federal Census as a stonemason with $26,700 worth of real estate.[20] Grubb's economic prosperity highlighted Hillsboro's booming economy in the early nineteenth century. In 1850, under the direction of James and Aquila Janney, the upper mill produced 22,000 bushels of wheat and corn.[21] The Hough's lower mill was sold in 1840 to Henry Gaver, who changed the struggling gristmill to a woolen mill. It was one of only a handful of woolen mills in Loudoun County. Henry Gaver's mill spun out yarn that produced carpets, clothing, blankets, and counterpanes. The Gaver mill's heyday came in 1859, when it manufactured wool for the uniforms of the 80-man Hillsborough Border Guards, which was organized in 1859 to assist in putting down John Brown's raid at Harper's Ferry.[22]

ECONOMIC DECLINE AND HIGH-STYLE CONSTRUCTION: CIVIL WAR TO 1900

Hillsboro does not have an extensive Civil War record; yet the Civil War took a great toll on Hillsboro and Loudoun County. No battles were fought in Hillsboro, but troops did march through town quite often. Any troops passing through Hillsboro would have taken advantage of any goods or supplies they could find. The word which can be best used to characterize post-war Loudoun County is "destitution." There was almost no money in circulation; industry and commerce in all forms were paralyzed and destroyed; farms had been laid waste; and there was no capital with which to set this bankrupt area back upon its feet.[23] This overall decline in the country's economy did have an affect on Hillsboro. Horses, grain, and food had been confiscated by the armies passing through; fathers and sons of many

families had been lost to the Cause; and the merchants of the town, unable to obtain goods, were closing their doors.[24] The wholesale destruction of barns and sheds by General Philip Sheridan's forces explain the lack of pre-Civil War secondary resources in Hillsboro.

Although Hillsboro experienced some economic downturn following the Civil War, industry and trade were still occurring. Based on a circa 1890 photograph, Hillsboro supported a mill, creamery, tannery, and blacksmith shop in a complex at the west side of town.[25] Horse and ox drawn carriages provided the necessary transport in and around Hillsboro. Through the end of the twentieth century, Gaver's Woolen Factory was producing cloths, blankets, and other woolen goods. These products were sought after throughout the county for their quality.

The end of the nineteenth century saw a flourish in new construction, as seven single-family dwellings were built between 1880 and 1890. These dwellings marked a move from vernacular architecture to buildings inspired by architectural styles. Four dwellings located on the north side of Charles Town Pike, three of them adjacent to each other, exhibit the influences of high-style architecture. Until this time, architecture in Hillsboro was vernacular. New construction in the late nineteenth century, for the most part, bucked the historic trend of building exclusively with stone and log. The availability of mass-produced materials facilitated this change. The building at 36978 Charles Town Pike was constructed circa 1880 and added to circa 1890. Influenced by the fashion of the day, this Queen Anne-style dwelling features a two-story, three-sided bay with a pyramidal roof, decorative bargeboard, and a wrap-around porch. Located to the west is a large Italianate-style single-family dwelling. This imposing dwelling, set on a raised basement, was constructed circa 1890. The dwelling has a rectangular form constructed of stone that has been parged. Two interior-end chimneys of brick pierce the side-gabled roof, which is covered with standing-seam metal. The roof has overhanging eaves, alternating paired and single scrolled brackets, a very wide frieze, and a raking cornice with returns. This building was constructed to impress, to exude the owner's wealth, and to impart prestige. The construction of this large Italianate-style building in Hillsboro demonstrates that people with money were living and moving to this community and that they were bringing knowledge of the architectural influences of major metropolitan cities.

Located across the street from these buildings is 36963 Charles Town Pike. Constructed in 1890 and designed by Harvey Lindsley Page, this imposing, single-family dwelling is the only known, architect-designed building in Hillsboro. Page, a practicing architect in Washington, D.C., opened his own office around 1880. Page's best-known works in the nation's capital are the Army and Navy Club, the Metropolitan Club, and the Phoebe Hearst House.[26] That a prominent architect from a major metropolitan city would design a dwelling in Hillsboro is significant and reflects the fact that ideas and new money were flowing into Hillsboro despite its apparent decline. This house was constructed for J. Potts Neer, a retired Baltimore banker. Neer started his professional career as a merchant in Hillsboro during the mid-nineteenth century.[27] The house that was constructed differed from the established architectural form, materials, textures, size, and scale in Hillsboro. The size of this dwelling easily made it the most visible building on the south side of Charles Town Pike, if not in all of Hillsboro. This building with its massive brick chimneys, numerous large window openings, two-story bay with pyramidal roof, steeply pitched roof, dormers, and wrap-around porch, certainly would have been rare in the Piedmont region of Virginia.

One of the smallest buildings in Hillsboro is the post office. Constructed in 1897, this vernacular building is sited in the middle of town, on the south side of Charles Town Pike. This diminutive building followed the trend of previously built buildings with its wood-frame construction clad in German siding and capped by a front-gabled roof. These aspects are rare in Hillsboro and reflect the community's penchant for buildings not of stone. This ideal would carry itself through to the turn of the twentieth century.

In 1890, Hillsboro was home to 156 residents; however, by 1900 Hillsboro claimed 131 residents and included nine merchants and mechanics.[28] This drop in population is attributable to a couple of factors. A population decrease was taking place all over rural northern Virginia as youth moved to bigger cities attracted by less arduous and more lucrative employment.[29] Another contributing factor to Hillsboro's population decline is tied to agriculture. The decline or total failure of crops caused a migration of a portion of the population to large cities or other parts of the country in search of work and food.[30] Despite Hillsboro's decline in population at the turn of the twentieth century, this community remained active in Loudoun County, thanks in part to the sparing of the Janney Mill (Hough upper mill) during Sheridan's burning raid.

LIMITED GROWTH LEADS TO PRESERVATION: 1900 TO 1941

Information regarding the history of Hillsboro during the first four decades of the twentieth century is limited. The economy of Hillsboro continued on steadily and the town embraced change slowly and surely. Hillsboro's local economy survived on the success of the town's mills and multiple private, commercial endeavors. For example Fritts Tavern continued to supply the town with spirits well into the twentieth century. Despite this, Hillsboro's population continued to decrease slowly. With the increased use of railroad service in Northern Virginia, especially from Purcellville to Bluemont, roadways like Charles Town Pike and its commercial enterprises became less important to the region. Industrial activities that had built and sustained the town in the late eighteenth and nineteenth centuries reduced dependency on waterways because of new and improved technologies and allowed construction in more remote areas of the Piedmont. By the late 1930s, the Hough mills were struggling. The lower stone mill, detailed with a marker that read *J H 1785*, was razed in 1936. The upper mill ceased operations in 1940 and was razed in 1941. As a consequence, Hillsboro's importance as an economic hub in Loudoun County faltered.

One of Loudoun's smallest communities, Hillsboro maintained its cohesive and self-sufficient character and continued public services. In 1911, Hillsboro became the first community in the county to consolidate students from several smaller schools in the area and begin horse–drawn bus service to Locust Grove Academy (Old Stone School), which was built in 1875. Charles Town Pike remained a tree-lined, dirt road until 1919, when the town council decided to macadamize the road. Three years earlier the council passed an ordinance setting the speed limit for automobiles at 12 miles per hour.[31] Hillsboro made improvements to its Hill Tom Spring system. Ignored for the most part since 1900 because of population decline and the closing of the tanyard, the water system was in need of maintenance and repair. In the late 1920s, Spencer Roberts took charge of Hill Tom Spring's maintenance. Roberts replaced the wooden pipes with galvanized iron pipes in 1935 and installed a two-inch water main through town. A 50-cent monthly fee was imposed to town residents for maintenance of the system.[32]

The stone foundation walls enclosing the boxwood garden located at 36956 Charles Town Pike were once the foundation of Charles C. Bell's department store. Even a millinery and a dress shop could be found there.[33] Hillsboro's economic prosperity, as limited as it was, did reflect the growing urban trend of department stores at the end of the nineteenth century. Bell is noted in the 1910 U.S. Federal Census as a merchant of general goods.[34] Previous to Bell's occupancy this building served as William Hough's store, when the second floor served as a Masonic lodge room.[35] This building was destroyed by fire in 1914.

Many of Hillsboro's dwellings have additions and alterations dating from the first-quarter of the twentieth century. Based on their architectural evidence, it appears these additions could have been constructed by a single craftsman or a small group of carpenters offering their services. The alterations, comprising three-sided bays, ornate porches with detailed brackets and balusters, and small Queen Anne-style additions reflect the continued influence of this late-nineteenth-century Victorian-era style on a rural Virginia town. Demolition and replacement of existing buildings were rare in Hillsboro. A single example was the razing of the original side wing of the building at 36939 Charles Town Pike, which was constructed circa 1800, in order to erect a commercial building. Completed in 1930, the new building is the home of Hill Tom Market.

As was the case in other eras of Hillsboro's past, this small community was relatively ignored and bypassed by the burgeoning Northern Virginia area. Its location along a small, two-lane road prevented the continued growth that Purcellville, just a few miles to the south, experienced. Although this lack of growth and decline in population can be construed as a negative for any small, rural community, it in fact is what preserved the mid-eighteenth- and nineteenth-century buildings of Hillsboro.

TWENTIETH-CENTURY ACCLAIMS AND CHALLENGES: WORLD WAR II TO PRESENT

Following World War II, Hillsboro achieved publicity on a national level. In 1952, Hillsboro was the only town in Loudoun County to establish and maintain a 24-hour, 7-day-a-week Sky Watch, as part of the Ground Observer Corps. This nationwide operation formed an important link in the air defense system in response to the fear of a Russian atomic attack. Operation Sky Watch was initiated on July 14, 1952. Eventually over 800,000 volunteers stood alternating shifts at 16,000 observation posts and seventy-three filter centers.[36] Hillsboro's Sky Watch building was located across the street from Hillsboro Cemetery.[37] Hillsboro was chosen as one of the sixteen most outstanding Sky Watch programs in the United States, and subsequently was featured in a Ground Observer Crops film shown throughout the country.[38]

The buildings in town constructed during the last-half of the twentieth century represent the modest construction methods employed in Hillsboro. These buildings are not high-style examples, nor are they large in scale. Rather, these buildings were thoughtfully added among the eighteenth- and nineteenth-century architecture of Hillsboro as infill. Small in stature, only one of these eight buildings is more than one-story high. These wood-frame buildings reflect the mass-production methods that became common in construction. Vinyl siding and brick veneer became cheaper alternatives to stone construction and wood siding. The use of concrete for the foundation material rather than stone also marked a change in Hillsboro's building trends. The architectural styles and forms found in the suburbs of the Washington, D.C. can also be seen in the buildings of this time period. The minimal traditional and

ranch house were the predominant building styles in Hillsboro at that time because of their cost-effectiveness and simple construction. Located at 36930 Gaver Mill Road, this minimal traditional, single-family dwelling does not share any architectural characteristics with buildings constructed prior to this time period. This building reflects the architectural fashion of the 1950s.

Perhaps the most influential building upon the established building stock constructed during this time period was Hillsboro Elementary School. Completed in 1966, this Modern Movement building is one of the few circular-shaped schools in Northern Virginia. This new school opened with grades 1 through 7. The Locust Grove Academy became known as the "Old School" and functioned as a community center. The community preserved the building, which is with a great sense of pride.

Today, Hillsboro is the fourth smallest town in Virginia, and second smallest in size. With the burgeoning metropolitan Washington, D.C. area to the east and Charles Town, West Virginia, to the west, Hillsboro has seen a dramatic increase in vehicular traffic in the past decade. Despite this increase, Hillsboro has not experienced the development that has overwhelmed many small Piedmont towns founded in the eighteenth and early nineteenth centuries. Additionally, the land surrounding Hillsboro, including its entrance corridors, maintain the bucolic characteristics that define this area of the Piedmont. Undisturbed by new construction, this community is one of the best-preserved rural towns in Loudoun County and has maintained much of its mid-eighteenth- and nineteenth-century sense of time and place. The vernacular architecture crafted in Hillsboro, and its continued preservation, is a testament to the skill and pride of this community.

ARCHAEOLOGICAL POTENTIAL

Modern, systematic archaeological surveys have not been conducted within the boundaries of the town of Hillsboro. Neither historic nor prehistoric archaeological sites have yet been identified in the town, which has a history that includes milling operations, multiple Civil War encampments, farming operations, commercial enterprises, and natural springs. Due to Hillsboro's restrained development following the Civil War, there are locations that retain archaeological potential, especially open areas such as the farmed field southeast of town. The importance of the Hillsboro Historic District is substantiated not only by what remains above ground, but what could potentially be below grade. Archaeological finds are finite and irreplaceable. Important artifacts from the Civil War have been identified on multiple properties in Hillsboro by property owners and residents. As most of the town has not been tilled or disrupted by any other means, the archeological potential in various parts of town are considerable. The north-south road through Hillsboro was an important road in western Loudoun County. The road south of the town has been abandoned, along with the non-extant bridge crossing the North Fork of Catoctin Creek. The multiple building foundations and non-extant mill sites have the potential to yield archeological evidence that could contribute to Hillsboro's historic value. To prevent destruction of potential archaeological sites, archaeological evaluation and possibly testing should occur prior to commencement of grading or ground-disturbing activities in open areas lacking structures and buildings within the historic district.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The Hillsboro Historic District includes properties along Charles Town Pike (Route 9), Hillsboro Road, Gaver Mill Road, Ashbury Church Road, Highwater Road, and Stony Point Road. The north boundary of the district follows the property lines of those buildings located on the north side of Charles Town Pike between Stony Point Road and Hillsboro Road. The district follows Hillsboro Road south to the intersection of Gaver Mill Road. Hillsboro Cemetery, though located east of Hillsboro Road, is included in the district. The district includes all of the properties located along Gaver Mill Road, excepting 37049 Gaver Mill Road. Three properties are included along the north side of Ashbury Church Road: 15245, 15255, and 15259 Ashbury Church Road. All of the properties located along the south side of Charles Town Pike from Stony Point Road to Hillsboro Road are included in the historic district. All of the properties located along Highwater Road are included in this historic district. The western edge of the Hillsboro Historic District follows Stony Point Road south from Charles Town Pike and extends no farther than 36853 Stony Point Road.

Boundary Justification

The Hillsboro Historic District is centered on a small cluster of buildings within the town limits of Hillsboro. The district extends to include parcels not located within the legal bounds of town as these resources represent the history and development of the town from its founding in the early eighteenth century to the early twentieth century. Development in Hillsboro is concentrated along Charles Town Pike (Route 9), with sporadic development along the secondary roads in the district. Charles Town Pike parallels the North Fork of Catoctin Creek and passes the site of several mills.

The town of Hillsboro served as the center of a larger area that was anchored by mills. Large farms in the surrounding area supplemented and supported the economy and growth of this town. The dense concentration of buildings in Hillsboro precludes the large farming operations from inclusion in this historic district.

The northern boundary of the historic district includes all those properties on the north side of Charles Town Pike between Stony Point Road and Hillsboro Road. This historic trade route runs east-west through town, skirting the northern slopes of the Short Hill Mountain gap. The historic "Old Stone School" and the Hillsboro Elementary School properties, although outside the town limits, were included in the Hillsboro Historic District. These properties are unique visual landmarks and have played an integral role in the development of Hillsboro's youth. The only property along this boundary not included is 76.78-acre parcel that extends along Charles Town Pike east of 37042 Charles Town Pike and west of the Old Stone School. This unaddressed parcel was not included in the bounds of the Hillsboro Historic District due to its size, agricultural character, and lack of a built environment.

The western boundary of the district follows Stony Point Road, between Charles Town Pike and Highwater Road, to include a culvert and one domestic property on the south side of the road. Stony Point Road delineates a change

from buildings constructed close together with minimal setback from the road to dwellings on larger parcels with deeper setbacks. The properties at 36858 and 36888 Charles Town Pike were not included in the Hillsboro Historic District for a number of reasons. First, these share a common, deeper setback than is normally found in Hillsboro. Additionally, these resources are located west of the intersection of Stony Point Road and Charles Town Pike. Thirdly, the property located at 36906 Charles Town Pike, which is located in the historic district to the east of the excluded smaller buildings, is a visual and historical anchor of the western boundary.

The southern boundary of this district includes those properties located along the south banks of the North Fork of Catoctin Creek. These properties reflect the importance this waterway had in the development of Hillsboro. The property at 36995 Gaver Mill Road, although located outside the town's legal limits, was deemed influential to Hillsboro's significance because of its proximity to Henry Gaver's mill. The only property along Gaver Mill Road that was not included is located at 37049 Gaver Mill Road. Known as "The Homestead," because of its pastoral setting, this property does not embody the distinct characteristics and historical significance of the town of Hillsboro.

The eastern boundary of the Hillsboro Historic District follows Hillsboro Road. All properties located west of this road are included in the district. The majority of this area consists of an agricultural field. This organic farm reflects the rural nature and self-containing spirit of Hillsboro. The Hillsboro Cemetery is located east of Hillsboro Road. This parcel is included because of its local importance as the final resting spot of many of Hillsboro's residents.

All photographs are of:
Hillsboro Historic District
Loudoun County, Virginia
(VDHR File Number: 236-0040)
E.H.T. Traceries, Inc., photographer
All negatives are stored with the Virginia Department of Historic Resources, Richmond, Virginia.

Date: August 19, 2008
View: Hillsboro Cemetery, Looking Northwest
Negative: 24304/36
Photograph: 1 of 14

Date: August 19, 2008
View: Old Stone School, Looking North
Negative: 24304/34
Photograph: 2 of 14

Date: August 19, 2008
View: 37055 Charles Town Pike, Looking West Down Charles Town Pike
Negative: 24304/2
Photograph: 3 of 14

Date: August 19, 2008
View: Intersection: Charles Town Pike and Gaver Mill Road, Looking West
Negative: 24304/5
Photograph: 4 of 14

Date: August 19, 2008
View: North Side of Charles Town Pike (36982-37010), Looking Northwest
Negative: 24304/20
Photograph: 5 of 14

Date: August 19, 2008
View: North Side of Charles Town Pike (36990-37004), Looking Northeast
Negative: 24304/25
Photograph: 6 of 14

Date: August 19, 2008
View: South Side of Charles Town Pike (36951-36963), Looking West
Negative: 24304/7
Photograph: 7 of 14

Date: August 19, 2008
View: North Side of Charles Town Pike (36944-36952), Looking Northwest
Negative: 24304/18
Photograph: 8 of 14

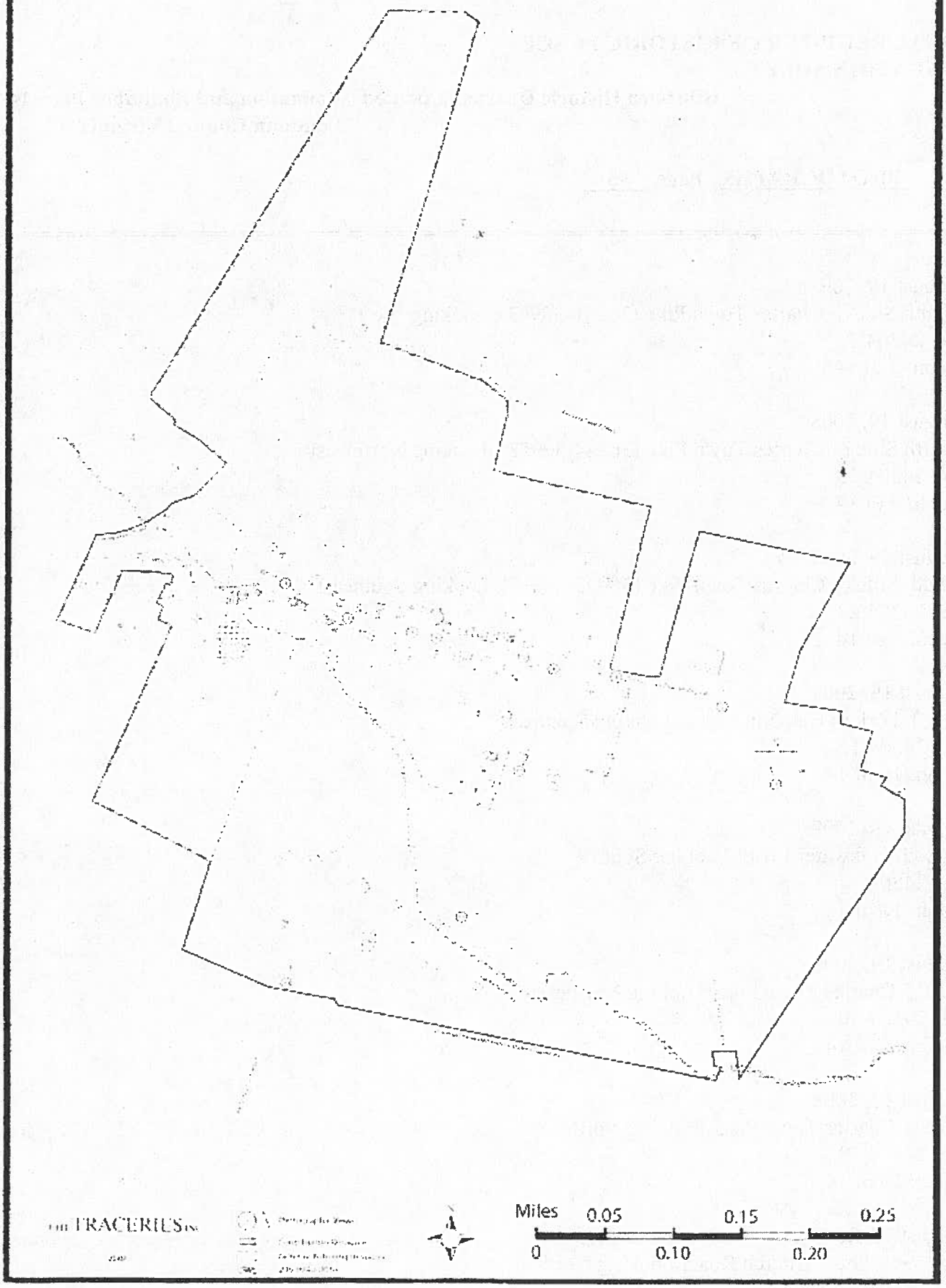
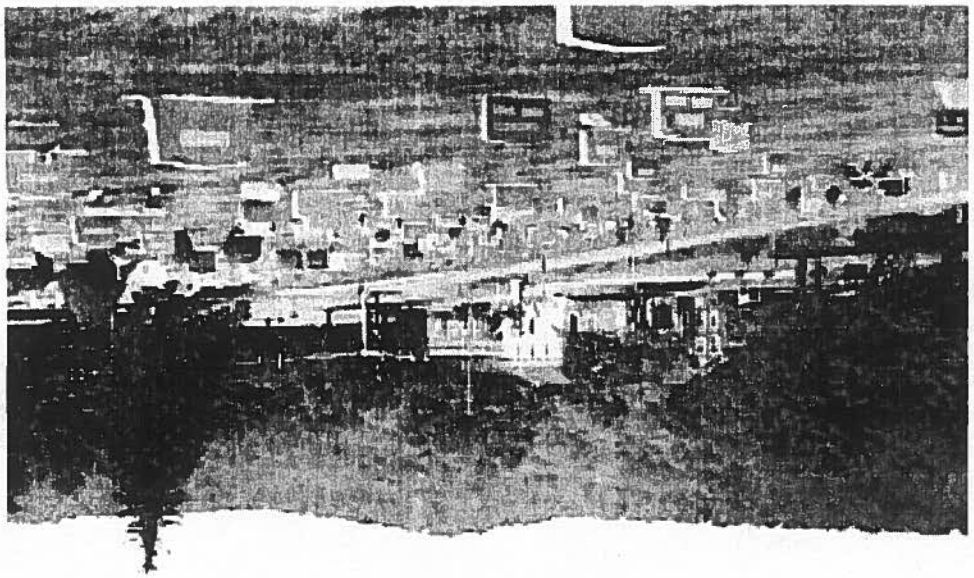
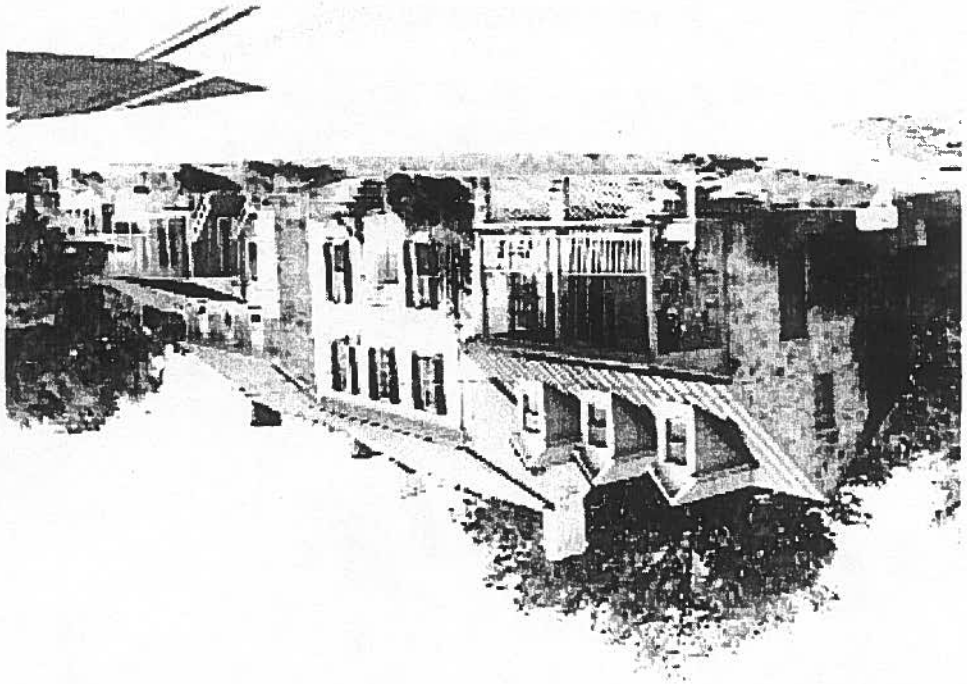
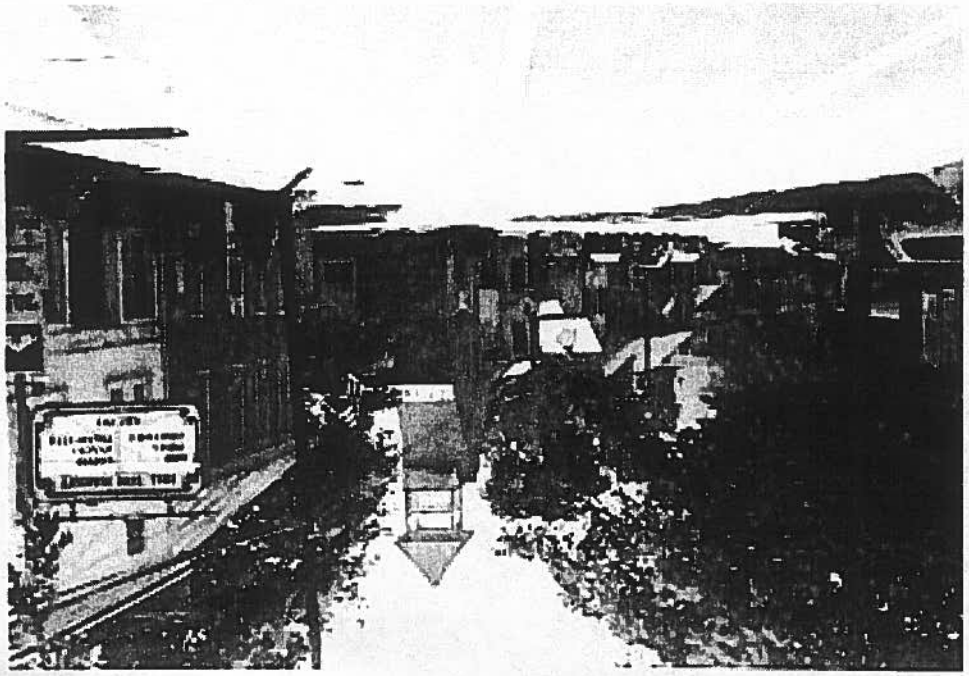
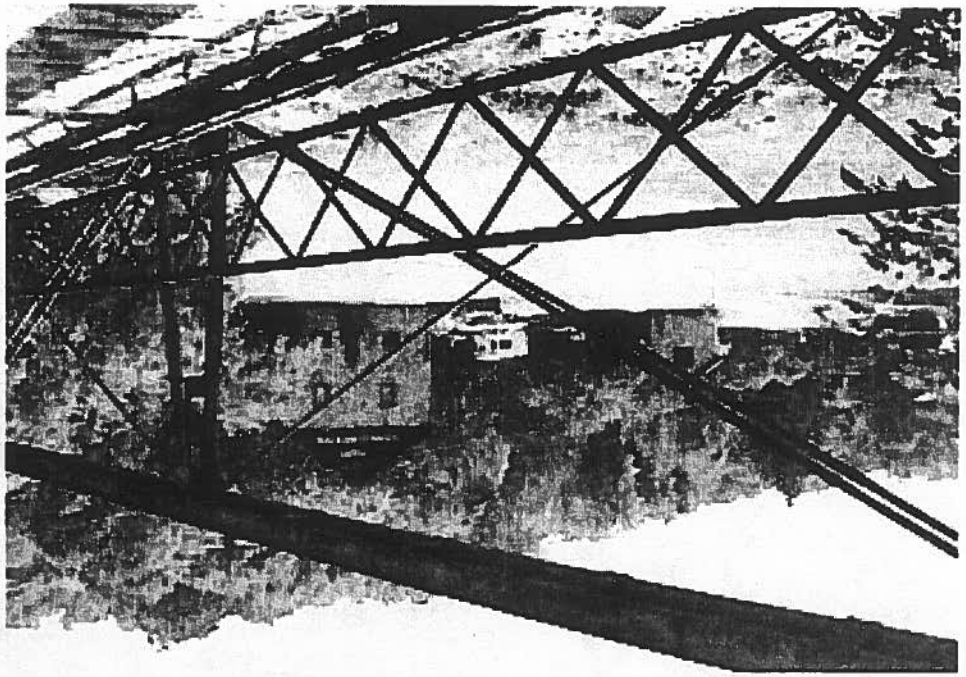
Date: August 19, 2008
View: South Side of Charles Town Pike (36933-36963), Looking Southeast
Negative: 24304/28
Photograph: 9 of 14

Date: August 19, 2008
View: North Fork of Catoctin Creek, Looking Southeast
Negative: 24304/15
Photograph: 10 of 14

Date: August 19, 2008
View: 36893 Highwater Road, Looking South
Negative: 24304/14
Photograph: 11 of 14

Date: August 19, 2008
View: 37055 Charles Town Pike, Looking Northeast
Negative: 24304/30
Photograph: 12 of 14

Date: August 19, 2008
View: 37091 Charles Town Pike, Looking Northeast
Negative: 24304/29
Photograph: 13 of 14

Date: August 19, 2008
View: 15259 Ashbury Church Road, Looking North
Negative: 24304/11
Photograph: 14 of 14

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