NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

1039

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
DEC 18 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Oakham Farm

Other names/site number: DHR No. 053-0091

Name of related multiple property listing:

N/A

2. Location

Street & number: 23226 Oakham Farm Lane

City or town: Middleburg State: VA County: Loudoun

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

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

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

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

___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X **A** ___**B** X **C** ___**D**

Julie V. Langan 12-15-15

Signature of certifying official/Title: **Date**

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Joe Calson M. Beall 2.2.16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [X]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
8	0	buildings
0	0	sites
1	0	structures
0	0	objects
9	0	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: single dwelling
DOMESTIC: secondary dwelling: tenant house
AGRICULTURE/ SUBSISTENCE: Secondary Structure: barn, meat house, smoke house, chicken coop
EDUCATION: school house
RECREATION AND CULTURE: Sports Facility: swimming pool

Current Functions
(Enter categories from instructions.)
DOMESTIC: single dwelling
DOMESTIC: secondary dwelling: tenant house
AGRICULTURE/ SUBSISTENCE: Secondary Structure: barn
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
MID-19TH CENTURY: Greek Revival
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival
OTHER; 18th Century

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK; STONE; STUCCO; CONCRETE; WOOD: Board and Batten; Weatherboard

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

Summary Paragraph

Oakham Farm encompasses 100 acres of rural farmland in Loudoun County, Virginia, near the Town of Middleburg. Built in four periods across three centuries, the primary dwelling at Oakham Farm is a remarkable dwelling dominated by a three-story, Greek-Revival-style block with a smaller two-story, recessed vernacular wing. The main block dates from 1847 with an expansion in 1927. This large double-pile house is set above a raised foundation and measures five-bays wide with a central entry. It is clad in stucco and capped with a side-gable, standing-seam roof. The main block has interior-end chimneys on both ends, however, the 1847 block is heated with a double chimney. Centered partial-width porches from 1847 and 1927 adorn both the front and rear elevations of the main block. The recessed wing is also stone construction covered with stucco and capped with a side-gable, standing-seam metal roof. The façade of the wing is four bays wide, which is covered with a full-width screened porch. This block has a large stucco-clad, exterior-end chimney as well as a later interior chimney dating to circa 1840. Unlike the main block, the wing does not sit above a foundation. There is a small one-room early twentieth-century addition on the rear of the wing. The farmstead also includes an assortment of

secondary structures and dependencies, including a late 18th/early 19th century dwelling that later was used as a school house, a ca. 1847 meat house and chicken coop, a late 1880s barn, and ca. 1940 garage, chauffeur's house, chicken coop, and in-ground swimming pool. All of the resources on the property are contributing. Although some of the outbuildings are vacant and have some physical deterioration, the property's overall integrity of location, setting, design, workmanship, materials, feeling, and association is excellent.

Narrative Description

Oakham Farm occupies 100 acres of agricultural and wooded land north of the John Mosby Highway (U.S. Route 50), and is located a short distance ease of Middleburg. This part of Loudoun County retains its historic rural character, with numerous country estates, horse farms, and working farms in the vicinity. Oakham's acreage was a self-sustaining plantation during the antebellum era, with a variety of crops and livestock raised on the property by an enslaved labor force. A ca. 1847 meat house and chicken coop from this era survive today. During the Civil War, the farmstead was damaged during the Burning Raid, and afterward the property was caught up in various suits owing to the owners' financial difficulties; a late 1880s barn survives from this period of upheaval. By the early 20th century, Loudoun County had become a destination for wealthy Northern families drawn to the area's heritage of horse racing and fox hunting. As happened with many other antebellum properties that had fallen into disrepair, Oakham Farm was acquired by horse racing enthusiasts, although the property changed hands several times before it was purchased by the Fairfax family, who were responsible for the 1920s Classical Revival updates to the main dwelling. Just before World War II, Eugenia Fairfax owned the property when the garage, chauffeur's house, a chicken coop, and a swimming pool were added to the property. Oakham Farm continued as a horse farm after Fairfax's death in the mid-1960s, but again changed owners several times. By the early 2000s, the property's 100 acres had been placed under a conservation easement, which guarantees its protection in perpetuity.

Primary Dwelling, late 18th century, ca. 1840, 1847, 1927, Contributing Building

The primary dwelling at Oakham Farm is an evolved building that displays four separate construction campaigns. The house has an overall side-gabled form and massing, with the modestly sized, oldest sections now comprising the two-story east wing and a grander mid-19th century Greek Revival block with 1920s Classical Revival enhancements today serving as the three-story main block.

On the east wing, the oldest section of the house is a square two-story, one-room block with a large exterior-end chimney. There is speculation as to whether it originally had one room or two. Either this was an original house on the property or it may have served as a detached kitchen/ quarters to another dwelling that is no longer extant. This block is located at the very end of the east wing and dates most likely to the late-eighteenth century. The remainder of the east wing dates to ca. 1840, when the house was enlarged by Hamilton Rogers.

The three-story Greek Revival block was built in 1847 and originally stood three bays wide with an end entry and an interior-end double chimney. Eighty years later in 1927, the firm Baskervill

& Lambert from Richmond, Virginia, expanded the house two extra bays while maintaining the style, height, and massing. This expansion created a central entry (albeit slightly off center). Many of the materials were updated at this time to create a cohesive look. These included the windows, doors, and stucco veneer. There is an exterior seam within the current stucco that reveals the two different construction phases, and the two periods are evidenced by the spacing of the bays. The porches across both the front and rear elevations were originally constructed in 1847 and moved and rebuilt in 1927 to be centered over the entry and to tie the 1847 and 1927 sections together. Other simple details of the dwelling's main block include a squared wood sills and casings for the windows, mid-twentieth century black louvered shutters, a boxed wood cornice, and parged chimneys with parged brick caps on both ends.

The dwelling is described in more detail below, in the sequence that the building is currently configured, with the Greek Revival, three-story block now the main part of the house and the older two-story east wing now containing secondary rooms.

Greek Revival Block, 1847 and 1927

Facing south towards John Mosby Highway, the dwelling's façade is five bays wide and features a centered, one-story flat-roofed porch. Reaching up to the piano noble are eight wide concrete steps with a simple wrought-iron railing. Flanking the first step of the porch steps are two large concrete pillars with a concrete coping and raised joints. The partial-width porch is supported with four fluted columns, which are then mimicked on the face of the house with two fluted pilasters on either side of the entry. In addition to the fluted columns, the porch is also detailed with a denticulated cornice, a railing with square balusters, and a deep concrete deck.

The slightly off-center entry is flanked with 9/6 double-hung wood sash windows, two to each side. The entry has a large wood sill plus it is illuminated with an elliptical fanlight transom with spider web tracery and decorative sidelights. The entry has a freize decoration of triglyphs and a wave of circles. The doorway also features a screened door with an inset grid-like metal, screened panel.

The façade's second story is pierced with five 6/6 double-hung wood sash windows and the third story within the entablature has five 1-light double casement windows covered with a fixed lattice-pattern panel. This entablature is not constructed of stone as the rest of the house but rather is wood and the plank siding is evident. A continuous molding runs across the front of the dwelling separating the second and third stories. There are two basement windows, one being a six-light fixed wood unit and one a four-light double-casement wood window.

Continuing to the east elevation, the main block does not have any windows except for one louvered opening in the attic located between the two chimney shafts. This elevation also contains the exterior basement entrance, which is a double-leaf, vertical-board door entry protected under the screened porch across the wing.

Moving around to the rear elevation of the main block, we see a similar composition as the front elevation. A porch stairs with eight concrete steps and a simple wrought-iron railing lead up to the main story. The raised first story has a central entry with a narrow paneled door protected by a screened door, which is then flanked by two 9/6 windows on each side. The second story is the same as on the front while the third story has five small 3/3 double-hung wood sash units. Fenestration in the basement is the same as the front elevation. The centered, shed-roofed porch covers the middle three bays and is supported with stone piers. The porch roof has seven square columns detailed with corner beads atop square concrete bases. Lattice covers the openings between the porch foundation piers. Other details include a paneled door reveal plus a large lion's head iron knocker on the paneled door.

The west elevation of the main block is the portion that dates to 1927. This wall is pierced with two windows on each of the four levels. The first and second stories hold similar windows as the front and rear elevations. The basement hold four-light double casement wood units. The attic is illuminated with 6/6 double-hung, wood-sash windows.

East Wing, late-eighteenth century and ca. 1840

The porch across the façade (south elevation) of the single-pile east wing is supported with four, square columns and was screened in the mid-twentieth century. The screened porch has two single-leaf entries; one on the south elevation and one on the east. The east wing's facade is four bays wide on the first story and three on the second. The spacing of the bays on the first story clearly depicts two separate construction phases. The end section is the oldest and it holds a single-leaf vertical-board door with an inset 6-light window on the first story. The other three bays on the first story are associated with the second period of construction, and include two 6/6 wood windows and a single-leaf six-panel door. The three second-story windows are similar 6/6 wood double-hung sash.

Dominant on the east (side) elevation of the wing is the large exterior stone chimney, which has rounded shoulders and a step in the chimney neck. Flanking the chimney are 2/2 wood-sash windows, each with square wood sills.

The east wing's three-bay rear elevation consists of two 6/6 double-hung wood windows and a single-leaf paneled door on the first story and three similar windows on the second story. A one-room addition occupies the east half of the wing's rear wall. The addition has a front-gabled roof with a kick, which is sheathed similarly as the rest of the house. The north elevation of this small addition contains an off-center, single-leaf, four-panel wood door protected by a screened door. West of the door is a small four-light fixed window. The east side elevation of this addition as double four-light windows and the west features a single four-light window.

Interior of Primary Dwelling

Greek Revival Block (1847; 1927)

When the architectural firm Baskervill & Lambert expanded the house in 1927 they updated the floor plan to accommodate a more formal layout. The current layout remains as it was designed in 1927. From the front porch, one enters the house into a large formal hall and to the left is the 1927 addition, which is the formal living room. The living room is the largest room of the dwelling as it runs the full depth of the house. To the right of the hall are two rooms, accessed through the hall as well as between each other. The front space is the library and the rear is the dining room. Located towards the back of the hall is a dog-leg stairs to the upper floors and finally to the back of the hall is a rear entrance that leads to the back porch.

Through a doorway in the northeast corner of the dining room is access to the east wing. One descends a few steps from the dining room down into the pantry. On the west side of the room is a staircase to the second floor, and on the north (rear) wall is a door that leads outside. On the pantry's east wall is a door to the easternmost room, which is the house's original late eighteenth-century section and now is used as a kitchen. A door on the kitchen's south wall leads to the screened-in porch that spans the east wing's façade. On the kitchen's north (rear) wall is a door to the small, one-room addition. This small service room has a door on its north (rear) wall that leads outside.

Baskervill & Lambert expanded and updated the house in 1927 to make it stylistically cohesive. Many of the moldings and other architectural details in the central hall are replicated in the 1927 western addition and some extend to the more modestly scaled east wing. At the same time, modern updates were part of the 1927 renovation, with all new doors and windows installed, the floors redone, and plumbing and electrical systems introduced. Few changes have occurred since this work was completed, with many of the bathroom fixtures, outlets, radiators, and other fixtures still extant. On the exterior, portions of stucco have been removed on several elevations and the lath is the same in the 1927 section as it is in the eighteenth-century block, suggesting that much of the stucco was redone circa 1927.

In the Greek Revival block, the central hall features elaborate Greek Revival details with paneled doors, a decorative crown molding, a heavily molded chair rail, and a decorative stair stringer. The front and rear hall entries have are slightly raised six-panel doors with a round metal knob, wrought iron H-hinges, and a brass lockbox on the interior. The large crown molding has a simple Greek key fret below a flat frieze and a running anthemion ornament at the cornice. The heavily molded chair rail seen around the entire perimeter of the hall also continues up the stair wall.

The dog-leg stairs to the rear of the hall dates to 1847 and is detailed with a low round tapered newel post and a decorative stringer. Atop the newel cap is a small, flat, round medallion that features a circular motif. The open stringer is simply detailed with a boltel to an ogee molding profile. The balustrade is low and the banister is rounded. Additionally there are three newel drops on the ceiling, each corresponding to the location of a newel post above. Other details exhibited in the hall include a closet under the stairs, two radiators, random-width floors ranging from four to six inches, and a tall baseboard capped with an astragal base molding.

To the left of the central hall is the living room, dating to 1927. Access to the living room is through a large double-leaf doorway cut into the 12-inch thick, stone wall. The doorway has a simple three-panel reveal, which is also mimicked in the window reveals. Prominent on immediate entry into the living room is the massive chimney and cupboard wall on the west end. Centered within this protruding chimney wall is the fireplace adorned with an intricate mantle surround, which is then flanked with arched cupboards protected with multiple-light doors. Below each of the cupboards is a single raised panel.

The fireplace has a brick firebox and a brick hearth. The brick surround is clad with stucco. The mantle surround is quite ornamental with the mantle visually supported on both sides with paired, very thin Corinthian columns standing atop a tall base. Above each of the column pairs as part of the mantle frieze is a rosette. The center of the mantle frieze is a decorated relief. The mantle is heavily ornate with a band of dentils, above which is an egg-and-dart molding, and at the top of the mantle entablature is another band of vertical gouge lines.

The windows in the living room have deep splayed panel reveals with two panels on the sides and one in the soffit. Each of the window casing profiles in the living room are comprised of a fascia, a sunken fillet, to a splayed fascia, then to a small fillet dropped down to a wide fascia, which then terminates in a sunken fillet to a small fascia. Below each of the windows originally stood a radiator.

Further decorating the living room is an intricate crown molding comprised of a Greek key fret band and an egg-and-dart band molding. The center of the ceiling is ornamented with a large heavily ornate plaster medallion.

To the right of the central hall are the library and dining room. These rooms are of equal size and are separated by double bi-fold doors. Each room has a fireplace with a brick hearth and a modest mantle surround. Each mantle surround features a round tapered column on each side of the fireplace, and on the end of the rounded mantle frieze is an entablature with a sunken round motif in the center. The window casings are nearly the same as the living room, however, instead of terminating in a fascia, the 1847 casings terminate in a boltel. These two rooms also share a similar crown molding which starts with a congee molding to a beaded band, a fascia, then to a recessed fascia, ending in a decorative band similar to an egg-and-dart motif. Each room has a centered ceiling plaster medallion from which a brass light fixture hangs. There are a couple of differences between the library and the dining room, one of which is the addition of a doorway and a closet in the latter space. A closet with double-leaf doors stands on the right side of the fireplace and a single-leaf, six-panel door opens to a descending stair into the east wing. The second difference is that two radiators in the dining room are located under the window sills within a wall cubby. These wall openings match those in the living room. The library does not have any openings for radiators under the windows.

The Greek Revival block's second-floor center hall exhibits many similar details as the first floor, such as the continuation of the chair rail, stair stringer, newel posts, and newel drops. The casings and moldings on the second and third floors in the main block are also similar to the first

floor, however, they are on a smaller scale. The baseboard has a simple astragal base molding similar to the first floor, but is five inches instead of eight. The random-width wood flooring also is similar to the first floor. The hall holds a large Westinghouse electrical box that was installed in 1927. A window was partially closed to install the electrical panel.

A large bathroom is at the front of the central hall and two bedrooms on the east side. The bathroom at the front of the hall is a large space with a bathtub, toilet, and a pedestal sink. It has similar floors as the rest of the second floor and there is one radiator. Although the 1927 drawings show that the floors were to be raised, this was never done. The bedrooms on the central hall's east side both have fireplaces; however, the back bedroom fireplace is enclosed. There is no remaining hearth and the infill is covered with stucco and even has a baseboard between the mantle surround. The front fireplace remains in original condition and has a brick hearth. The modest fireplace mantles in both rooms are similar and use plain pilasters, a plain mantle frieze, and a simple mantle shelf. Flanking the fireplaces in each room are small closets. The front bedroom has a closet with a three-panel door and the rest of the three closets have six-panel wood doors. One of the closets in the back bedroom was turned into a bathroom and holds a toilet and a sink. Unlike on the first floor, there is no access from the second floor of the Greek Revival block into the east wing.

West of the central hall are three main rooms divided between the front and back with the use of two expansive walk-in closets. The doorway that was cut in the west wall in 1927 to allow for the expansion has a three-panel reveal. A bedroom spans the 1927 section's front (south) half, while the rear spaces are divided between a bedroom and a bathroom. There is a circular flow to the spaces in the 1927 addition, allowing access to each space from adjacent rooms. Many of the details are similar to those in the 1847 block, including the floorboards, baseboard, paneled doors, and window and door casings. The front bedroom has two radiators, which are located under their respective window sills. Between the front bedroom and rear bathroom is a floor to ceiling closet with double-leaf, paneled doors. The bathroom in the rear has similar fixtures as the previously described hall bathroom. The doorway between the bathroom and the rear bedroom has been removed.

The Greek Revival block's third floor is very similar in layout to the second floor. The ceilings on the third floor slant to front and rear, following the roofline. Many details are similar between the second and third floor, including the flooring, baseboards, door, window, and stair stringer moldings, and bathroom fixtures. A bathroom is at the front of the hall and has fixtures similar to those in the second-story bathroom.

Two bedrooms are located on the east side of the central hall. Each bedroom has a mantle surround, but the third-floor mantles are much simpler and lack any molding bands, whereas the second-floor mantles exhibit a capital band above the pilasters as well as a molding band between the architrave and frieze. The front bedroom does not have an open firebox. It is enclosed and covered with stucco with a baseboard. Each bedroom has a closet adjacent to the east (exterior) end chimney.

On the central hall's west side, a massive six-panel door leads from the main block to the 1927 addition. The front room in the 1927 section originally served as a storage room and has two doors accessing it. One of these doors has been modified by replacing the top four panels with textured glass. An original walk-in closet separates the front room from the rear bedroom. A bathroom adjacent to the rear bedroom is outfitted similarly to the hall bath. Other details in this section includes a Westinghouse Safety Switch located in the rear bedroom, and the window sill in the west wall in the storage room appears to match the chair rail molding profile.

East Wing

The only interior access to the east wing from the Greek Revival block is via a door from the first-floor dining room. A short flight of steps leads into a pantry that holds a fireplace on the east wall and a straight-flight staircase on the west wall. The room has four doorways, one on each wall, and two windows on both the front and rear walls. Additionally, there is a two-section pantry closet (one above the other) on the south side of the fireplace, which holds two single-leaf paneled doors. The fireplace has a brick surround with a jack-arch brick lintel and the mantle shelf has a molded cornice supported with two simple molded brackets. Undergoing current renovations due to a burst pipe, the floor and ceiling joists have been exposed. With this exposure, one can see that two members have been partially removed due to damage and re-braced with new joists. The staircase features a simple open stringer with no molding ornamentation, a square newel post, and a round banister. Other details include a concrete hearth to the fireplace, splayed window openings, and circular-sawn ceiling and floor joists.

East of the pantry is the late-eighteenth section, which originally stood detached and now is used as a kitchen. It is a square room with a tall fireplace and exterior doors on both the front and rear. Architectural drawings by Baskervill & Lambert show that the fireplace opening was enlarged to a height of seven feet in 1927. The two doors are differing heights, suggesting one opening is not original. The windows that flank the fireplace also have differing height stone sills, possibly reflecting the work of a novice. The floors were replaced during the 1927 renovation and possibly again at a later date.

A rear room to the kitchen was added during the 1910s or 1920s and it is depicted in the 1927 Baskervill drawings. This square room has a concrete floor, windows on all three sides, and a rear (north) door that leads outside. The door between the kitchen and this room is unlike any of the other doors seen in the house. It has four lights above a row of three, square blocks and two narrow rectangular panels. One side of the room is clad with bead board and holds cabinets across the width of the wall. Each door has square casing.

At the top of the straight-flight stairs to the east wing's second floor is a board-and-batten, single-leaf door. The door opens to a long and narrow hallway off which are three rooms; a bedroom, a bathroom, and a second bedroom. The easternmost bedroom, with the late-eighteenth century block, is slightly raised relative to the hall and separated from the bathroom by 12-inch stone walls, reflecting the east wing's two phases of construction. This bedroom has a four-panel

single-leaf door; the floors are similar to the rest of the wing, and there is a corner closet that dates approximately to the mid-twentieth century.

The bathroom has a raised linoleum-covered floor along with a bathtub, toilet, sink, and a linen closet. The bathroom and west bedroom have had their stucco ceilings removed during current renovations, revealing circular sawn ceiling joists, a partially parged chimney, as well as a ridgeboard. The second bedroom has a raised closet (above the stairs), with double-leaf doors, which was installed during the 1927 renovations.

Dependencies

Schoolhouse, (formerly dwelling) late 18th/ early 19th century, contributing building

Built as one the original dwellings on the property, this building was originally constructed as a dwelling and later converted by Hamilton Rogers to a schoolhouse. The schoolhouse is one and-a-half stories and three bays wide with a one-story front porch running the length of the front elevation. The schoolhouse has a single exterior stone chimney on the east elevation. The building is stone with stucco finish. It is situated apart from the main house in a small clearing, facing Route 50.

Meat House, circa 1847, contributing building

The meat house is located near the northeast corner of the primary dwelling. The meat house is frame, entered through a low door. The solid, one leaf door remains, although off its hinges. The meat house is board and batten.

Chicken Coop (formerly smoke house), circa 1847, contributing building

The chicken coop mirrors the style and form of the meat house with the exception of a basement accessed by bulkhead doors. Likely originally designed as a root cellar with smoke house above, the basement of the chicken coop houses pressure tanks. The chicken coop is clad with weatherboard siding.

Barn, late 1880s, contributing building

A frame barn, finished in stucco, dates to the last quarter of the 19th century and is located to the west of the primary dwelling. The barn interior has wood partitions to create spaces for both cattle and horses.

Garage, circa 1940, contributing building

The garage stands immediately west of the primary dwelling. The one-bay, front elevation, facing south, has been modified with mid-twentieth century sliding wood doors. The side-gabled roof is clad with standing-seam metal.

Chauffeur's House, circa 1940, contributing building

A stone tenant house sits north of the main house, along the farm drive, which likely once served as a public thoroughfare.

Chicken Coop, circa 1940, contributing building
This chicken coop is one-story, with board-and-batten siding and tin metal roofing. Fenestration consists of a bank of four-light windows and single-leaf door. The chicken coop is in deteriorated condition.

In-ground Swimming Pool, circa 1940, contributing structure
An in-ground, poured concrete swimming pool is located north of the primary dwelling. A continuous lip drain surrounds the pool's interior perimeter.

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

Areas of Significance
(Enter categories from instructions.)
MILITARY
ARCHITECTURE

Period of Significance
Ca. 1790-ca. 1940

Significant Dates
Ca. 1799
1835
Ca. 1840
1847
December 1862
1927

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

Cultural Affiliation
N/A

Architect/Builder
Baskerville, Henry Eugene
Lambert, Alfred Garey
Baskerville & Lambert

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

Oakham Farm is an example of Loudoun County's early-19th-century vibrant, agricultural economy and vast milling fortunes that were created by both the Peyton and Rogers families. Oakham Farm is locally significant under Criterion C in the area of Architecture for its evolved Greek Revival architecture with later Classical Revival renovations as well as its preservation of construction materials and methods from the late eighteenth century through early twentieth century. The primary dwelling, schoolhouse and dependencies are illustrative of changing patterns in Loudoun County from the antebellum slavery-based economy to the early twentieth century gentrification brought by Northerners with a passion for the Virginia hunt country. Today, the property's 100 acres and primary dwelling are protected by a perpetual conservation easement. Oakham Farm also is locally significant under Criterion A in the area of Military for its association with Colonel John Singleton Mosby and Mosby's Rangers during the Civil War. Mosby's Rangers, initiated in the front parlor of Oakham Farm's primary dwelling, are legendary among Civil War historians and today the guerilla group is commemorated by the Mosby Heritage Area, Virginia's first designated heritage area, encompassing 1,800 square miles in the Northern Virginia Piedmont. Oakham Farm's period of significance begins circa 1790, reflecting the likely construction date of the earliest portion of the primary dwelling and ends circa 1940 with construction of the most recent contributing resources on the property. Eugenia Fairfax, a civic leader of local importance for her contributions to historic preservation in Loudoun County, helmed the primary dwelling's extensive Classical Revival renovations in 1927 and lived at the property until her death in 1966.

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

Peyton Family Ownership

Colonel Francis Peyton [circa 1733 – 1815] purchased land in western Loudoun near and on Little River in the second half of the eighteenth century. He was prosperous and politically active. On July 12, 1757, at the first court of the newly created County of Loudoun, Peyton was named a County Justice in the first Commission of the Peace, and he took the oath as one of two Under-Sheriffs.[1] He "represented Loudoun County in the House of Burgesses from 1769 to 1775," and he "served in the Continental Line during the Revolutionary War." He and his wife, Frances Dade, had seven children. His daughter Ann, also called Nancy, was born prior to 1774, and his son, Townsend Dade Peyton, was born in 1774.[2] In 1799 Francis gifted 450 acres to Townsend, presumably because he had married the year before.[3]

Both Francis and Townsend D. Peyton were slave owners. The first tithables list after Loudoun County was created in 1757 shows Francis Peyton as the holder of four enslaved African American persons: Phill, Sampson, Suca and Florah. Subsequent tithables lists through 1769 show the number of enslaved people owned by Peyton fluctuated between four and six.[4] In 1799, the year after Townsend Peyton was gifted 450 acres, the personal property tax records show that

he held 7 African-American people in bondage, while his father, Francis Peyton, was listed as holding seventeen. By the 1810 U.S. Federal census, the number of enslaved people owned by Francis Peyton had grown to 24 slaves and the number owned by Townsend Peyton had grown to 11.

Francis Peyton died in 1815 and as per his will, Townsend Peyton received the rest of his father's lands in Loudoun County, including a mill on Little River. Peyton's will stipulated a reservation for his daughter Nancy's life use of "the plantation whereon I [Francis Peyton] now live and under fence for farming."[5]

The 1816 land tax records show Nancy Peyton's portion as 160 acres on Little River, south of present day U.S. Route 50 (John Mosby Highway). A later deed referred to a Peyton family cemetery on her parcel.[6] A portion of Townsend Peyton's land was south of present day U.S. Route 50 but most was north and bounded on its northern edge by present day Carter Farm Road. As was customary for the period among slave-owning families, both Townsend and Nancy Peyton's inheritances included several individuals who had been classified as part of their father's estate. The adults were listed by their first names, Joe, Charles, David, Joshen, Jude and Esther, and their children, and were considered part of Townsend Peyton's inheritance.

It is difficult to understand what buildings were on Townsend Peyton's property at the time he was gifted Oakham Farm in 1799 (upon his marriage) and in 1815 (at his father's death.) The 1810 federal census listed Townsend Peyton's household as separate from his father's but little else is detailed. It is possible that Francis Peyton built the dwelling that later became known as the 'Oakham Schoolhouse' for his son's family to occupy, or that Townsend Peyton built the dwelling for his new wife immediately upon inheriting the property. The one-and-one-half story dwelling features characteristics that can be attributed to late 18th century / early 19th century construction. Although the interior was altered when it became a schoolhouse, the floor joists are hewn log construction.

In 1820, land tax records indicate the value of structures at Oakham Farm stood at $7,000. This would have been of enormous value for the time and would have likely included Townsend Peyton's mill, which was located on the Little River south of U.S. Route 50. In 1829, a fire resulted in the property's structures being re-assessed for $4,999. In 1831, Townsend Peyton sold his mill and 21 acres to August Lawrence and by 1833, the value of the structures on Peyton's property was re-assessed at only $1,500.[7] Little is known of the Townsend Peyton structures, but it is assumed that the schoolhouse and a one-story summer kitchen (which is now part of the primary dwelling's east wing) date from Townsend Peyton's ownership in the early 19th century.

In 1835 Townsend Peyton and his second wife, Sarah, sold their Loudoun County farm and moved to Oxford, Butler County, Ohio, where slavery was illegal. It is not known why they left Virginia but by 1835 Peyton had divested his entire property holdings, including his mill on the Little River, Oakham Farm, and the enslaved workforce on the property.

Rogers Family Ownership

Hamilton Rogers [1798-1882] purchased Townsend Peyton's 519-acre tract in 1835. Rogers was the second child of Hugh [1768-1853] and Mary Coombs Rogers [1776-1864]. Hugh Rogers' grandparents, Jane and William Rogers, emigrated from Northern Ireland in 1720 and settled in Philadelphia. They had two sons, Hamilton and Arthur, but died shortly afterward, leaving the boys as orphans. As a young adult, Arthur Rogers moved to Bucks County, Pennsylvania, to be closer to his brother, where he married and raised five children, including Hugh Rogers [1768-1853], Hamilton Rogers' father.[8]

Hugh and Mary Coombs Rogers of Loudoun County married in 1792 and made their home at "Stone Hill," one mile east of Middleburg. They had eleven children, seven of whom survived to adulthood. Hamilton Rogers was born at Stone Hill and married Mary Hawling [1802-1884], also of Loudoun County, in 1823 at her family home, "Springfield," near Leesburg.[9] They lived at Springfield as a young couple and the first five of their nine children were born there. With a growing family, the couple purchased Oakham Farm, noted as "the land upon which Peyton now resides … 519 acres exclusive of the Turnpike Road" in January 1835 for $16,586.[10] Their sixth child, Annie, was born shortly after in April.

The 1835 Land Tax Records valued the buildings at Oakham Farm for $1,500; these are believed to have been the kitchen (now within the primary dwelling's east wing) and the dwelling built by Townsend Peyton ca. 1799. It is not known if the Rogers family lived in the Peyton dwelling. In 1840, land tax records indicate Rogers had enlarged the original Peyton kitchen by adding a second ground-floor room and a second story.

Rogers borrowed money for the purchase and he used as collateral both Oakham Farm's land and the enslaved workforce he acquired from Townsend Peyton. The enslaved individuals were listed in the deed as "Charlotte and her three children, Caroline, Elizabeth and Shadrack and his two children Dade and Mary purchased of Townsend Peyton."[11] Such transactions are illustrative of the ways that plantation owners used the embodied potential of their enslaved workers to increase their own wealth. Rogers also purchased the 169-acre parcel that Nancy Peyton had inherited from her father and on which she still lived. The deed refers to an eighth of an acre reserved for the Peyton family cemetery. Because burial information has not been found for Nancy Peyton or her parents at present day Oakham Farm, it is presumed they are buried in the family cemetery on this land south of Route 50.[12]

Hamilton Rogers was a prominent man in Loudoun County. He owned three large estates east of Middleburg, totaling 891 acres.[13] The largest was the purchase from Peyton, which came to be called Oakham during Rogers' ownership. He was a colonel in the Virginia Militia, a magistrate, a county court judge, and chairman of the Commonwealth Court.[14] Hamilton and Mary Rogers had a large family, and transformed the ca. 1799 Peyton dwelling into a schoolhouse to provide for their children's educational needs, with housing for the teacher on the second floor. The Rogers' prosperity is evident in the valuation of their farm in 1850: $36,000 cash value, which included 125 head of cattle, 85 sheep, 40 hogs, 1500 bushels of wheat, 1500 bushels of Indian corn, 200 bushels of oats, 500 pounds of wool, 500 pounds of butter, and 40 tons of hay.[15] The

value had increased to $50,000 by 1860.[16] The family's further wealth was exemplified by enumerations of their slave holdings. By the 1850 census, Hamilton Rogers owned 25 enslaved people, of whom three were aged 60 or older. By 1860, the number of enslaved people at Oakham had decreased to 20, although the reason for this drop is not known.

In 1847, having accumulated massive wealth and social stature, Rogers added onto the primary dwelling at Oakham, creating the Greek Revival edifice that remains today. The Greek Revival block was attached to the Rogers family's existing dwelling, which consisted of the late eighteenth kitchen and its ca. 1840 addition and now is known as the east wing. It is also likely that Rogers had the two extant mid-19th century domestic dependencies, the smoke house and meat house, built; these stand immediately behind the house's east wing. Land tax records list "additional buildings assessed at $1,000," a significant sum for the time.[17]

Milling industry in Loudoun

Western Loudoun County's fertile soil was attractive for agriculture, and prosperous farms produced wheat, corn, and other grains. Mills were the lifeblood of local communities because grinding grains was necessary for both personal use and processing of agricultural products for market sales. By 1854, at least 77 mills operated in Loudoun County, including grist, saw, and fulling mills.[18] Oakham Farm's owners, both Peyton and Rogers, were either millers or invested in milling operations. In 1770, Leven Powell built a large three-story mill on the banks of the Little River where State Route 628 crosses the river; the operation later was acquired by Franc Peyton, then Townsend Peyton, and in 1833 by Asa Rogers, Hamilton Roger's brother.[19] The mill later included a dwelling and was known as "Mill Hill."[20] Another brother, William Rogers, was an investor in the Dover Mill. Hamilton Rogers invested in both of these mills.[21]

Oakham Farm and the Civil War

Oakham Farm played a significant role in the Civil War. It was here in December 1862 that the Confederate military's guerilla group, Mosby's Rangers, was formed. At this time, Colonel J.E.B. Stuart was using Oakham Farm as his headquarters. John Mosby approached Stuart to request permission to lead a squad of men who would act as a guerilla force to harass Union troops. With Stuart's agreement, according to Mosby, "This was the beginning of my career as a partisan."[22]

The Confederate Congress, having recently passed the Partisan Ranger Act of April 1862, made special provisions for "partisan rangers," allowing battalions to operate outside of the standard practices of war, and therefore turning a blind eye to guerrilla tactics, including sharing the spoils of war and inhumane treatment of prisoners (typically, they were shot instead of being kept alive). The 43rd Battalion, 1st Virginia Calvary, more commonly known as "Mosby's Rangers," consisted of 1,900 men and served as part of the Army of Northern Virginia, making it subject to the orders of Generals Robert E. Lee and Stuart, but operated under Mosby's direct leadership as their own military band. Some believe it was the first time in military history that such tactics became an accepted part of military strategy.

Despite their unorthodox practices, Mosby's men had a profound impact on battles in Northern Virginia between January 1863, after Mosby and Stuart's fateful conversation in the front parlor of Oakham Farm, and April 21, 1865, when Mosby's Rangers disbanded. The rangers successfully intercepted supply lines, robbed trains, and became an effective nuisance to Union soldiers. Mosby's impact was considered to be so profound that the area around Middleburg, radiating from the front parlor at Oakham Farm is still today often referred to as "Mosby's Confederacy."

At least 12 members of the Rogers family served in the Confederate Army. Colonel Hamilton Rogers was 62 at the outbreak of the Civil War, and his brother Asa Rogers served as a General. Each man had four sons who served in the Confederate army. Of Hamilton Rogers' four sons, Alexander Rogers, was an aide-de-camp to Generals Nathan Evans and D.H. Hill, William H. Rogers was a quartermaster under General James Longstreet, Mortimer Rogers served on the staff of General Williams Carter Wickham and Adin Rogers was killed at the Battle of Spottsylvania Courthouse.[23]

Oakham Farm did not survive the Civil War unscathed. It is believed most of the plantation's antebellum agricultural dependencies, except the meat house and smoke house (now chicken coop), were destroyed in the Burning Raid, which took place in Loudoun and Fauquier counties in November-December 1864. Believed to have been ordered by Union General Ulysses S. Grant in retaliation for the damages inflicted by Mosby's Rangers, the Burning Raid took place over the course of five days under Union Major General Philip H. Sheridan's leadership. Plantations and farmsteads in Loudoun and Fauquier counties were raided by Union troops who took thousands of head of livestock and burned barns, mills, and grain and hay stores. The economic impact reverberated through both counties for years afterward.[24] It is not currently known if the modest quarters for Oakham Farm's enslaved workforce were destroyed during the Burning Raid or at some other time, and no investigations have taken place to date to attempt to identify their locations.

Post-Civil War Collapse of the Rogers' Family Wealth

Although the Rogers family amassed enormous wealth through the first half of the nineteenth century, a series of poor business deals made on the eve of the Civil War unraveled with the collapse of the Confederate states' slavery-based economy after Union victory. Each of the Rogers brothers' six farms were lost in multiple chancery suits for unpaid debts after the Civil War; totaling over 1,900 acres, these properties were Stone Hill, Mill Hill, Texas Farm, Oakham Farm, Dover, Ellendale, and Clifton. [25]

William Rogers [1800-1888], Hamilton Rogers' younger brother, had entered into several business deals, including one investment into Abner Hixon's mill, located along a tributary of the Little River, in the 1838. The exact details of this transaction are not clear, but the investment's failure is made clear in later chancery suits and deeds. William Rogers convinced his two brothers, Hamilton and Asa Rogers, to be co-signers on the deed. Tensions between William

Rogers and the Hixons first appear in an 1840 chancery suit where William Rogers was accused of benefitting from the "multiplicity of his own engagements." Although William Rogers "denied all fraud," the court found him guilty and removed him from his position as Trustee for his former business partner's widow.[26]

William Rogers's disagreement with Hixon's widow was only one of many more to come. William Rogers continued to leverage the property several more times in 1850 and 1868. In 1868, creditors called the loan. In 1874, William Rogers was forced to sell his 300-acre plantation, Dover, to settle bad debts.[27]

Not all of William Rogers's debts were covered by the sale of Dover. In a subsequent chancery suit, his creditors pursued Hamilton Rogers as, by this time, William Rogers has lost everything. According to the 1870 land tax records, Hamilton Rogers owned four farms totally 1,000 acres, and he was the only remaining Rogers brother still owning property in Loudoun County at this time.[28] Some of these farms, notably Stone Hill and Mill Hill, had been family seats. It is possible that the brothers passed their farms to Hamilton Rogers in an attempt to shield them from creditors. William Rogers's creditors forced the sale of all four of Hamilton Rogers' farms, and Stone Hill, Mill Hill, and Ellendale were court-ordered to be sold as well. It appears, however, that the Rogers family was eventually able to reclaim the three family homesteads, as a testimony to the depth of the Rogers family's wealth created during the antebellum era. By 1895, land tax records reveal W. H. Rogers owned 516 acres near Dover (presumably this is Oakham Farm); Virginia T. Rogers owned 223 acres called "Stone Hill;" and Miss Annie Rogers owned 331 acres near Dover (possibly Mill Hill, Dover or Ellendale).

In the chancery suit, Oakham Farm was saved from sale by the clever appeal of Hamilton Rogers's wife, Mary, who contended that she had an ownership interest in her husband's lands and any sale of the property would be discounted by her ownership interest:

> *"she [Mary Rogers] thinks your Honor will direct a Commissioner of your court to ascertain what sum in gross will be a fair commutation of this contingent right of Dower in all the lands owned by her said husband and will order the sum so ascertained to be set apart for her from the proceeds of the sale of said lands "*

Mary Rogers also asked to reserve some land for herself and her husband in exchange for Mary's relinquishing her right of Dower in Hamilton Rogers's other properties:

> *"lay off for her use during her life the Homestead [Oakham] of their family and so much land contiguous therefore as may be deemed a fair equivalent for the release of her rights in all other lands."*

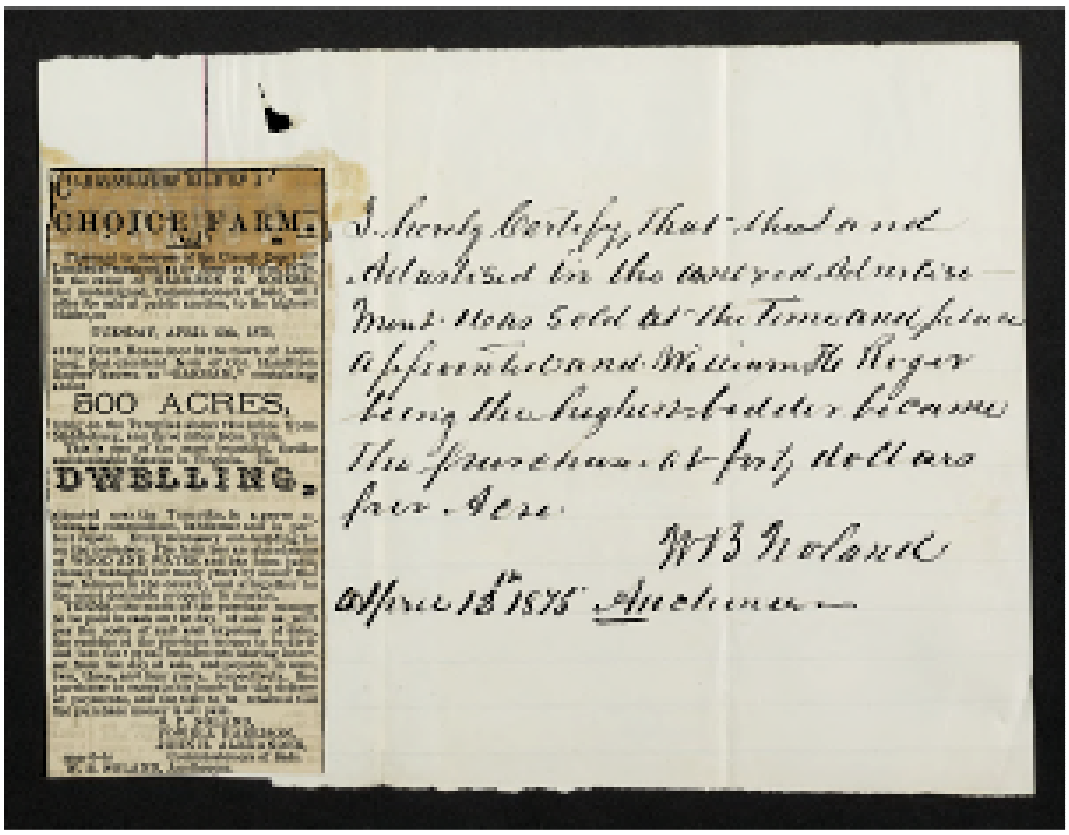
She also claimed that through income to her provided by her brother, she had been steadily paying of the debts of her husband.

> *"Your Petitioner [Mary Rogers] further represents that during the last three years, large*

sums of money have come into [her] hands, for her use being the proceeds of lands in South America devised to her by her late brother John Hawling who died in South America in the hope of being able to -- ? extricate her husband from his embarrassments, …. nineteen thousand dollars has been applied [to her husband's debts].

Your Petitioner is desirous of securing from the wreck of her husband's vast estate, all of which has been consumed in the payment of debts for, which he is bound only as security, an humble home for him and herself in their old age; while she wishes his estate to be applied to the payment of his debts in the most advantageous manner, to serve and she prays your Commissioner will decided Hamilton Rogers debts have been paid off.

In April 1880, the court ruled in favor of Mary Rogers and Oakham Farm was sold to their son, William Rogers [1824 - ?] for $20,760. The 1880 Federal Census lists H. Rogers, Mary his wife, and William their son, as living in the village of Dover, presumably at Oakham Farm. Hamilton Rogers died in 1882 at Oakham Farm and was buried in the Sharon cemetery near Middleburg.[29] William Rogers never married and restored farming to Oakham. William is attributed with the construction of the late 19th c stucco barn located to the west of the manor house, and designed for cattle, horses and with a corn crib at the east end.



COMMISSIONERS SALE OF

LAND.

Under the authority of a Decree of the Circuit Court of Loudoun, in the Chancery cause of HARRISON vs. ROGERS the undersigned, as the Commissioners of sale, will sell at public auction, to the highest bidder, in front of the Court-House door in Leesburg, on

MONDAY, APRIL 30th, 1877,

being the first day of April Circuit Court, the following real estate belonging to Col. Hamilton Rogers.

1st. THE STONE HILL FARM, situated on the Turnpike near Middleburg, containing

224 ACRES,

with a considerable STONE DWELLING HOUSE, Stone Barn, and other out-houses upon it, and is a first class Loudoun Farm.

2d. THE MILL HILL FARM situated on the Turnpike, a short distance below the other farm, adjoining the lands of Maj. Chas. Lee, T. McVeigh and Col. Rogers' Oakham Farm,

CONTAINING 160 ACRES

of first-rate land, with a Farm House and other buildings upon it.

3d. THE TEXAS FARM, situated about 2½ miles South east of Aldie, adjoining the lands of Odeu, Filler, Berkely, Hutchison and others, and

Containing 235 ACRES

OF FINE GRAZING LAND.

TERMS OF SALE, prescribed by the Decree, are as follows—viz:—So much of the purchase money to be paid in cash on the day of sale as will pay the costs of suit and expenses of sale, the residue to be divided into four equal instalments bearing interest from the day of sale, and payable in one, two, three and four years, respectively, the purchaser to execute his bonds for the deferred instalments, and the title to be retained till the purchase money is all paid.

POWELL HARRISON,
B. P. NOLAND,
Commissioners of Sale.

mar. 11-ts—

Figure 1. Rogers Family Properties Auction Notice

In 1902, William Rogers sold Oakham to Rosamind Toulmin of Ohio. Her husband, Harry Aubrey Toulmin, Sr., was a patent lawyer who secured a patent for the in-air control system of a fixed-wing flying machine for the Wright Brothers.[30] The extent of the Toulmins' involvement in Virginia is unknown, but depressed land values and Middleburg's legendary "fox hunting set" may have been attractive to the couple. The sale occurred at a time when many wealthy Northern families invested in rural properties in Northern Virginia to create county estates and assimilate the equestrian lifestyle, which included foxhunting and thoroughbred racing and breeding. In 1906, the Toulmins also purchased the famed Llangollen Farm and a neighboring 230-acre property.[31] The Toulmins owned Oakham Farm for ten years then sold it to I.H. Zinn in 1912. The farm changed hands six years later when it was sold to the Russell family in 1918.

Oakham Farm returns to the family of Hamilton Rogers: Eugenia and Henry Fairfax

Mary Jane Rogers [1826-?], the second child of Hamilton and Mary Rogers, married John Walter Fairfax [?? - ??] in the front parlor of Oakham Farm in 1848. She was 22 years old at the time. John Fairfax was a large landowner, occupying three farms, Belle Grove and Oak Hill [NHL 1960; DHR No. 053-0090] near Leesburg, and Leesylvannia (also known as Freestone Point) in Prince William County near Woodbridge. The young couple took up residence in Oak Hill, next door to Oakham Farm, where they raised five children. In 1896, after returning from military service, John Walter Fairfax lost the farm to creditors. In 1911, Henry Fairfax [1850-1916], Mary Jane and John Walter Fairfax's eldest child, having made his fortune as a civil engineer, purchased Oak Hill, returning its ownership to the Fairfax family.[32]

Henry Fairfax married Eugenia Baskervill Tenant [1873-1966] of Petersburg in 1896. Henry and Eugenia Fairfax had one daughter, Eugenia Fairfax Conquest [1897-?], who survived into adulthood. Henry Fairfax retired from his engineering career and, from 1890 to 1901, turned to public service as a Virginia State Senator. The couple divided their time between Richmond and Loudoun County. In 1905, Henry Fairfax retired from public service, returning to his childhood home, Oak Hill, and became renowned for his breeding stock of hackney horses. In 1916, Henry Fairfax died prematurely and at the time, was considered to be one of Virginia's most respected leaders.[33] Ten years later, Eugenia Fairfax, who never remarried, sold Oak Hill and purchased Oakham Farm in 1927.[34] Oakham Farm had been out of the Rogers family for twenty-five years, with William Rogers having occupied the property until 1902.

Enormously wealthy and accustomed to the public eye, Eugenia Fairfax, as a young window, continued in the vein of public service, charting her own path in service to Loudoun County's natural beauty and historic character. In 1923, she is credited with saving the Aldie Bridge, which at the time was planned for demolition by the Virginia Department of Highways (the bridge later was demolished). In 1942, she become a charter member of the Loudoun County Planning Commission, having been named to it for her hard work fighting for zoning regulations to protect the countryside.

Many stories surround Eugenia Fairfax. She is recognized as the primary force for eliminating billboards from Loudoun County's scenic roads. An oft-repeated anecdote is that Fairfax, in her chauffeur-driven limousines, would cut down signs that displeased her with "axes and cross-cut saws." Although the activity was illegal, Fairfax was able to operate above the law, not only avoiding jail, but also persuading the Loudoun County Board of Supervisors to pass anti-billboard regulation.[35]

During this colorful time, Eugenia Fairfax also proceeded to enlarge and remodel the primary dwelling at Oakham Farm. Although the renovations were sympathetic to the house's mid-19th century Greek Revival style, the architectural updates were more in the Classical Revival style, which suited the opulence of the roaring1920's era. Also befitting the times, Fairfax updated the dwelling with modern construction techniques including, steel lathe to hold the plaster walls (and presumably a fire retardant), radiant heat, electrical lighting, and several fully outfitted bathrooms. A modern kitchen was installed in the east wing's circa 1830 kitchen. Like other wealthy elites, Fairfax chose a well-known architect to remodel her house, her relative and Richmond native, Henry Baskervill (see below).

During the early to mid-twentieth century, many of Loudoun County's once-grand plantation houses received architect-designed updates in the Colonial Revival, Classical Revival, Renaissance Revival, and other Revivalist idioms. Similar to Oakham Farm, Stoke, [VLR 2015; NRHP Pending; DHR No. 053-0123] was purchased in 1907 by the Harris family and was restored in the Renaissance Revival style by renowned Washington architect, Nathan C. Wyeth. Eugenia Fairfax and Eleanor Truax Harris were close friends.

Henry Baskervill and Early 20th Century Commissions

In 1897, electrical engineer Henry Eugene Baskervill (1867-1946) co-founded one of Richmond, Virginia's, most enduring and successful architectural firms with architect William Churchill Noland (1865-1951). Noland retired from the firm in 1918 and shortly after, Baskervill joined with architect Alfred Garey Lambert to form Baskervill & Lambert. This partnership lasted until 1932, when Baskervill's son, H. Coleman Baskervill (1905-1969) joined the firm and it was renamed Baskervill & Son. Henry Baskervill retired in 1946. The firm has continued in operation to the present day.[36]

Lambert, a Maryland native, studied architecture in Pennsylvania and reached Richmond by 1916. After a brief partnership with Luther Hartsook, Lambert entered the partnership with Baskervill as very much the junior partner. While working with Baskervill over 14 years, his profile in Richmond remained fairly low but his talents as a designer were evident in the commissions he completed. Lambert's resume indicates he had a particular skill in Colonial Revival and Georgian Revival architecture. Two of his designs, the Dr. Stewart McGuire House at 2304 Monument Avenue and the Shepherd Residence at 2609 Monument (both within the NHL-designated Monument Avenue Historic District) are considered among the finest Georgian Revival edifices in the neighborhood. Lambert also completed commissions for churches, commercial buildings, hospitals, and other large-scale projects. After his partnership with

Baskervill dissolved in 1932, Lambert went to work for the Perry, Shaw & Hepburn firm in Williamsburg, Virginia.[37]

Baskervill & Noland benefitted originally from the founding partners' social connections in Richmond as well as lack of local competition. The firm executed a wide range of commissions that included government, commercial, industrial, and residential projects. Unquestionably its most prestigious early commission came in 1904 to design an addition and renovation to the Thomas Jefferson-designed Virginia State Capitol (NHL 1966). By the time Baskervill and Lambert began their partnership, Baskervill was well-established as a designer of choice for Richmond elites and his connections continued to bring the firm a variety of projects. Although most of both Baskervill & Noland's and Baskervill & Lambert's commissions centered primarily on Richmond and its surrounding areas, word-of-mouth referrals among elite society brought them work elsewhere in Virginia as well. Of note, Baskervill designed Royal Orchard (1904; within the Greenwood-Afton Rural Historic District, NRHP 2011) for the Fredric Scott family and Swannanoa (1911; also within the Greenwood Afton Rural Historic District) for Major James Dooley. Loudoun County boasts a handful of Baskervill commissions, including the Neoclassical mansion, Selma (1902; within the Catoctin Rural Historic District, DOE 1989), built by Elijah White; the Foxcroft Teachers' Residence (1910) and student dormitory (1936) at the Foxcroft School for Girls; and Leesburg Cemetery Memorial Gate (1921). These last three commissions were attributed to Eugenia Fairfax's Loudoun County connections.

The melding of mid-19th century Greek Revival architecture with 1920s Classical Revival architecture in the primary dwelling at Oakham Farm is characteristic of Baskervill & Lambert's work. Through Lambert's contributions, the project combined sophisticated understanding of classical architectural principles with Revivalist sensibilities to honor Virginia's colonial through antebellum era architectural heritage, while Baskervill's civil engineering background assured seamless introduction of modern mechanical systems and conveniences into the dwelling.

End of an Era

Eugenia Fairfax died in 1966, leaving the farm to her two grandsons, Edwin and Henry Conquest, who never occupied the property but retained it for fifty years. In 2006, the Conquests began to divest their holdings at Oakham Farm, first auctioning the personal property, some of which had come to Oakham from Oak Hill, then placing the associated lands under conservation easement before subdividing large tracts for sale. The 100 acres now associated with Oakham Farm now are perpetually protected with a conservation easement held by the Virginia Outdoor Foundation.. Restrictions limit land vision rights, restrict additional structures on the property, and prevent demolition of the primary dwelling. In 2015, the 100-acre farm, along with all its buildings, was transferred to the Oakham Farm Venture, LLC. Following the conservation practices established by the Fairfax family, the current owner plans to restore the primary dwelling and return the property to agricultural use.

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1882-012 Maria Powell, widow vs. Hugh Rogers and wife.

Loudoun County Cemetery Database. Leesburg: Thomas Balch Library.

Loudoun County Deed Books/ Deeds:
Chain of title Oakham:
LCDB Z/360 (1799); LCDB 3D/397 (1821); LCDB 3X/92 (1831); LCDB 4D/190 (1835); LCDB 4D/330 (1835); LCDB 4D/334 (1835); LCDB 5Y/446 (1857); LCDB 6O/441 (1880); LCDB 7V/485 (1902); LCDB 8F/001 (1907); LCDB 8P/325 (1912); LCDB 9D/413 (1918); LCDB 9D/415 (1918); LCDB 9Y/287 (1927); LCDB 460/335 (1996).

Loudoun County Deed Books/ Trusts:
LCDB 7K/360 (1895); LCDB 7O/370 (1897); LCDB 7R/37 (1889).

Loudoun County Land Tax Records and Personal Property Records
Loudoun County Courthouse Archives.
Microfilm at The Thomas Balch Library, Leesburg, Virginia.

Loudoun County Will Books:
LCWB L/333 (1821) Townsend Peyton.

U. S. Census: Agriculture Census, 1850 and 1860. Microfilm at the Thomas Balch Library, Leesburg, Virginia.

U. S. Federal Census: Population Census as viewed on line at Ancestry.com.

Virginia Department of Historic Resources, Reconnaissance Level Surveys, Oakham (DHR 053 -0091).

Virginia Military Institute. Cadet Files of Henry Fairfax (1850 – 1916).

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X__ State Historic Preservation Office
_X__ Other State agency
____ Federal agency
_X__ Local government

_X___ University
_X__ Other
Name of repository: _Department of Historic Resources, Virginia Historical Society, and Library of Virginia, Richmond, VA: Balch Library and Loudoun Circuit Court Archives, Loudoun County, VA; University of Virginia, Charlottesville; Virginia Military Institute, Lexington, VA

Historic Resources Survey Number (if assigned): DHR No. 053-0091

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10. Geographical Data

Acreage of Property 100 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. LATITUDE: 38.980650 LONGITUDE: -77.692180

2. LATITUDE: 38.977810 LONGITUDE: -77.683720

3. LATITUDE: 38.975610 LONGITUDE: -77.685150

4. LATITUDE: 38.974640 LONGITUDE: -77.696050

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)
Oakham Farm contains all of the land formerly owned by Hamilton Rogers north of Route 50, John S Mosby Highway. Oakham Farm is bounded on the south by John S Mosby Highway; on the west by Oakham Road; on the north by the boundary between Edwin and

Henry Conquest, and on the east by the property boundary with The Weidlein land division. These are the same boundaries as described in Loudoun County Deed Books with legal description Oakham Farm Lot 1, and as recorded in Loudoun County Tax Records as parcel no. 467-19-2205-000. The true and correct historic boundaries are shown on the attached Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)
This 100-acre parcel is a portion of the same owned by Francis Peyton and which was willed to his son Townsend in 1799. This parcel contains the manor house complex of Oakham Farm including the circa 1799 dwelling of Townsend Peyton (later known as the School House); the 1833 Oakham summer kitchen built by Townsend Peyton; the 1840 two-over-two dwelling enlarged by Hamilton Peyton; the 1847 Greek Revival manor house built by Hamilton Peyton; and the 1927 neoclassical house remodeled by Eugenia Fairfax. This parcel also contains the property's historic setting and contributing dependencies including the early19th century meat house and chicken coop, the late 19th century stucco barn, and the 1940s chauffer's house, garage, and in-ground pool.

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11. Form Prepared By

name/title: Jane Covington, Lori Kimball
organization: Jane Covington Restoration
street & number: PO Box 741
city or town: Middleburg state: VA zip code: 20118
e-mail: jane@janecovington.com
telephone: 434-960-4678
date: September 27, 2015

Additional Documentation

Submit the following items with the completed form:

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

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo

date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Oakham
City or Vicinity: Middleburg
Location: Loudoun County, Virginia
Photographer: Jane Covington
Date Photographed: Summer 2015
VDHR File Number: 053-0091

Photo 1 of 23
VA_LoudounCounty_Oakham_0001
View: south elevation of original Peyton House, later Hamilton Roger's school house

Photo 2 of 23
VA_LoudounCounty_Oakham_0002
View: south elevation of Oakham Manor House, park-like setting

Photo 3 of 23
VA_LoudounCounty_Oakham_0003
View: south elevation of original two-story dwelling attributed to Townsend Peyton and later enlarged by Hamilton Rogers

Photo 4 of 23
VA_LoudounCounty_Oakham_0004
View: east elevation of Townsend Peyton's original kitchen

Photo 5 of 23
VA_LoudounCounty_Oakham_0005
View: south elevation of 1847 Greek Revival manor house attributed to Hamilton Rogers and 1926 Baskerville addition

Photo 6 of 23
VA_LoudounCounty_Oakham_0006
View: north (rear) elevation of 1847 Greek Revival manor house

Photo 7 of 23
VA_LoudounCounty_Oakham_0007
View: East end double chimney of 1847 Greek Revival manor house

Photo 8 of 23
VA_LoudounCounty_Oakham_0008

View: Etched glass in front parlor: "M F Powell 1856" "Lizzie Fairfax 1875"

Photo 9 of 23
VA_LoudounCounty_Oakham_0009
View: Front hall and central stair

Photo 10 of 23
VA_LoudounCounty_Oakham_0010
View: Front parlor facing north into back parlor

Photo 11 of 23
VA_LoudounCounty_Oakham_0011
View: West parlor with Baskervill crown molding and glass door in-set cabinets

Photo 12 of 23
VA_LoudounCounty_Oakham_0012
View: 1927 third floor windows to match original 1847 windows

Photo 13 of 23.
VA_LoudounCounty_Oakham_0013
View: East rear bedroom; likely original mantelpiece dating to 1847

Photo 14 of 23.
VA_LoudounCounty_Oakham_0014
View: Third floor bath with original 1926 porcelain fixtures

Photo 15 of 23.
VA_LoudounCounty_Oakham_0015
View: Original root cellar and smoke house, now chicken coop, northwest elevation

Photo 16 of 23.
VA_LoudounCounty_Oakham_0016
View: Original meat house west elevation

Photo 17 of 23.
VA_LoudounCounty_Oakham_0017
View: Barn, north elevation

Photo 18 of 23.
VA_LoudounCounty_Oakham_0018
View: Barn and east end corn crib, northeast elevations

Photo 19 of 23.
VA_LoudounCounty_Oakham_0019

View: Barn, numbered [IIV] scarf joint

Photo 20 of 23.
VA_LoudounCounty_Oakham_0020
View: Chauffeur's house, south elevation

Photo 21 of 23.
VA_LoudounCounty_Oakham_0021
View: swimming pool, viewing east

Photo 22 of 23.
VA_LoudounCounty_Oakham_0022
View: Garage, south elevation

Photo 23 of 23.
VA_LoudounCounty_Oakham_0023
View: Chicken coop, south elevation

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ENDNOTES

[1] John T. Phillips, II. *The Historian's Guide to Loudoun County, Virginia*, pp. 54-63 and p. 147.
[2] The Peytons of Virginia II, Vol. Two, p. 319.
[3] Loudoun County Deed Book Z/360, Francis Peyton to Townsend D. Peyton. The Peytons of Virginia II, Vol. Two, p. 322. Townsend Dade Peyton married Harriet Colston Beale on 13 March 1798. His second wife was Sarah Yates, whom he married in 1822 in King George County, Virginia.
[4] Loudoun County, Virginia, Tithables, 1758-1786, Vol. I.
[5] Loudoun County Will book L/333.
[6] Loudoun County Deed Book 4D/330.
[7] Loudoun County Deed Book 3U/308 (1831)
[8] Cynthia Buck Thompson. "The Rogers Family of Loudoun County, Virginia." Balch Library.
[9] Some Virginia Families, p. 245.
[10] Loudoun County Deed Book 4D/330 (1835)
[11] Loudoun County Deed Book 4D/190. Hamilton Rogers borrowed money from H.B. Powell.
[12] Loudoun County Deed Book 4D/330 in January 1835 for the 169 acre parcel on which Nancy lived.
[13] 1860 Land Tax Maps, Nos. 26 and 27.
[14] Charles P. Poland, Jr. *From Frontier to Suburbia*, p. 161. Audrey Windsor Bergner. *Old Plantations and Historic Homes Around Middleburg, Virginia*, p. 153.
[15] 1850 Agriculture Census. Loudoun County, p. 286.

[16] 1860 Agriculture Census. Loudoun County, p. 379.
[17] Loudoun County Land Tax Records, 1847
[18] "Mills and Mill Ruins in Loudoun County, Virginia." Marjorie Lundegard. Friends of Colvin Run Mill. 2002. Page 5
[19] Lewis-Edwards file 053-0428, Balch Library Collection; Loudoun County Will Book L/33; Loudoun County Deed Book 4B/99 (1833).
[20] Asa Rogers presumably divided the land selling the mill in 1865 and keeping the house and farmland. The 1887 auction does not mention a mill on the property.
[21] Chancery Suit Harrison, Virtz, Worsley vs Hamilton Rogers 1882-004
[22] Mosby's Remembrances and Stuart's Cavalry Campaigns, p. 29.
[23] Bergner, p. 155.
[24] Virginia Civil War Centennial Commission, "Loudoun County Burning Raid," http://www.loudounhistory.org/history/loudoun-cw-mosby-burning-raid.htm.
[25] Chancery Suit 1880-033 Carter vs. Rogers; Chancery Suit 1882-004 Virtz etc. vs Rogers; Library of Virginia. Virginia Memory: Chancery Records Index as viewed on Line at: http://www.lva.virginia.gov/chancery
[26] Chancery Suit 1847-040 Hixon vs. Rogers;
[27] Chancery Suit 1880-033 Carter vs. Rogers;
[28] Loudoun County Land Tax Records, summary review
[29] Rogers "Family Group Sheet," unpublished manuscript Balch Library October 1988
[30] Wikipedia for Harry Aubrey Toulmind, Sr. https://en.wikipedia.org/wiki/Harry_Aubrey_Toulmin,_Sr.
[31] Llangollen was made locally famous in 1930 when purchased by Jock Whitney, who established a racing and breeding operation at the farm.
[32] Thompson, Cynthia Buck. "The Rogers Family Of Loudoun County, Virginia" Unpublished manuscript Balch Library, Leesburg.
[33] VMI alumni File. Henry Fairfax.
[34] Loudoun County Deed Book 9Y/287.
[35] John G Lewis, Ladies, Liquor, & Laughter. Friends of Catoctin Creek, 2007 Pages 69-70.
[36]Virginia Historical Society, "Baskervill & Son (Richmond, Va.)," http://www.vahistorical.org/collections-and-resources/how-we-can-help-your-research/researcher-resources/finding-aids/baskervill.
[37] Robert P. Winthrop, "Architects of Richmond: Alfred Garey Lambert," http://architecturerichmond.com/2013/07/20/alfred-garey-lambert/.

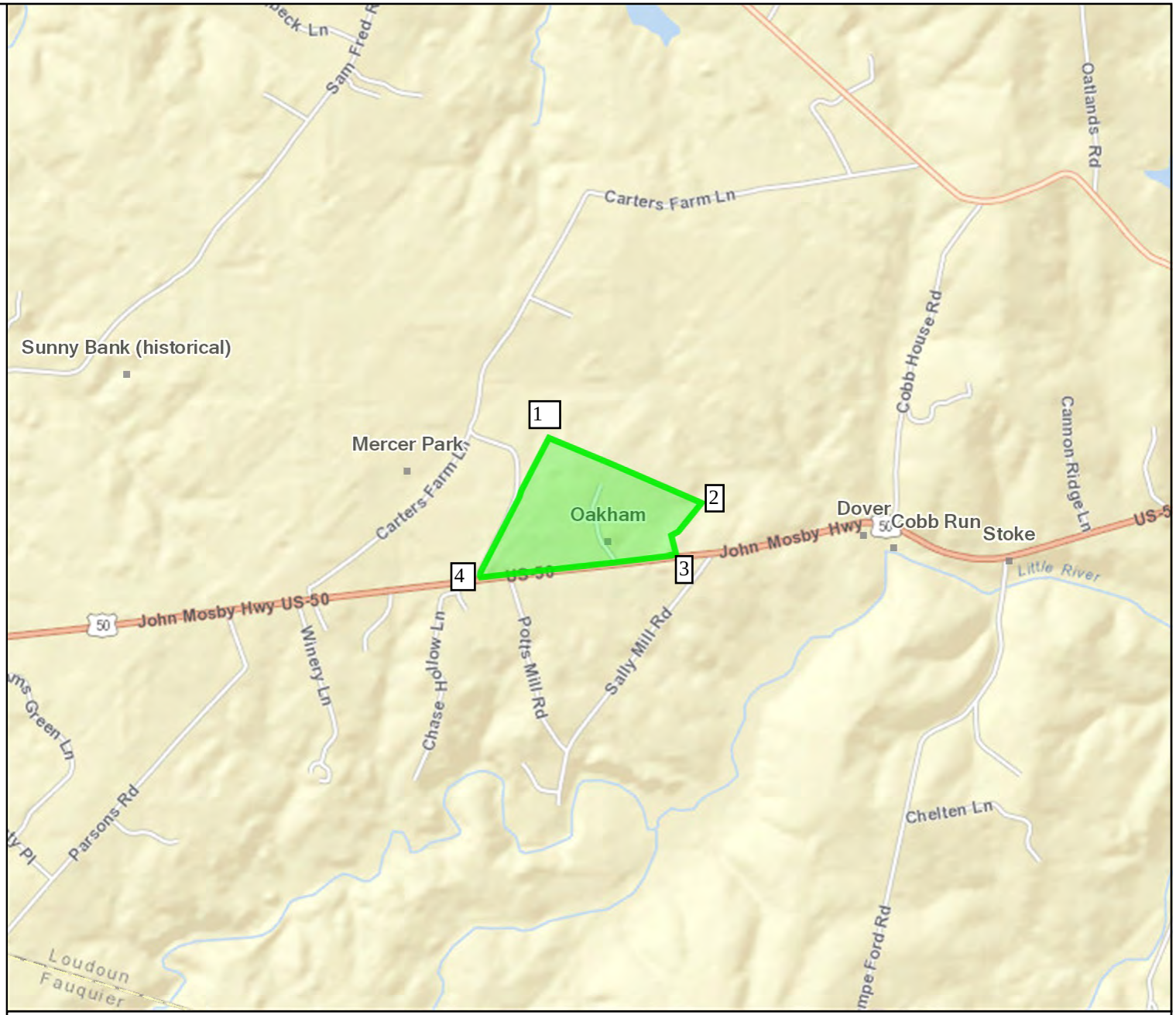
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

LOCATION MAP
Oakham Farm
Loudoun County, VA
DHR No. 053-0091
Latitude/Longitude Coordinates

1. LATITUDE:	38.980650
LONGITUDE:	-77.692180
2. LATITUDE:	38.977810
LONGITUDE:	-77.683720
3. LATITUDE:	38.975610
LONGITUDE:	-77.685150
4. LATITUDE:	38.974640
LONGITUDE:	-77.696050



N

Feet

0 600 1200 1800 2400

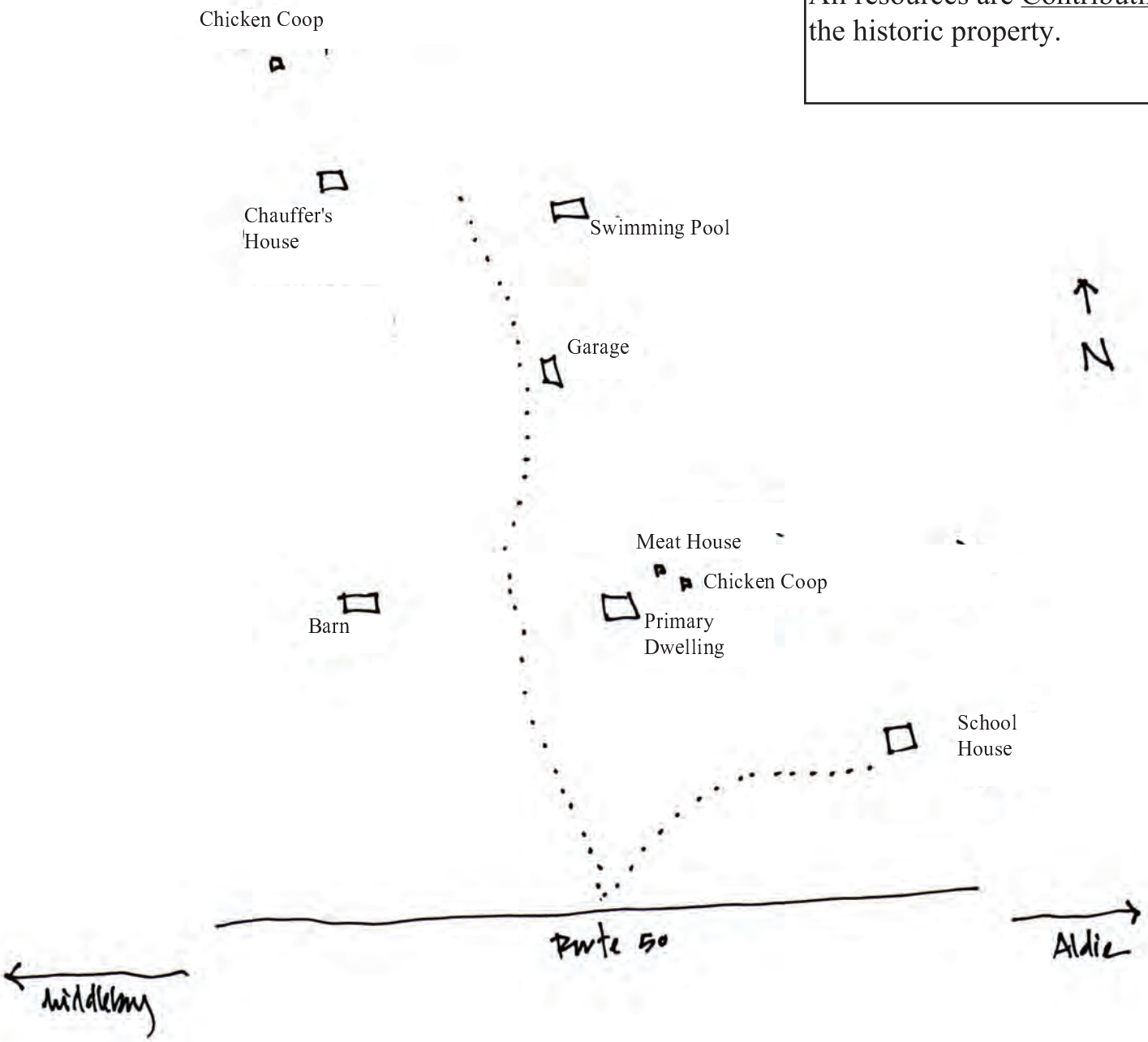
1:36,112 / 1"=3,009 Feet

Title: Oakham, Loudoun County **Date: 10/13/2015**

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

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

SKETCH MAP
Oakham Farm
Loudoun County, VA
DHR No. 053-0091
All resources are Contributing to the historic property.



Oakham, Loudoun VA
Sketch Map.
VDHR. 053.0091

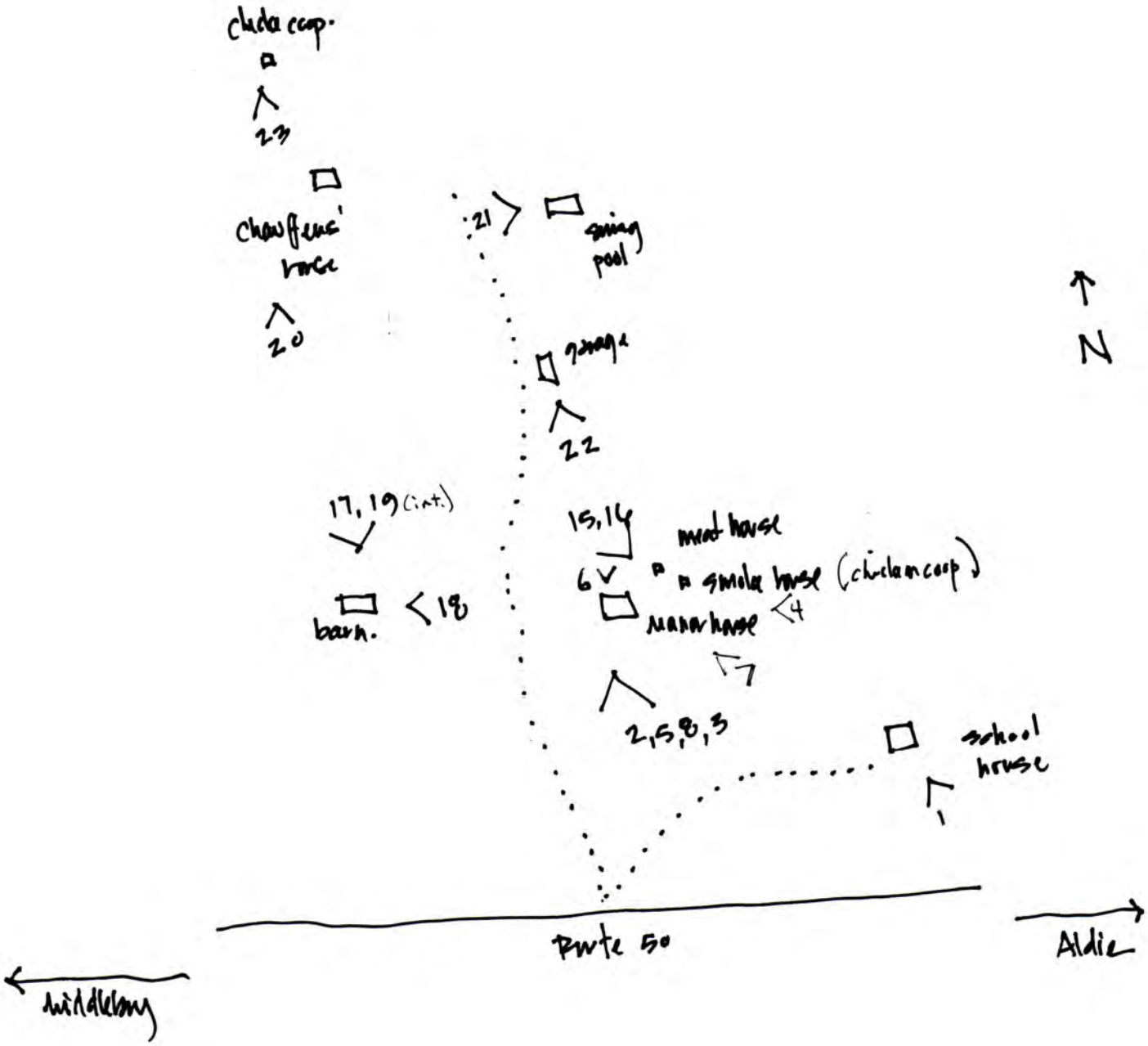


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Photo Locations

PHOTO KEY
Oakham Farm
Loudoun County, VA
DHR No. 053-0091

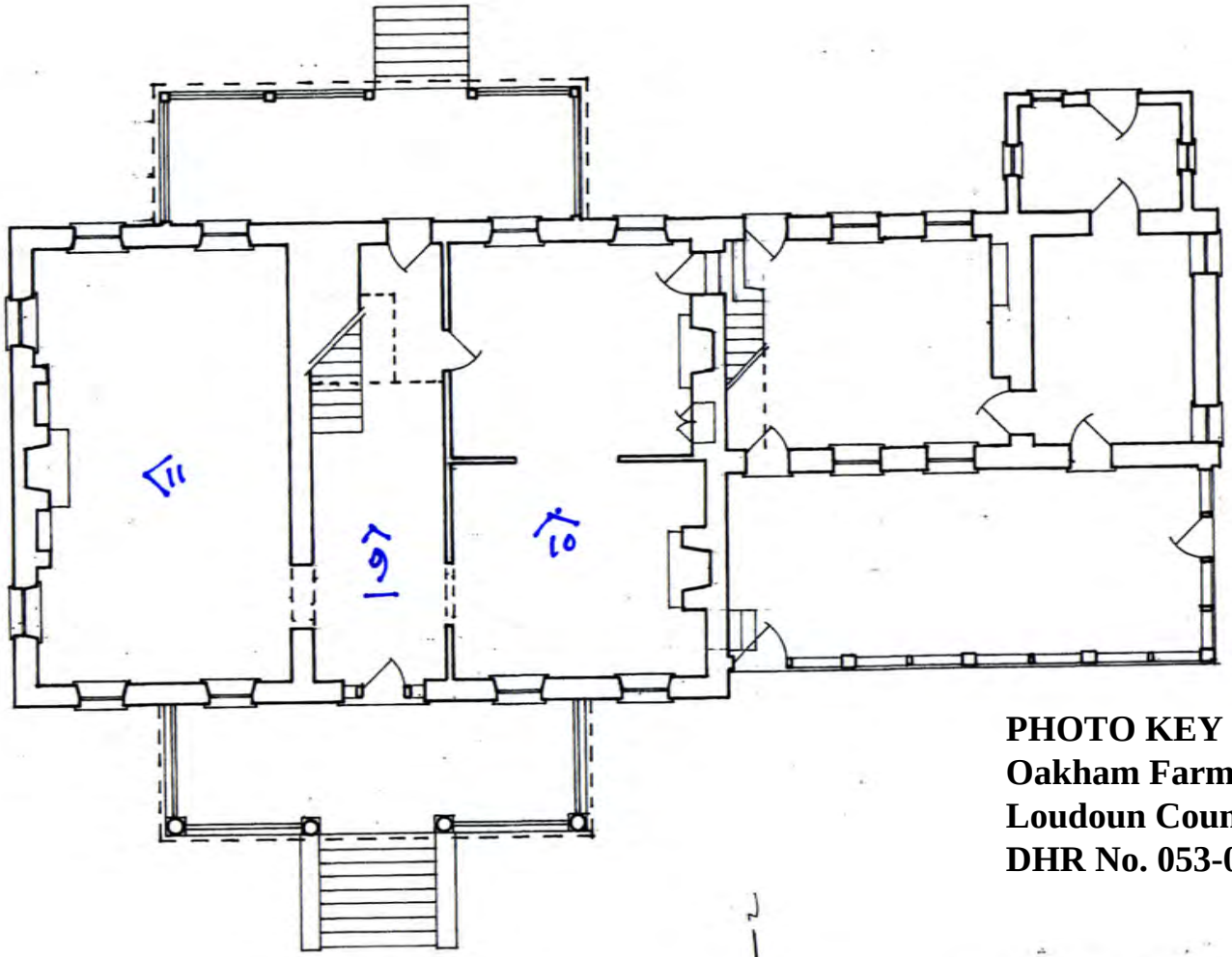


PHOTO KEY
Oakham Farm
Loudoun County, VA
DHR No. 053-0091

GROUND FLOOR PLAN

O A K H A M

23226 OAKHAM FARM LANE

MIDDLEBURG, VA

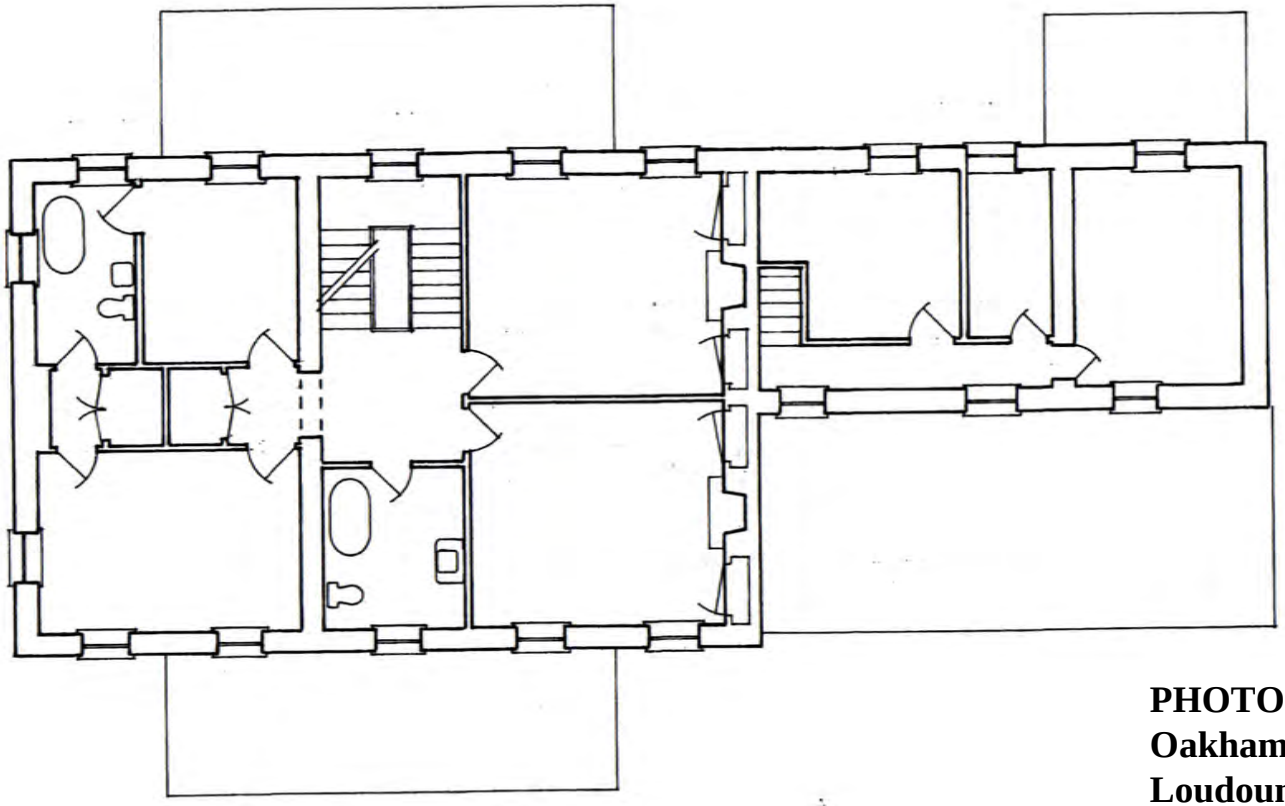


PHOTO KEY
Oakham Farm
Loudoun County, VA
DHR No. 053-0091

SECOND FLOOR PLAN

0 5 10 20

N

O A K H A M

23226 OAKHAM FARM LANE

MIDDLEBURG, VA

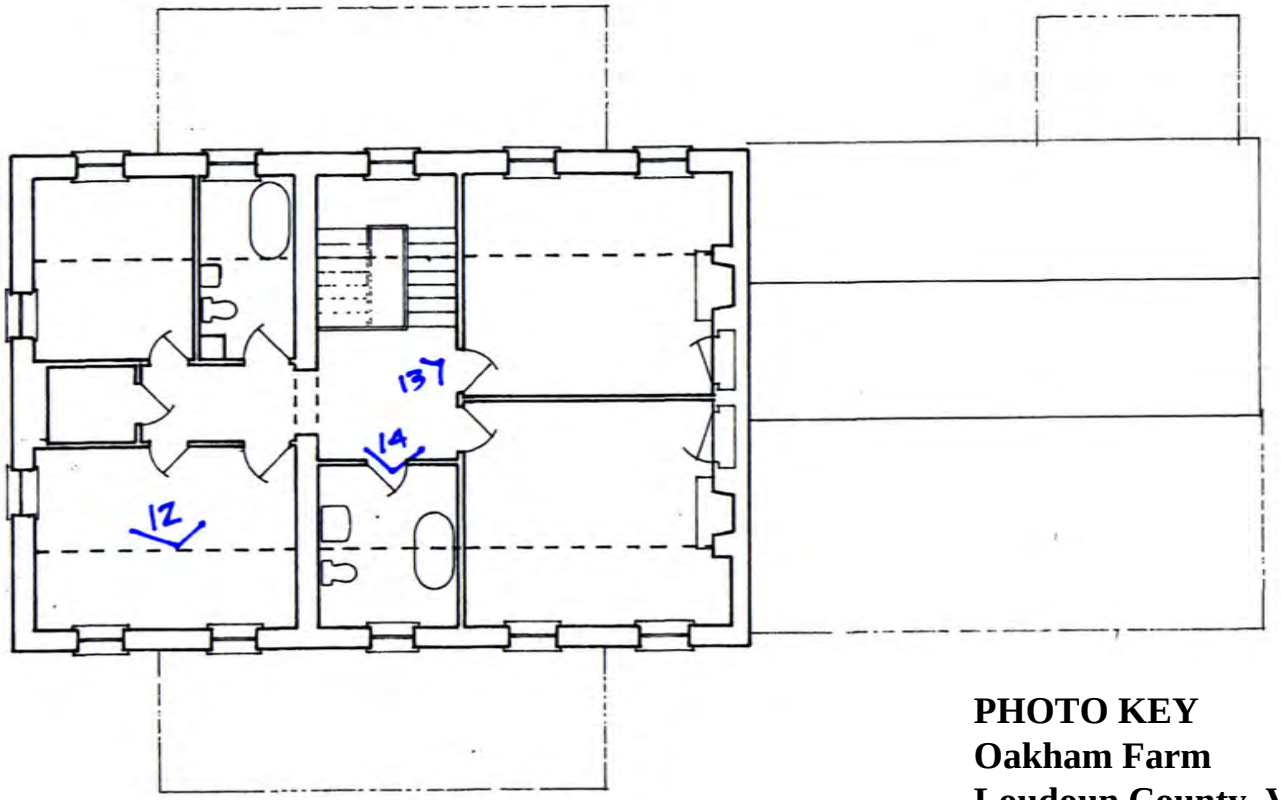


PHOTO KEY
Oakham Farm
Loudoun County, VA
DHR No. 053-0091

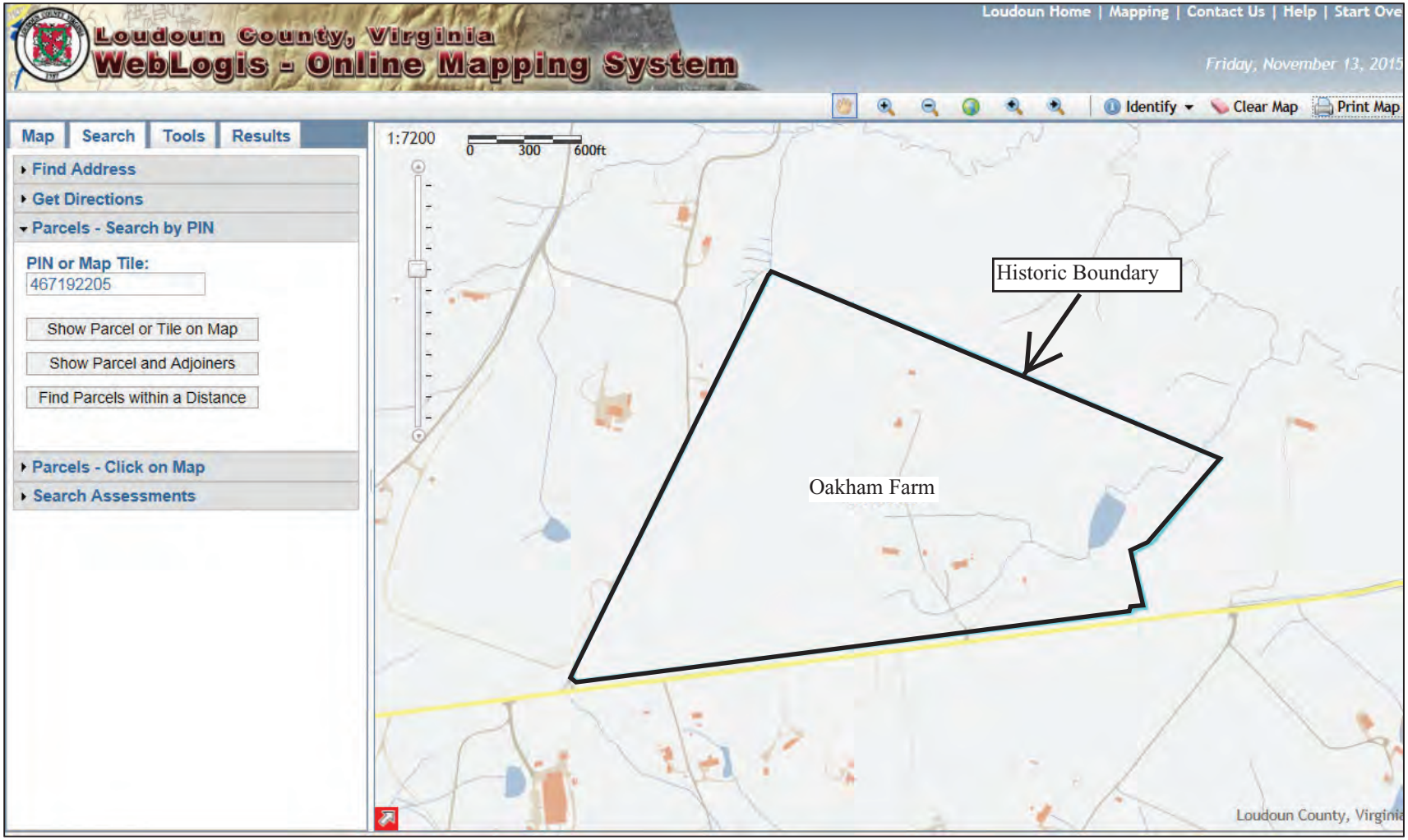
THIRD FLOOR PLAN

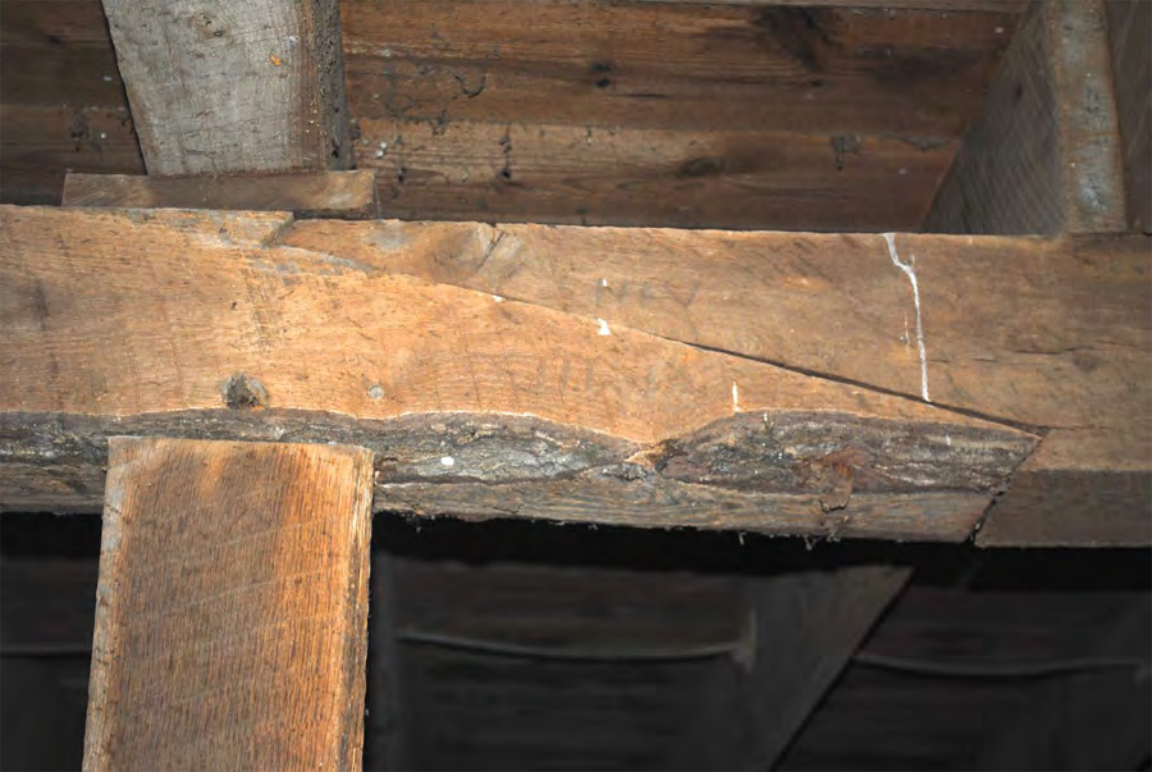
O A K H A M

23226 OAKHAM FARM LANE

MIDDLEBURG, VA

TAX PARCEL MAP
Oakham Farm
Loudoun County, VA
DHR No. 053-0091





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