

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name FLEETWOOD FARM  
other names/site number Greenhill Plantation/Peggy's Green (DHR 53-629)

### 2. Location

street & number VA Route 621 nor for publication  
crty, town Arcola  vicinity  
state Virginia code VA county Loudoun code 107 zip code 22075

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>3</u>	<u>1</u> buildings
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input checked="" type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>4</u>	<u>1</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

*Stephen C. Miller* 10 Dec 1990  
Signature of certifying official Date  
Director, VA Department of Historic Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. 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): \_\_\_\_\_

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: Single dwelling

Current Functions (enter categories from instructions)

Domestic: Single Dwelling**7. Description**Architectural Classification  
(enter categories from instructions)Federal

Materials (enter categories from instructions)

foundation Stonewalls Stucco over woodWoodroof Metal

other \_\_\_\_\_

Describe present and historic physical appearance.

**SUMMARY DESCRIPTION**

Fleetwood Farm is a late eighteenth-century Federal dwelling located on Route 621 in Loudoun County, Virginia. Situated on a slightly sloping hill, Fleetwood retains much of its original character. An example of a substantial side-hall farmhouse, it has a simple but distinctive interior that reflects a high quality of local craftsmanship. A stone smokehouse, barn and springhouse have survived, adding to the property's significance.

**ARCHITECTURAL ANALYSIS**

Fleetwood Farm is a two-and-a-half story post-and-beam frame dwelling with brick nogging on a stone foundation with a full basement. The central block, three bays wide, is covered with stucco that covers the original weatherboards. Two exterior end chimneys laid in common bond are on the west gable end. A one-story wing, also of frame construction covered with stucco, extends from the west gable end. On the east gable end, a one-and-a-half story addition with a brick exterior end chimney laid in stretcher bond was added in 1984. A tin-covered gabled roof with cornice and projecting overhang covers the addition.

The main entrance, on the south elevation, has a one-story entry porch with a pediment supported by slender Tuscan columns. To the west of the main entrance there is an entrance to the one-story gable end wing. A small entry porch was added in 1986. Paneled wooden doors highlighted by a transom are located at either end of the hall in the central block. The front and back elevations of the central block have nine-over-nine double-hung sash windows, with nine-over-six on the second story. The west and east gable ends have six-over-six windows that light the garret. The addition has six-over-six and the west wing eight-over-eight sash. Wooden louvered shutters have been added to the windows. The muntins on the central block are thin, with a projecting sill.

As first constructed, the house had a side-passage plan. Although an addition was added in 1984, the floor plan of the late eighteenth century core has not been altered. Pine wainscoting, most of which is original,

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
Architecture

Period of Significance  
c1775-1900

Significant Dates

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
N/A

Significant Person  
Ellzey, William

Architect/Builder  
unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

**STATEMENT OF SIGNIFICANCE**

Fleetwood Farm, also known as Greenhill,<sup>1</sup> is important as an upper-middle-class Federal farm dwelling in rural Loudoun County. Appearing much as it did in the late eighteenth century, Fleetwood is a good example of the houses constructed by wealthy Tidewater planters and immigrants from the north settling in western valleys below the Blue Ridge Mountains.

Fleetwood was built in the late eighteenth century by William Ellzey, a prominent lawyer and member of Tidewater society. Though the exact date of construction is unknown, it is probable that the house was built circa 1775. While this Federal house form was common throughout eastern Virginia, the Georgian interior detailing of Fleetwood is more typical of Tidewater colonial architecture. Fleetwood has maintained a considerable degree of its architectural integrity and design.

**HISTORICAL BACKGROUND**

In the 1740s the land on which Fleetwood was to be built was part of Fairfax County. This encompassed the area from the mouth of the Occoquan River to Ashby's Gap, at the southern base of the Blue Ridge.<sup>3</sup> In 1757, when Loudoun County was formed, the boundaries were marked as "above Difficult Run, which Falls into the Potomac River and by a line to be run from the head of said run a straight course to the mouth of Rocky Run."<sup>4</sup> Before 1700 the topography of Loudoun was not mapped. Indian occupation and interest in settling further east were factors which retarded exploration. American historian Frederick Jackson Turner in his thesis refers to Loudoun as the "second frontier."<sup>5</sup> During the late seventeenth century the Iroquois crossed Goose Creek at the rapids known as Evergreen Mills.<sup>6</sup> The southward route they used, Evergreen Mill Road or Route 621, was the western limit of European settlement, according to a treaty signed in 1684.<sup>8</sup> By 1722, however, the Iroquois were restricted in their movement south and by 1775 colonists began to move into the region.

See continuation sheet

**9. Major Bibliographical References**

Loudoun County Deed Book R, 273-274. (1761)

Loudoun Times-Mirror, Leesburg, VA. 29 July 1976, p. A13-15.

Poland, Charles P. From Frontier to Suburbia. Marceline, Missouri: Walsworth Publishing Company, 1976.

Interviews w/ Carol Chamberlin, current owner of the property, 4 October 1988-December 1989

Mutual Assurance Society Policies of 1804, 1805, 1816.

See continuation sheet

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 # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:  
VA Department of Historic Resources

221 Governor St., Richmond, VA 23219

**10. Geographical Data**

Acreeage of property approximately 12 acres

UTM References

A	1 8	2 7 8 0 4 0	4 3 1 8 5 8 0
	Zone	Easting	Northing
C	1 8	2 7 7 9 8 0	4 3 1 8 3 0 0

B	1 8	2 7 7 9 0 0	4 3 1 8 5 0 0
	Zone	Easting	Northing
D	1 8	2 7 8 2 0 0	4 3 1 8 3 2 0

See continuation sheet

Verbal Boundary Description

The property is described as the twelve acre lot at Route 1--Box 306A in the Town of Leesburg Virginia. The enclosed sketch map (Scale 1"=200'), clearly denoting the building on the property, is a copy of the plat accompanying the deed (Deed Book 0841, p. 1352) as recorded.

See continuation sheet

Boundary Justification

The boundary includes the parcel that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Carol Kozco date May 1989  
organization Mary Washington College street & number Center for Historic Preservation telephone (703) 899-4037  
city or town Fredericksburg state VA zip code 22046

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panels the entry hall. The most striking feature of the hallway is the staircase, which rises up the west side of the hall. The wainscoting continues up the stair into the second floor hall. The railing has three balusters per step, and a square newel. Along the edge of the staircase are simply designed scrolled brackets with molded trim underneath. The pine flooring and staircase are original to the house.

Floor-to-ceiling wooden paneling and a Georgian-style mantel dominate the parlor on the west side of the side hall. Ghosts of crossettes that are similar to those which survive upstairs are visible on the overmantel. The mantel has a full architrave frame, a pulvinated frieze and a cornice shelf, molded with a dentil band. Paneled cupboard doors are located on both sides of the hearth. The original paint in this room was removed in the 1930s and the paneling and mantel refinished. In the 1930s the hearth was reconstructed and new flooring was laid over the original.

A dining room, also located west of the side hall, contains raised pine wainscoting. The window and floor trim, in addition to the wainscoting, is now painted blue-grey. The simple pine mantel, with a wide architrave, and original bricks surround the hearth opening. Beyond the dining room there is a kitchen in the nineteenth-century gable end wing.

In the 1984 wing, there are bedrooms on both the first and second floors. The decorative woodwork in the first floor bedroom is spare in detail. There is, however, a pine chair rail patterned after the woodwork in the upstairs dressing room that is adjacent to the master bedroom. The mantel is similar to that in the dining room, but a white plaster finish borders the hearth opening. The flooring is remilled pine.

On the second floor there are two bedrooms, the master bedroom located above the parlor and a smaller one above the dining room. A third bedroom in the 1984 addition has dormer windows and walls that are painted with whitewash. As in the main parlor the most notable feature in the master bedroom is the floor-to-ceiling wood paneling. Ornatly carved crossettes survive in the overmantel in this room. On the west wall, on either side of the mantel, are paneled cupboards. The attic is accessible from the second floor hallway through an enclosed stairway. The attic is currently being used as a bedroom.

Throughout its existence Fleetwood has undergone several significant changes. The main house, now covered with stucco, was originally covered with wide weatherboards. During restoration evidence of brick nogging and clapboards were discovered. It is believed that the stucco was added and the main entrance was moved from the south side to the east gable end in the 1930s or 1940s. Also at this time a porch was added. Windows replaced the south/north doors in the hallway. When the current owner

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purchased the property in 1971 she undertook the laborious task of restoring the original entrances. Among the changes she made were the removal of the east porch and the building of a new wing. The addition has an eighteenth-century appearance. During the removal of the east entrance further research revealed the outline of the north/south entryways. The current owner opened up the windows and reconstructed the entrances.

The west wing has also changed in appearance. Originally it was described on an 1805 insurance policy as a one-story 20' X 15' room with a brick exterior end chimney on the west wall. Ghosting on the end wall suggests that this wing was one-and-a-half stories, probably possessing a loft. Careful examination during rewiring uncovered the outline of a stairwell in the northwest corner of the utility room. The chimney no longer stands, but its foundation remains. Enlarged and modernized in the 1930s or 40s, the wing was divided into a utility room and kitchen. A shed roof was added to the wing at that time enclosing the entrance to the cellar. A small entry porch was built on the south wall in 1986. The cornice, which continues along the eaves of the east gable, stops at the western end of the house without continuing up the west gable.

The house and outbuildings are situated on twelve acres bordered on the east by Route 621, on the east by Route 621, on the south (front) and east by a stream, on the west by a wooded area and meadows and on the north by a fence and field. A gravel driveway and brick wall lead to the north elevation entrance. The landscape has large mature shade trees with boxwoods lining the gravel driveway.

Fleetwood has three contributing outbuildings. These include a smokehouse, a springhouse and barn. There is evidence that at one time a small kitchen was located near the smokehouse. Evidence of this fact is recorded on an 1805 insurance policy. The kitchen was constructed of stone that was taken from the farm. Visible traces of a foundation were discovered, but were removed by the current owner in order to plant a small garden. The springhouse and smokehouse are constructed of stone. One room with a gabled tin roof, the smokehouse has been completely restored. The smokehouse is located near the west gable end of the house and appears on the 1805 insurance policy. The springhouse is located along the western boundaries of the property, and is in need of repair. One room deep, rectangular in shape, it has a small frame addition on the north side. The barn is located on the north side of the driveway, enclosed by a wooden fence. It sits on a stone foundation built into the bank. The frame has mortise and tenon joints. The exterior is clad with new siding that was added in 1984. The roof is gabled and is clad in tin.

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Part of a stone wheel and the foundations of a structure that was built around it were also discovered in the garden. The only other building associated with the property is a non-contributing wood-frame rectangular structure, built in 1968 as a storage facility.

### NOTES

Information regarding the restoration of the property was taken from an interview with the owner, Mrs. Carol Chamberlin, on 4 October 1988.

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The southeastern part of the county attracted wealthy men of English stock. In 1740 the Reverend Charles Greene of Truro Parish was granted 1,497 acres north of the Potomac (he referred to it as a "certain tract of wasteland"<sup>10</sup>) from Thomas Fairfax, sixth baron Fairfax of Cameron, who was the proprietor of the Northern Neck. This later became part of the original property on which Fleetwood was built. It was not until 1761 that the property was sold to William Ellzey, a member of Truro Parish where the Rev. Greene preached.<sup>11</sup> William Ellzey was a businessman as well as a lawyer. Along with other prominent citizens such as George Washington and John Mercer, in 1760 William Ellzey attempted to promote a wine-producing industry in the county by suggesting that "500 Pounds be given as a premium to the person who shall in one year, make the best wine."<sup>12</sup> Ellzey, as a member of the gentry, was a participant in Loudoun County's pre-Revolutionary activities. His signature is recorded on the Resolves for Independence that were the result of a public meeting held on June 14, 1774, in Loudoun County. In 1784 Ellzey owned eighteen slaves, fifteen horses, and twenty cattle.<sup>13</sup> He was prominent in other aspects of public life, serving as deputy clerk of the court in 1749. Thus as a member of one of the wealthier families in the county, Ellzey built his home in the style that was popular with men of his standing. He died on February 14, 1796; on May 3, 1796, the property was bequeathed to Albert Russell, husband of Ann Harris Frances Ellzey.

Farther west, in the mountainous regions, immigrants of German and Quaker descent settled. They brought with them different cultural traditions that included diversified farming.<sup>14</sup> By 1760 the predominant agricultural crop was wheat. These new settlers did not have the capacity to own large farms and grow tobacco due in large part to the topography, the soil, and the fact that tobacco production was labor-intensive, requiring slaves. Along the western boundaries of Fairfax County this trend is also apparent. The steep terrain made it difficult to transport tobacco. In this part of the county tobacco was never dominant. At Sully, another plantation-type farm built in Loudoun County during the late eighteenth century, evidence of this change is reflected by the fact that it was not a tobacco-producing farm.<sup>15</sup> At the end of the eighteenth century the two factions were at odds. The planter elite, desiring more local control, attempted in 1782 to create a new county south of Goose Creek. Considerable opposition from the western communities, however, defeated their plans. Fleetwood remained in Loudoun County and in the hands of the Ellzey family until 1806.<sup>16</sup> Fleetwood is among the few remaining remnants of late eighteenth century Tidewater architecture in the southeastern part of Loudoun County.



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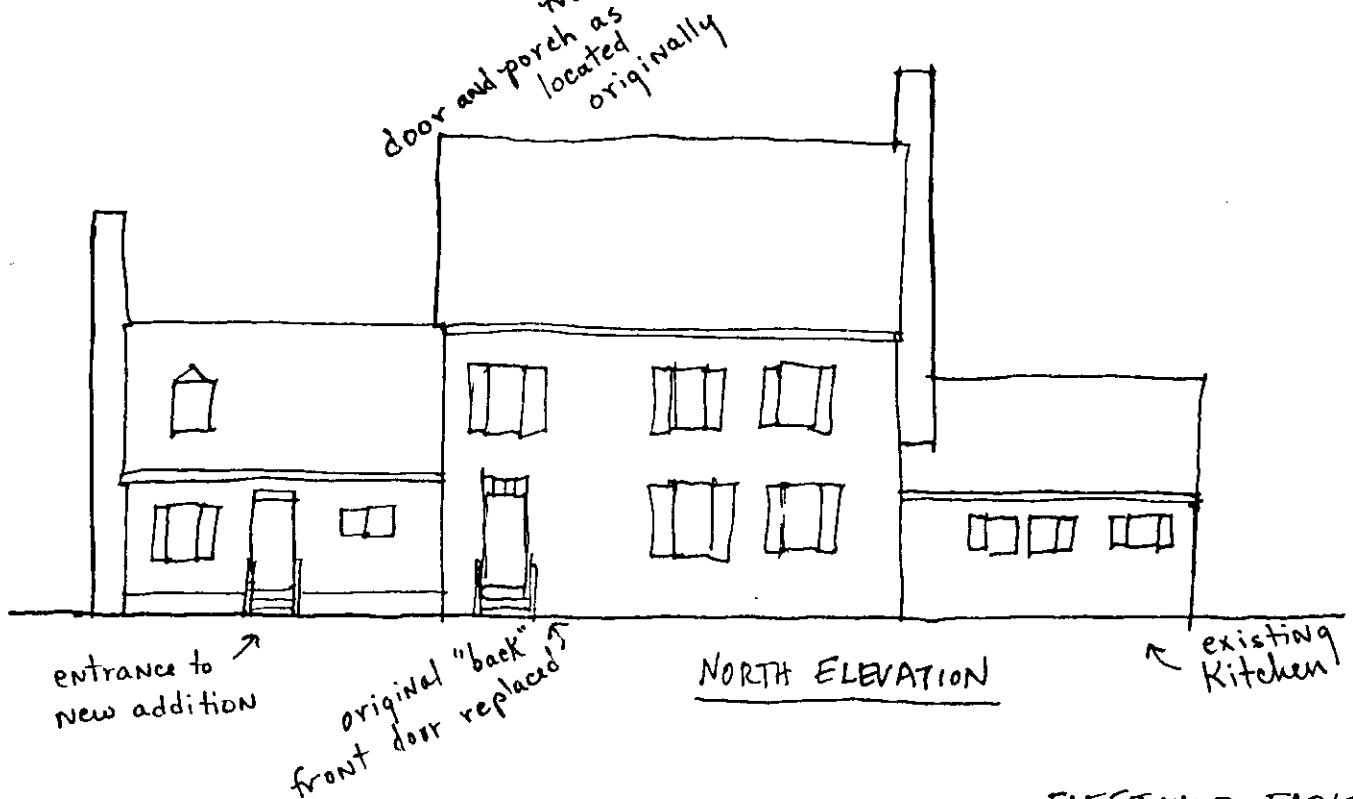
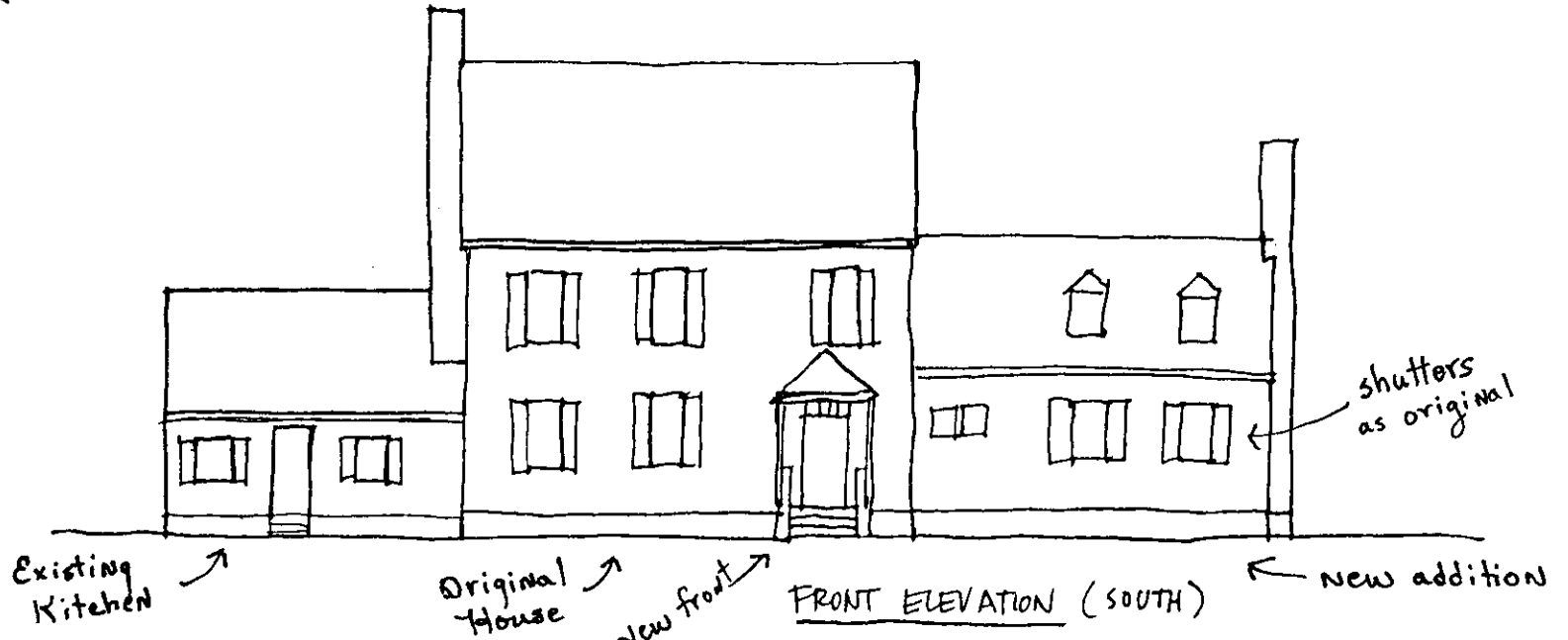
Section number \_\_\_\_\_ Page \_\_\_\_\_

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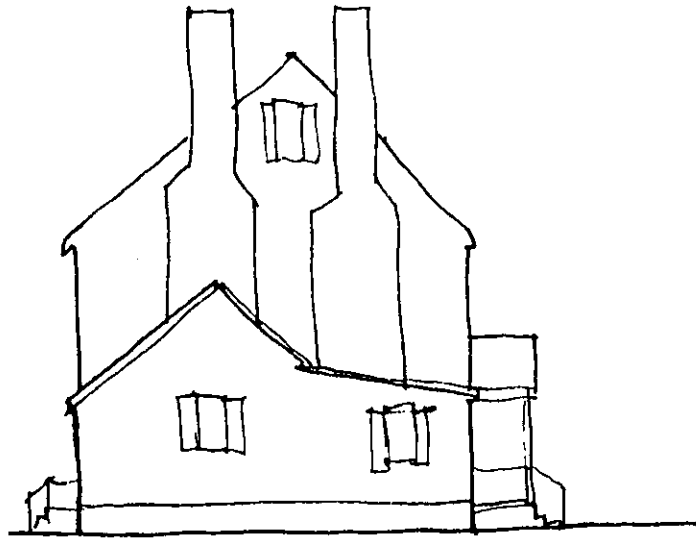
NOTES

1. Mutual Assurance Society Policy, 1805.
2. Netherton, Nan. Fairfax County, Virginia: A History, Fairfax County Board of Supervisors, Fairfax, Virginia, 1978, p. 38.
3. Harrison, Fairfax. Landmarks of Old Prince William, Chesapeake Book Company, Berryville, Virginia, 1964, p. 236, 238.
4. Poland, Charles. From Frontier to Suburbia, Walsworth Publishing Company, 1967, p. 6.
5. Scheel, Eugene M. Loudoun Times-Mirror, 13 January 1977, p. 1.
6. Harrison, Fairfax. Landmarks of Old Prince William, Chesapeake Book Company, Berryville, Virginia, 1964, p. 80.
7. Ibid, p. 87.
8. Scheel, Eugene M. Loudoun Times-Mirror, 13 January, p. 1.
9. Prince William County, Deed Book E/227, 4 April 1740.
10. Loudoun County, Deed Book R/273, 7 September 1761.
11. Shetterly, Margie. Loudoun Times-Mirror, 29 July 1976, p. A14.
12. Loudoun County Personal Property Tax Records, 1784.
13. Fairfax Heritage Resource Planning, Heritage Resource Branch, Office of Comprehensive Planning, Study Unit H3: Tobacco Plantation Society (1720-1800), 1988, p. III H3-1, 2, 3.
14. Ibid, p. III H3-1, 2, 3.
15. Loudoun County, Deed Book 2H/83, 11 September 1806.

Present construction  
underway

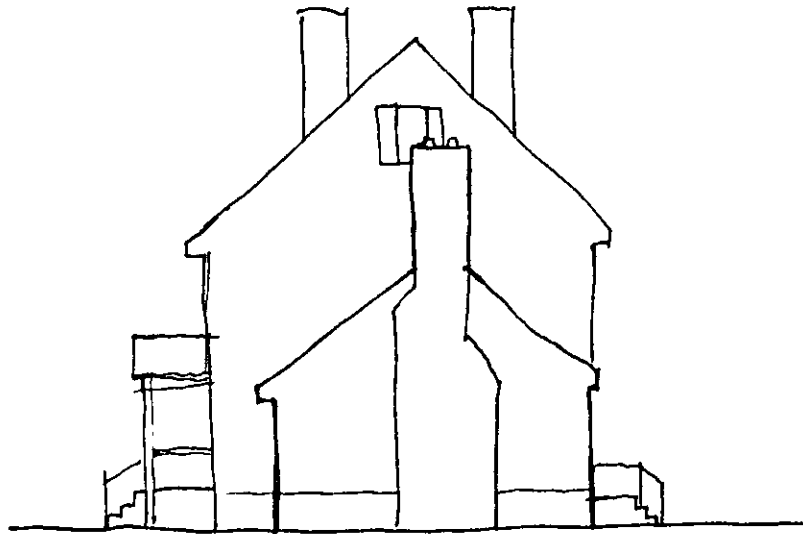


FLEETWOOD FARM



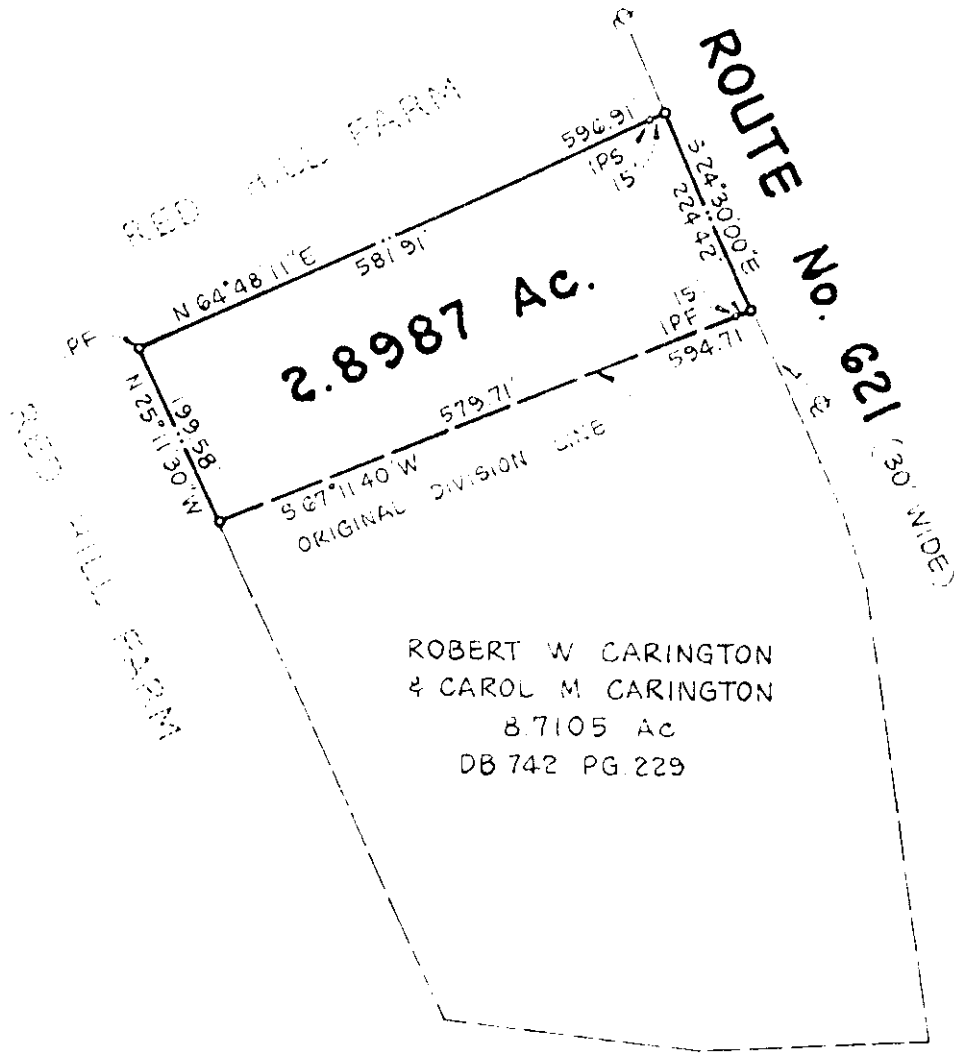
→  
existing  
kitchen

WEST ELEVATION



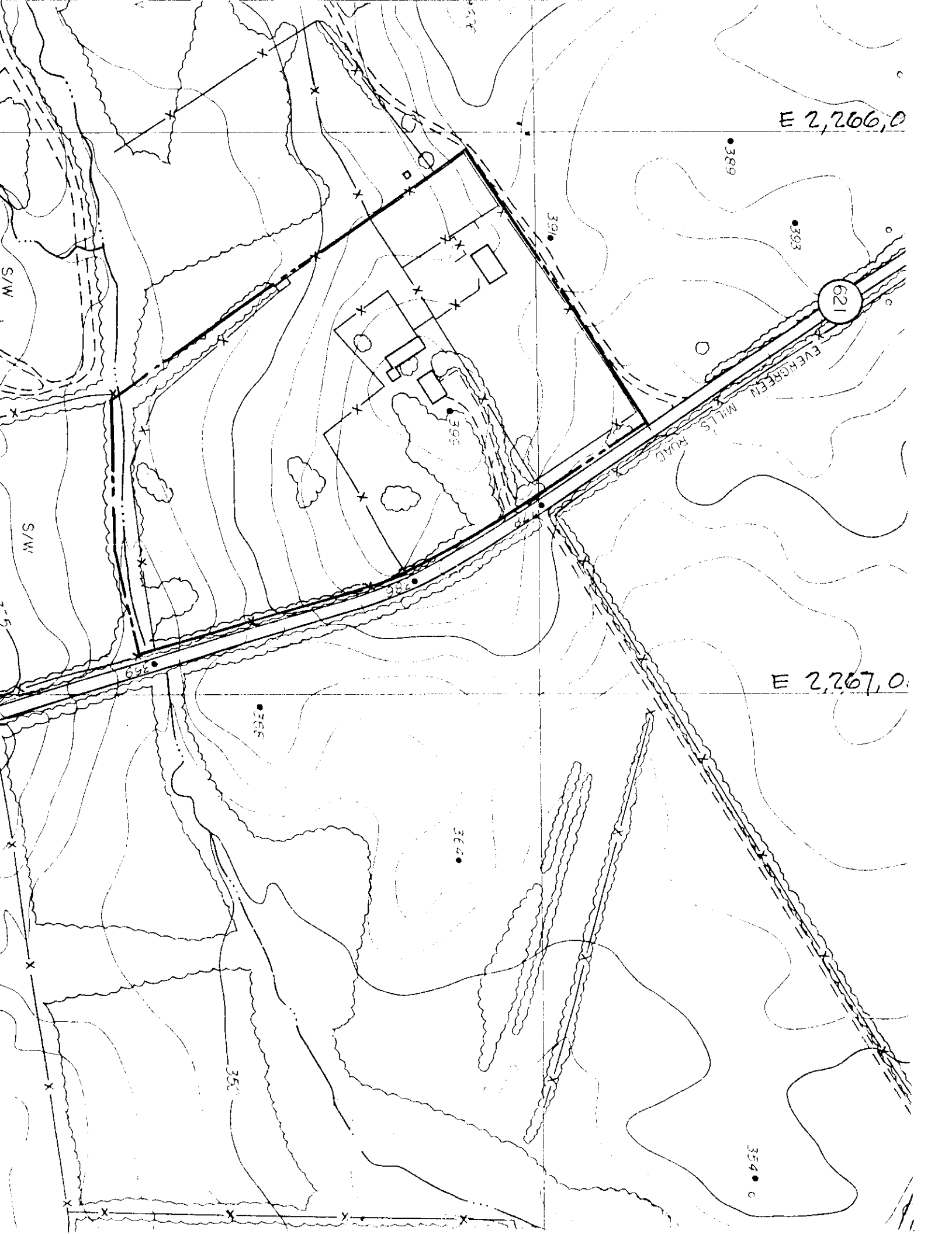
→  
new  
addition

EAST ELEVATION



2.8987 AC. IS TO JOIN WITH AND BECOME PART OF THE LAND OF ROBERT W. & CAROL M CARINGTON THUS CREATING A SINGLE LOT OF 11.6092 AC.

BOUNDARY LINE ADJUSTMENT  
 PORTION OF THE LAND OF  
**RED HILL FARM** A VA. GENERAL PARTNERSHIP  
 DULLES MAGISTERIAL DISTRICT  
 LOUDOUN COUNTY, VIRGINIA  
 MARCH 9, 1984  
 SCALE 1" = 200'



E 2,266,0

389

393

621

EVERGREEN MILLS ROAD

391

395

369

368

364

E 2,267,0

354

358

S/W

S/W

S/W

ARCOLA QUADRANGLE  
VIRGINIA  
7.5 MINUTE SERIES (TOPOGRAPHIC)

SCALE 1:50,000  
1:50,000  
1:50,000

35° 17' 11" 5462 1/2 (LEESBURG) 79 32° 30' 180 81 782 2 280 000 FEET 77° 30' 19° 00'



FLEETWOOD  
FARM  
LOUDOWN  
VIRGINIA

480 000  
FEET

57° 30'

4914