

VA 12-3-87  
NPS 10-31-87

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in How to Complete National Register Forms

Type all entries—complete applicable sections

1. Name

historic Buckland Historic District DHL File No. 76-313

and or common Buckland Historic District

2. Location

street & number 7980-8205 Buckland Mill Rd. and  
16206, 16208, 16210 and 16211 Lee Hwy. n/a not for publication

city, town Buckland n/a vicinity of

state Virginia code 51 county Prince William code 153

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number n/a

city, town Buckland n/a vicinity of state Virginia 22065

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince William County Circuit Court

street & number 9311 Lee Ave., P.O. Box 191

city, town Manassas state VA 22110

6. Representation in Existing Surveys

title (1) Va. Div. of Historic Landmarks  
Pr. William County Survey has this property been determined eligible?  yes  no

date 1978  federal  state  county  local

depository for survey records Division of Historic Landmarks, 220 Governor Street  
VA

city, town Richmond state VA

See Continuation Sheet #1

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

SUMMARY DESCRIPTION

The Buckland Historic District is located in the small, rural, residential village of Buckland, the first inland town established in Prince William County, Virginia. The district centers on a traditional mill site that has been used for three different mills since the 1790s, including the present one constructed ca. 1899, along with an associated cluster of buildings on the mill road and the old Alexandria-Warrenton Turnpike (now Lee Highway, U.S. Rte. 29/211). It contains approximately 19.6 acres and is bounded on the east by Broad Run, a major tributary of the Occoquan River. The predominant architectural character of the area is early to late 19th-century vernacular, with relatively few unobtrusive modern additions and alterations, except for the modern highway U.S. 29/211. Besides the mill, the most significant buildings include an early 19th-century wagon tavern and a small church (ca. 1857). Most of the other buildings originally served combined commercial and residential purposes. Altogether, the district contains 21 buildings: 16 contributing and five noncontributing. There is also <sup>one</sup> ~~one~~ contributing site, the early churchyard cemetery containing graves of several persons prominent in the history of the church and the community. \* Most of the contributing buildings are in good to excellent condition; only two are deteriorated, and one of these is currently being renovated.

\* and the site of the mill foundation.  
6/10/88

ARCHITECTURAL ANALYSIS

The Buckland Historic District stretches approximately .2 mile along Route 684 (Buckland Mill Road) north of Lee Highway (U.S. Route 29/211) and .1 mile along Rte. 684 south of the highway. The district is primarily linear in form and includes only that portion of the village with a significant concentration of early buildings. For the most part the houses are small, simple, 19th-century dwellings constructed of log, frame or stone; most were intended to serve a commercial as well as a residential purpose, and their architectural interest lies in their existence as part of a coherent ensemble of vernacular buildings. Now almost entirely residential in usage, the buildings nonetheless continue to reflect the traditional character of this small milling community established at the end of the 18th century on the western banks of Broad Run. Mature shade trees are interspersed with grassy lawns stretching down to the creek, creating a quiet rural setting for the well-maintained structures.

The pivotal structure in the historic district is a disused, turn-of-the-century frame grist mill, the third mill to be constructed on the same site at the north end of the district. An early 19th-century wagon tavern of stone stands at the entrance to the mill road; just across the highway is a frame and stone dwelling associated with a mid-19th-century blacksmith shop. A mid-19th-century frame church a few hundred feet away on the highway is the westernmost building included in the district, which is framed on the east by Broad Run.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** ca. 1800 - 1930s **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

STATEMENT OF SIGNIFICANCE

The Buckland Historic District is significant historically and architecturally as a representative of the small, mill-oriented communities that characterized much of the Virginia Piedmont from the late 18th through the 19th centuries. Chartered by the Virginia legislature in 1798, Buckland was the first inland town established in Prince William County. It was an important wagon stop on the main east-west road between the port town of Alexandria and the territory beyond the Blue Ridge Mountains, and it was once called "the Lowell of Prince William County" because of its thriving water-powered woolen mill. The present turn-of-the-century grist mill is believed to be the third mill constructed on this site. In addition to the mill, the historic district contains a dozen small, vernacular buildings, dating from the early to the late 19th century. They have sustained relatively few unobtrusive modern alterations or additions. Although their present use is almost entirely residential, the houses were originally intended to serve a combination of residential and varied commercial purposes supporting the mill community. Noted since its inception for the beauty of its wooded location on Broad Run, within site of Bull Run Mountain, Buckland retains an exceptional degree of architectural and scenic integrity despite a nearby modern divided highway. Although there are two other extant mills with some associated buildings remaining in Prince William County, the mill and village at Buckland present an unusually complete suggestion of its original character and appearance.

HISTORICAL BACKGROUND

The town of Buckland was chartered in 1798 by an act of the Virginia General Assembly.

In a petition presented to the House of Delegates in December 1797 John Love had requested that

"a Law be enacted for the purpose of establishing a Town on the lands of John Love in Prince William County on Broad Run, a Branch of the Occoquan River, near said Love's Mill, agreeable to the plan of a Town herewith presented, and subject to the usual regulations, which Town we pray may be called Buck Land."<sup>1</sup>

See Continuation Sheet #7

# 9. Major Bibliographical References

See Continuation Sheet #15

# 10. Geographical Data

Acreege of nominated property 19.6

Quadrangle name Thoroughfare Gap

Quadrangle scale 1:24000

### UTM References

A 

118	267600	4295860
Zone	Easting	Northing

B 

118	2678170	4295610
Zone	Easting	Northing

C 

118	2677190	42956010
Zone	Easting	Northing

D 

118	2678120	42954710
Zone	Easting	Northing

E 

118	267730	4295450
Zone	Easting	Northing

F 

118	267720	4295510
Zone	Easting	Northing

G 

118	2675180	42954810
Zone	Easting	Northing

H 

118	2675010	4295810
Zone	Easting	Northing

### Verbal boundary description and justification

See Continuation Sheet #16

### List all states and counties for properties overlapping state or county boundaries

state n/a code county n/a code

state n/a code county n/a code

# 11. Form Prepared By

name/title James C. Massey, Executive Vice President; Shirley Maxwell, Associate

organization National Preservation Institute date July 14, 1987

street & number National Building Museum  
Judiciary Square, N.W. telephone 202-393-0038

city or town Washington state DC 20001

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature H. Bryan Mitchell

title H. Bryan Mitchell, Director  
VA Division of Historic Landmarks date April 28, 1988

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 1

Item number 6; 7

Page 1; 1

6. REPRESENTATION IN EXISTING SURVEYS

- (2) Division of Historic Landmarks  
Survey File No. 76-313  
May 1987  
Division of Historic Landmarks  
221 Governor Street  
Richmond, VA

7. DESCRIPTION - ARCHITECTURAL ANALYSIS

Of the original street system, only Buckland Mill Road (originally Mill Road), the north-south street running from the mill to the highway, and a portion of Elizabeth Street, running east to west, remain clearly defined. William Street, the local designation for the Alexandria-Warrenton Turnpike, was absorbed in the twentieth century into the modern Lee Highway. Other streets within the village have been obscured through disuse; however, sufficient physical evidence of their layout remains to suggest the grid pattern originally plotted by the founder, John Love, when the town was chartered in 1797. While no early maps of the town exist, a conjectural plat of the town was prepared by a modern researcher, based on Prince William County land records. (See Map 1 of 3.)

When U.S. 29/211 was widened to four divided lanes in 1953, two buildings on lots immediately adjacent to the highway were demolished. Another was moved from its location on the north side of Lee Highway to an empty lot at 8108 Buckland Mill Road.

CALVERT'S MILL

At the northern end of Buckland Mill Road stands a two-and-one-half-story wood-frame grist mill, constructed on a raised stone basement. Known as Calvert's Mill, it was erected ca. 1899 on the site of a demolished woolen mill or factory. The woolen mill, which began operating sometime between 1835 and 1847 and was substantially enlarged and modernized following the Civil War, appears to have been built on or near the site of an even earlier grist mill owned by John Love. The location of the former mill race and the masonry foundation of the woolen mill or factory remain approximately 190 feet north of the present mill, and it is believed that materials from the woolen mill were salvaged by George W. Calvert to construct the present mill. Posts and beams in the third floor are hand-hewn and/or pit-sawn and contain unused mortises, suggesting that they had been previously used. A one-story garage on the west end of the mill is a late-20th-century addition.

See Continuation Sheet #2

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

For NPS use only

received

date entered

Continuation sheet

2

Item number

7

Page

2

**7. DESCRIPTION - ARCHITECTURAL ANALYSIS**

Calvert's Mill, which was initially powered by a Bell or vertical turbine, was powered by a diesel engine at the time it closed in 1919. Much of the mill machinery from the early 1900s is stored on the third floor of the mill, and natural stone outcroppings that formed the foundations for Calvert's dam are still visible on both sides of Broad Run.

**RESIDENTIAL**

At the entrance to Buckland Mill Road (the northwest corner of its intersection with U.S. 29/211, originally known as William Street) is the Buckland Tavern (8106 Buckland Mill Rd.), a three-story rubble-stone building with a two-story frame addition on the south and west sides. An early 19th-century wagon stop on the Alexandria-Warrenton Turnpike, the tavern originally contained a single room on each floor. A small log structure moved to the site from Fauquier County by the present owner was re-erected on the north side of the tavern in 1973.

At the northeast corner of the intersection of Buckland Mill Road with the highway, is the Dr. Brown House (8115), a two-story frame structure with exterior brick chimney constructed in the first quarter of the 19th century and enlarged and remodeled ca. 1884 and again in the 20th century.

Located directly south of the mill at 8090 Buckland Mill Road, the Miller's Cottage (7980) is a two-story frame building with a modern wing (ca. 1950) on the south side. Although it is now substantially larger than the original miller's small log house, the building blends happily with its neighbors. A five-bay porch continues the line established by an earlier porch.

Deerlick Cottage (8111) is a one-and-one-half-story log and frame dwelling, constructed in the early to mid 1800s. It served variously throughout the 19th and early 20th centuries as Buckland's post office, general store and distillery. Some interior changes, including a change in the height and pitch of the roof and the installation of a new interior stair to the attic story, appear to have been made in the early 20th century. Two gabled dormers were added in the 1950s. The vertical-board front door is marked with many holes, believed to be tack holes remaining from the messages posted on it during its service as a public facility. A partially glassed rear porch has been and a large rear deck are recent additions which are not discernible from the street.

On the west side of the road, the dwelling at 8108 Buckland Mill Road was moved in 1953 to its present location from a site on the north side of the highway and placed on new concrete block foundations. It was thoroughly rehabilitated, including the addition of gabled dormers masking the lines of the original 1880s dwelling.

See Continuation Sheet #3

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

For NPS use only

received

date entered

Continuation sheet 3

Item number 7

Page 3

**7. DESCRIPTION - ARCHITECTURAL ANALYSIS**

The Moss House (8110), a two-story frame house with an exterior chimney at each end, is believed to have been constructed ca. 1830. The house was renovated in the 1950s, and the pedimented front entrance porch was enclosed in the 1970s.

Across Lee Highway, at the southwest corner of the intersection with Buckland Mill Road, is the John Trone House, a one-story frame dwelling with a high pitched roof, set above a full-story stone basement on a sloping site. It features a large exterior chimney. It is associated with a blacksmith shop (not extant) prominent in the area during the Civil War era. The house was restored in the 1970s.

At 8201 Buckland Mill Road, directly across Buckland Mill Road from the John Trone House, an abandoned storage building is believed to occupy the site of Trone's blacksmith shop.

Also on the east side of Buckland Mill Road are two 19th-century vernacular frame dwellings, tenant houses associated with Buckland Hall, a late-18th-century mansion attributed to master builder William Buckland. These houses (8203 and 8205 Buckland Mill Road) form the southern terminus of the historic district.

On Lee Highway westward from Buckland Mill Road are two more houses constructed in the late 18th or early 19th century. The Hawley House at 16208 Lee Hwy. (ca. 1800), of frame construction, and the Graham House at 16206 Lee Hwy. (ca. 1800), of log construction, are simple one-and-one-half-story and two-story structures, respectively, which have been little altered. The Graham House was built in two sections; at some point in the late 19th or early 20th century a small, ground-level entrance porch with pierced wood trim was added to the front of the east portion. The west wall has been stuccoed. The Hawley House has a small, board-and-batten side wing.

**RELIGIOUS**

Buckland Methodist Church, known at various times in its history as St. Paul's Church and St. Mark's Church, was constructed in 1857. Now in use as a thrift shop, the small frame and weatherboard church has a bell tower and retains its original balcony. Gothic interior trim is a later addition. The church was rehabilitated in 1962. A small churchyard cemetery contains gravestones from the second half of the 19th century, including those of John Trone and members of the Hite family, one of whom donated the land for the church.

See Continuation Sheet #4

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

BUCKLAND HISTORIC DISTRICT, Prince William County, VA

Continuation sheet 4 Item number 7 Page 4

For NPS use only

received

date entered

**7. DESCRIPTION - INVENTORY**

(C) - Contributing building      \* - Noncontributing building      (\*) - Noncontributing outbuilding  
Buckland Mill Road (Rt. 684), north of U.S. 29/211

8106 (Buckland Tavern): Detached house. (C) Vernacular, 1st qtr. 19th century. Rubble stone, with log addition on south and west sides. 2 stories over high basement on sloping site; 1-1/2 story addition. 3 bays. Gable roof; metal. Stone entrance stoop with iron rail at steps. Plain box cornice. Plain transom over entrance doorway with double 3-panel doors. Includes: one old log cabin moved to site (C); one modern greenhouse (\*); 2 sheds.

8108: Detached house. (C) Vernacular, ca. 1880; 1957. 1-1/2 stories; 4 bays, plus side porch and wing. Frame on concrete-block foundation. Gable roof (standing seam metal); two gabled dormers added ca. 1957. Older house moved to site in 1953 and rebuilt.

8110 (Moss House): Detached house. (C) Late Federal, ca. 1830. Wood frame, weatherboarded. 2 stories with low basement. 3 bays, symmetrical. Cross-gable roof of standing-seam metal. Enclosed, 1-story central front porch, with gable roof and pediment. 2 brick stepped exterior end chimneys flanked by windows on attic and lower stories. 6/6 windows, shutters. I plan. Includes: one double garage (\*); one shed.

8090 (Calvert's Mill): Grist mill, ca. 1899. (C) Frame; stone foundation. 2-1/2 stories on high basement on sloped site; one-story double-vehicle shed on west end. 3 bays, symmetrical. Gable roof of standing-seam metal. Traces of foundation of earlier mill about 190' to north, and traces of natural rock outcropping foundation for mill dam.

7980 (Miller's House): Detached house. (C) Vernacular; early 19th C; 1950s; 1960s. 1-1/2 and 2 stories; 4 bays, asymmetrical. Wood frame and log, weatherboarded. Gable roof (standing seam metal). Brick end chimneys.

8111 (Deerlick Cottage): Detached house. (C) Vernacular, ca. 1800. Log and frame, weatherboarded. 4 bays, asymmetrical. Gable roof (asphalt shingle); 2 gabled dormers with clapboard sides, 6/6 windows on front. Brick exterior chimney south gable end; stove flue north end. 1-story enclosure at north end of front porch. Includes: 1 frame outbuilding (\*).

8115 (Dr. Brown House): Detached house. (C) Early 19th C.; late 19th C.; 20th C. 2 stories; 3 bays, symmetrical. Wood frame (weatherboarded). 6/6 windows with shutters. Gable roof (standing seam metal). Small pedimented entrance porch. 6/6 windows with shutters. Transom over front entrance door. 1-story frame addition at rear, south end. 1 brick exterior stepped chimney at south gable end.

See Continuation Sheet #5



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

BUCKLAND HISTORIC DISTRICT, Prince William County, VA  
Continuation sheet 5 Item number 7

Page 5

7. DESCRIPTION - INVENTORY

Buckland Mill Rd. (Rte. 684), south of U.S. 29/211:

8200 (Trone House): Detached house. (C) Vernacular, early 19 C. 1-1/2 stories on high basement, 3 bays. Wood frame, clapboarded, on high stone basement on sloped site. Gable roof (asphalt shingles). 1 large brick exterior stepped chimney, south end.

8201 (Shop): Detached. (C) ea.20th century. 1 story, 3 bays. Frame, asphalt shingles. Gable roof, asphalt roll roofing. Poor condition.

8203 (Buckland Farms Tenant House #1): Detached house. (C) Vernacular, mid-19th C. 1-1/2 story. 2 bay. Frame, weatherboarded. Front gable roof (standing seam metal). Front porch with hipped roof, plain posts. 1-story shed-roof addition to south end. Utilitarian construction. Includes: 1 modern storage shed.

8205 (Buckland Farms Tenant House #2): Detached house. (C) Vernacular, mid-19th C. 2 stories. 3 bays, asymmetrical. Wood frame, modern metal siding. Cross gable roof covered in standing-seam metal. Brick exterior chimney north end. Built in two sections, utilitarian construction.

Lee Highway

16206 (Graham House): Detached house. (C) Vernacular, early 19th C. 2 stories, 3 bays, asymmetrical. Log and frame, weatherboarded and west wall stuccoed. Front gable roof. Brick chimney at north (rear) gable end. 6/6 windows with shutters. 2-story front porch on east section, with plain posts and some late 19th-century trim. Old board-and-batten shed at rear of house (C), gable roof. At the rear is a modern shed.

16208 (Hawley House): Detached house. (C) Vernacular, early 19th century. 1-1/2 stories, 2 bays. Front gable roof (standing-seam metal), steeply pitched. Poor condition. 1-story kitchen addition with gable roof and front porch to west side. Front porch with shed roof on south gable end of main house, plain posts, shed roof. 1 interior brick chimney, center of front gable end. Shed (\*) to west, ruinous condition, and foundation of prior structure.

\*16210 (Hazel House): Detached house. 20th-century Colonial-Revival cottage. 1-1/2 stories, 3 bays. Concrete block. Gable roof, asphalt shingles; 2 dormers. Front and rear porches.

16211 (Buckland Methodist Church) Religious, now commercial use. (C) Vernacular, 1857. 1-1/2 story. 3 bays. Wood frame, weatherboarded. Gable roof (standing seam metal). Small bell tower with pyramidal roof. Small modern front entrance porch with

See Continuation Sheet #6

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

BUCKLAND HISTORIC DISTRICT, Prince William County, VA

Continuation sheet

6

Item number

7

Page

6

For NPS use only

received

date entered

**7. DESCRIPTION - INVENTORY**

pedimented gable roof and cross-shaped finial. Early-20th-century rear addition with classroom and altar cove with Gothic window. Two 6/6 windows on 2nd floor front; 3 9/9 windows on sides. Plain box cornice; cornerboards. Includes: small burial ground in front yard of church with 19th-century graves. (C)

**SUMMARY OF BUILDINGS**

Buckland Mill Road (Rt. 684, north of U.S. 29/211):

76-313-1  
8106 (Buckland Tavern; Log cabin on tavern grounds)

-2 8108 House

-3 8110 (Moss House)

-4 8111 (Deerlick Cottage)

-5 8115 (Brown House)

-6 7980 (Miller's Cottage)

-7 8090 (Calvert's Mill)

Buckland Mill Road, South (Rt. 684):

-8 8201 (Shop)

-9 8200 (Trone House)

-10 8203 (Buckland Tenant House #1)

-11 8205 (Buckland Tenant House #2)

Lee Highway (U.S. Rt. 29/211)

-12 16206 (Graham House)

-13 16208 (Hawley House)

-14 16210 (Hazel House)

-15 16211 (Buckland Methodist Church)

(Buckland Church Cemetery)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet

7

Item number

8

Page

1

For NPS use only

received

date entered

8. SIGNIFICANCE - HISTORICAL BACKGROUND

Love had inherited 500 acres, including the land on which the new town was built, from his father, Samuel, along with a large and handsome residence. Local tradition attributes the design and construction of the elder Love's house, built sometime around the middle of the 18th century, to master builder William Buckland; the pleased and grateful client is said to have named his home Buckland Hall in honor of its architect.<sup>2</sup> John Love, in turn, seems to have named his town for his father's residence.

From the beginning, the economic life of Buckland focused on two themes: water milling and transportation. The first inland town chartered in Prince William County, Buckland was the fourth of seven towns established during the first century of the county's existence. By 1797 Dumfries, the oldest and largest of these towns, was in decline because of the silting up of its harbor and the consequent loss of its position as a tobacco port. Other types of commercial endeavors, less dependent on tobacco and shipping, must have seemed increasingly attractive, and water-powered mills for grinding corn and grain, sawing lumber and producing woolen fabric proliferated in the Virginia Piedmont. The long, swift stream that ran through Buckland from Bull Run Mountain to the Occoquan River was well suited for water-powered grist mills and factories, while wheat fields round about provided a ready clientele for the mills.

In fact, Love's petition noted the prior existence at his town site of "considerable manufactory's of grain . . . more than sufficiently supported by an extensive circle of an extremely fertile country."<sup>3</sup>

In 1794 John Love had requested condemnation of an acre of land belonging to Richard Campbell for the construction<sup>4</sup> of a grist mill on Broad Run. The mill, located upstream from the town site,<sup>4</sup> was one of fifteen that are known to have operated on Broad Run between the end of the eighteenth century and the Civil War.<sup>5</sup> This was the second of two mills that Love operated on this section of Broad Run; the first was Kinsley Mill, which stood until recent years near Buckland Hall.<sup>6</sup>

It is apparent that there was a substantial settlement on the site prior to the request for a charter, for Love asserts that "Within the limits of the Town there are already built upwards of Twenty good houses which are occupied by Tradesmen and merchants...."

The petition presented a convincing case for the new town:

"The ground is high and dry. The situation healthy and agreeable. There are two excellent springs of water and through it runs a never failing stream; contiguous to it are

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
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BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 8 Item number 8 Page 2

8. SIGNIFICANCE - HISTORICAL BACKGROUND

many quarries of red and white free stone proper for buildings of any description."<sup>8</sup>

Convinced, the General Assembly ruled in 1798 "that the lots and streets, as the same are already laid off by John Love, on his land lying on both sides of Broad Run, and near to the mill of the said John Love...be established a town by the name of Buckland."<sup>9</sup> Trustees for the town were William Tyler, Alexander Scott, Briton Sanders, Robert Thrift, William Brooks, Richard Gill, William Hunton, Edward Carter and Thomas Hunton.<sup>10</sup>

Love laid off his land in 40 lots, all but one of which lay on the south bank of Broad Run, separated by a grid pattern of streets. Mill Street, on which the majority of houses were built, led north to the grist mill from William Street, the east-west thoroughfare that evolved through time to become the Alexandria-Warrenton Turnpike, and finally U.S. 29/211. A bridge across Broad Run led to a single lot on Jefferson Street. A conjectural map of Buckland in the early 1800s, sketched by a former Buckland resident and researcher, is appended. (See Map 1 of 3.)<sup>11</sup>

The Love family had long been involved with the vital business of assuring wagon passage to Virginia's seaports. In October 1785 Samuel Love was among the commissioners appointed to set up a toll gate between the heavily traveled roads leading from Snicker's Gap and Vestal Gap into Alexandria.<sup>12</sup> His son was now delighted with Buckland's promising location on the Alexandria-Warrenton Turnpike, the main east-west route used to convey goods from farmlands and forests in the western part of the state.

"Buckland is easy of access on all sides, and altho from the short time it has been a place of consequence, roads have not yet been properly opened, the necessary steps are now being taken for that purpose.

"Buck Land lies convenient to one of the best gaps in the lower ridge of mountains, through which the roads from a very extensive part of the country must necessarily pass to go either to Dumfries or Alexandria... The road in the Straytest direction from Ashley's gap to Dumfries will pass thru Buck Land. The road called the Carolina Road, leading from Nowlands Ferry on Potomac River to Norman's Road, Rappahannock, is established to pass thru Buck Land."<sup>13</sup>

Throughout the first half of the century, the road system continued to be improved. The Fauquier and Alexandria Turnpike Company, organized in 1808,

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**National Register of Historic Places  
Inventory—Nomination Form**

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BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet

9

Item number

8

Page

3

**8. SIGNIFICANCE - HISTORICAL BACKGROUND**

built a paved road from the little River Turnpike at Fairfax. It reached Buckland in 1824, according to the report of Claude Crozet, state engineer, and, having pushed its way to Warrenton, was ready in 1825 to welcome the Marquis de Lafayette, who marched upon it on his farewell tour of the United States. By January 1827 the road had been completed, and two stages were running each week between Alexandria and Orange.<sup>14</sup>

Possibly because of its highway location, Buckland was one of the earliest post offices established in Prince William County, in 1801. The post office continued in operation until 1907.<sup>15</sup>

Writing in 1835, gazeteer Joseph Martin described Buckland as:

"a Postal village. . . with an elevated and romantic situation on Broad Run on which two extensive flour manufacturing mills are situated, the one in the town and the other on its edge."<sup>16</sup>

Sometime after 1835 and before 1847, a 40'x60' woolen mill replaced the grist mill on Broad Run upstream of Buckland. It seems to have been used at first for the production of a coarse cloth used for slaves' garments. After the Civil War, the mill was enlarged and upgraded, and the cloth it produced was of a considerably higher quality. In 1869, the Manassas Gazette pronounced Buckland "the 'Lowell' of Prince William County," noting that its woolen mill employed seventeen hands. Walnut hulls and sumac were apparently used for dyes, and there appears to have been a small dyeing house, in addition to the three-story mill. The records of Buckland church hint at the drawing power of life as a millhand, for they show an unusual number of single men and women and widows. For many the appeal appears to have been fleeting, however, for some names appeared only briefly on the rolls and then were struck off with such notes as 'married,' 'gone to Alexandria,' or 'gone to Washington City.' As the century wore on, the mill's prosperity declined. It was bought by a firm in Baltimore and finally ceased operation altogether.<sup>17</sup> Traces of the foundations of the mill remain in the field north of the present grist mill.

The woolen mill was demolished around 1899 when George W. Calvert erected a new grist mill, Calvert's Mill, on the same site, apparently using in part materials salvaged from its predecessor. The grist mill was powered at first by a Bell or vertical turbine. Later it was driven by a diesel engine on the west side of the building. It ceased operation around 1919.<sup>18</sup>

The mills and the highway spawned a number of trades useful to residents or travelers. Joseph Martin's 1835 inventory of the town's economic life reveals an extraordinarily active little community:

See Continuation Sheet # 10

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 10

Item number 8

Page 4

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received

date entered

8. SIGNIFICANCE - HISTORICAL BACKGROUND

"This village and its suburbs contains 12 dwelling houses, 1 general store, 1 large and extensive distillery, 1 apothecary shop, 1 house of public worship free for all denominations, and two houses of entertainment. The mechanics are 1 tanner and currier, 1 wagon maker, 1 boot and shoe manufacturer, 1 cooper, 1 hatter, 1 millwright, 1 blacksmith, 1 tailor and saddler... it is an incorporated town, and for beauty of situation and circumjacent scenery, it is perhaps not to be surpassed by any other in the country. There is one well organized Sunday school, and 1 common school. Population 130 whites, of whom one is a physician, and 50 blacks."<sup>19</sup>

Buckland Tavern, which catered to the wagon rather than the carriage trade, appears to have owed its life as a tavern to its fortuitous location at a convenient point along the Alexandria-Warrenton Turnpike. The tavern was built as a three-story house, probably some years before Buckland was chartered,<sup>20</sup> with a single room on each floor; it had no stables and contained no rooms for overnight accommodations. Drivers of the four and six-horse wagon teams that frequented the tavern were forced to retire to their wagons to sleep if they wished to spend the night.<sup>21</sup>

The distilling and dispensing of liquor were always important features of Buckland's economy. The "two excellent springs of water" to which John Love referred in his petition were as essential to the making of whiskey as to other everyday activities of the village. One of the springs was located on lot 28, adjacent to the property now known as Deerlick Cottage; it contained an "old still house" when it was purchased by William Brooks in 1812, and Brooks erected another still there. Anne Royall, an 1830 traveler writing as Paul Pry, declared that she had encountered at Buckland "the largest still and the most perfect gentlemen" she had seen anywhere.<sup>22</sup>

The foundations of a building believed to have been a "store house" run by Samuel Love, Jr., are extant in the side garden of the Moss House on the west side of Buckland Mill Road, and Deerlick Cottage was used as a combination dwelling, general store and bar in the 19th century.<sup>23</sup>

The interdenominational facility mentioned by Joseph Martin served the religious life of the community until 1856, when St. Luke's Methodist Church (now Buckland Church), was erected on land donated by Hugh Hite. Hite stipulated that other evangelical societies should be allowed the use of the small frame structure when it was not being used by the Methodists. St. Luke's was a large, well-established parish dating to 1788. With Sudley Church and another church at Centerville, it formed the Sudley Circuit.<sup>24</sup> The churchyard

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 11

Item number 8

Page 5

**8. SIGNIFICANCE - HISTORICAL BACKGROUND**

cemetery contains thirty tombstones, including that of John Steadman Trone (1802-1885), a Buckland blacksmith and lay minister who acquired a reputation for his spirited support of the South during the Civil War.

In 1907, St. Luke's Church became an Episcopal chapel; it was acquired in 1941 by the Pentecostal church. The Buckland congregation merged with that of Gainesville in 1907, and the church building was used by various denominations. By 1962 it had fallen into disuse and disrepair. Purchased by the Gainesville Methodist Church for use as an outpost Sunday School, it was rehabilitated in 1962 under the direction of the Rev. Melvin Lee Steadman, but by 1974 was once again no longer in use.<sup>25</sup> It is now used as a thrift shop called the Mustard Seed.

Buckland's mills were a target of both sides during the Civil War, and several military encounters took place. Perhaps the best known of these occurred during the Bristow campaign, October 18, 1863. In a feigned retreat that came to be humorously referred to as the "Buckland Races," Confederate General J.E.B. Stuart drew Union General H. J. Kilpatrick's troops, including a brigade commanded by General George Custer, toward Warrenton, exposing the Union flank and rear to an attack by General Fitzhugh Lee. Lee then pursued Custer's brigade to Gainesville while Stuart followed Kilpatrick to Haymarket.<sup>26</sup> Villagers took refuge in the mill during Civil War Battles, while their neighbors across Broad Run at Cerro Gordo farm retreated to their cellar. The Buckland Tavern was used as a hospital, because of its proximity to the Battles of Bull Run and perhaps also because of the convenient presence of a doctor's office directly across the street in the home of a Dr. Kerfoot (now called the Dr. Brown House). Mosby's Rangers were sometimes active in the area as well, but for most of the war, Federal troops were firmly in control throughout the county. John Trone, the Buckland blacksmith, gained a certain notoriety for his spirited refusal to shoe the mount of a bullying Federal officer, and Mrs. Alfred Moss, wife of the clerk of court of Fairfax County, has been credited with rescuing George Washington's will from the county courthouse and hiding it in her house at Buckland when Federal troops advanced toward the courthouse.<sup>27</sup>

After the war, Buckland was the second most populous city in Prince William County and, with the refurbishing of the woolen mill, its principal manufacturing center. The Manassas Gazette was led to wish, rather wistfully, that other Prince William communities like Buckland would spring up to "give life and prosperity to the neglected agricultural interest of the county," particularly at Occoquan and Thoroughfare Gap.<sup>28</sup>

However, even Buckland's prosperity waned as the 19th century faded away. An early 20th-century observer, recalling his first glimpse of Buckland in 1909, remembered that the town was

See Continuation Sheet # 12

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	
date entered	

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet

12

Item number

8

Page

6

**8. SIGNIFICANCE - HISTORICAL BACKGROUND**

"little more than a dusty street crossing the pike. . . Other streets and boundaries of lots laid out by John Love had long since been obliterated, and houses straggled on either side of Mill Street up the hill southward without apparent plan. . . . There were two stores, a blacksmith shop and a little chapel, then a mission branch of St. Paul's Church, Haymarket.

"The bridge over the run was iron framework with a floor of wide thick planks that rattled alarmingly if anything went over it faster than a walking pace. The pike was covered with small loose rocks that rolled under one's foot and wedged in horses' hoofs. Dirt detours on each side of the hills were used in dry weather to avoid rocks."<sup>29</sup>

Buckland in the mid-20th century showed the effects of the Great Depression and the demise of its milling industry. In 1941, the guide to Prince William County prepared by the writers of the Works Project Administration, Prince William, The Story of Its People and Its Places, reported:

"At 3.7 m. from Gainesville on U.S. 211-U.S. 29 is BUCKLAND, scattered over a sloping hill. Filling stations, several small tumbled-down old structures, and /the crumbling remains of Buckland Tavern /three or four modern dwellings beside the South Fork of Broad Run mark the site of the old town."<sup>30</sup>

The WPA guide refers to Buckland Tavern as a "plastered stone" house with a frame wing, perched unsteadily two stories above a high basement. It describes the Moss House, on the other hand, as <sup>a</sup> "small, well-preserved, century-old structure, called also the Calvert House."<sup>31</sup>

As Buckland recovered its wellbeing in the decades following the Second World War, it became, in the words of I.F. Fields, "a town of small homes... /a/ restful retreat for commuters, surrounded by a fertile, farming country, within easy driving distance of Washington and other cities."<sup>32</sup> The widening of U.S. 29/211 to a four-lane divided highway in 1953 caused the loss of 80 feet of property on the north side of the road. One house was demolished and another (now 8108 Buckland Mill Road) was moved from its site on the highway to an empty lot within the village itself.<sup>33</sup>

The new wave of commuter residents slowly renovated and restored Buckland's buildings, and by the 1970s Buckland was firmly entrenched as a small and bucolic far suburb of the nation's capital, awaiting the surge of new development sure to come as Washington's population surged westward.

See Continuation Sheet # 13



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National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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date entered

BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 13

Item number 8

Page 7

8. SIGNIFICANCE

FOOTNOTES TO HISTORICAL BACKGROUND

1. Martha Leitch, "Buckland, Prince William County, Virginia," Echoes of History (III, 6), p. 83.
2. *Ibid.*, pp. 81.
3. *Ibid.*, p. 83.
4. *Ibid.*, p. 82.
5. E. R. Connor III, Water Milling on Catharpin Run, Prince William County, Virginia (n.p., 1975), p. ii.
6. Leitch, op. cit., p. 82.
7. *Ibid.*, p. 83.
8. *Ibid.*
9. Works Projects Administration, Writers Program. Prince William: The Story of Its People and Its Places (Richmond, Va.: Whittet and Shepperson, 1976. Bicentennial Edition), p.171.
10. *Ibid.*
11. Prepared by Nathalie Roberts and reproduced in Leitch, op. cit. p. 83.
12. *Ibid.*, pp. 82-83.
13. *Ibid.*, p. 83.
14. Work Projects Administration, op. cit., p. 168.
15. R. Jackson Ratcliffe, This Was Prince William. (Leesburg, Va.: Potomac Press, 1978), p. 107.
16. Leitch, op. cit., p. 84.
17. *Ibid.*, p. 82.
18. Jones, Frances. "Buckland Mill," Virginia Historic Landmarks Commission Survey Form, File No. 76-112. May 1978.
19. Leitch, op. cit., p. 84.
20. H. H. Douglas, "Buckland Tavern," Echoes of History, March 1974, p. 17.

See Continuation Sheet # 14

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National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 14

Item number 8

Page 8

8. SIGNIFICANCE: FOOTNOTES TO HISTORICAL BACKGROUND (cont.)

21. Ibid.

22. Leitch, op. cit., p. 84.

23. Ibid.

24. "Gainesville Church Inaugurates Outpost Plan for Sunday School," Fauquier Democrat, Oct. 19, 1963.

25. Ibid.

26. W.P.A., op. cit., p. 172.

27. Leitch, op. cit., p. 86.

28. Ibid.

29. I. F. Fields, "Little Town of Buckland," The Journal Messenger, Mar. 21, 1957.

30. W.P.A., op. cit., p. 171.

31. Ibid., p. 172.

32. Fields, op. cit.

33. Marjorie Stinson, "Buckland Booms, But Its People Have Been Moved All Over the Lot by 4-Lane Highway Crew," Fauquier Democrat, Feb. 26, 1953.

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National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet

15

Item number

9

Page 1

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Stinson, Marjorie. "Buckland Booms, But Its People Have Been Moved All Over the Lot By 4-Lane Highway Crew," Fauquier Democrat, February 26, 1953.

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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BUCKLAND HISTORIC DISTRICT, Prince William County, VA.

Continuation sheet 16

Item number 10

Page 1

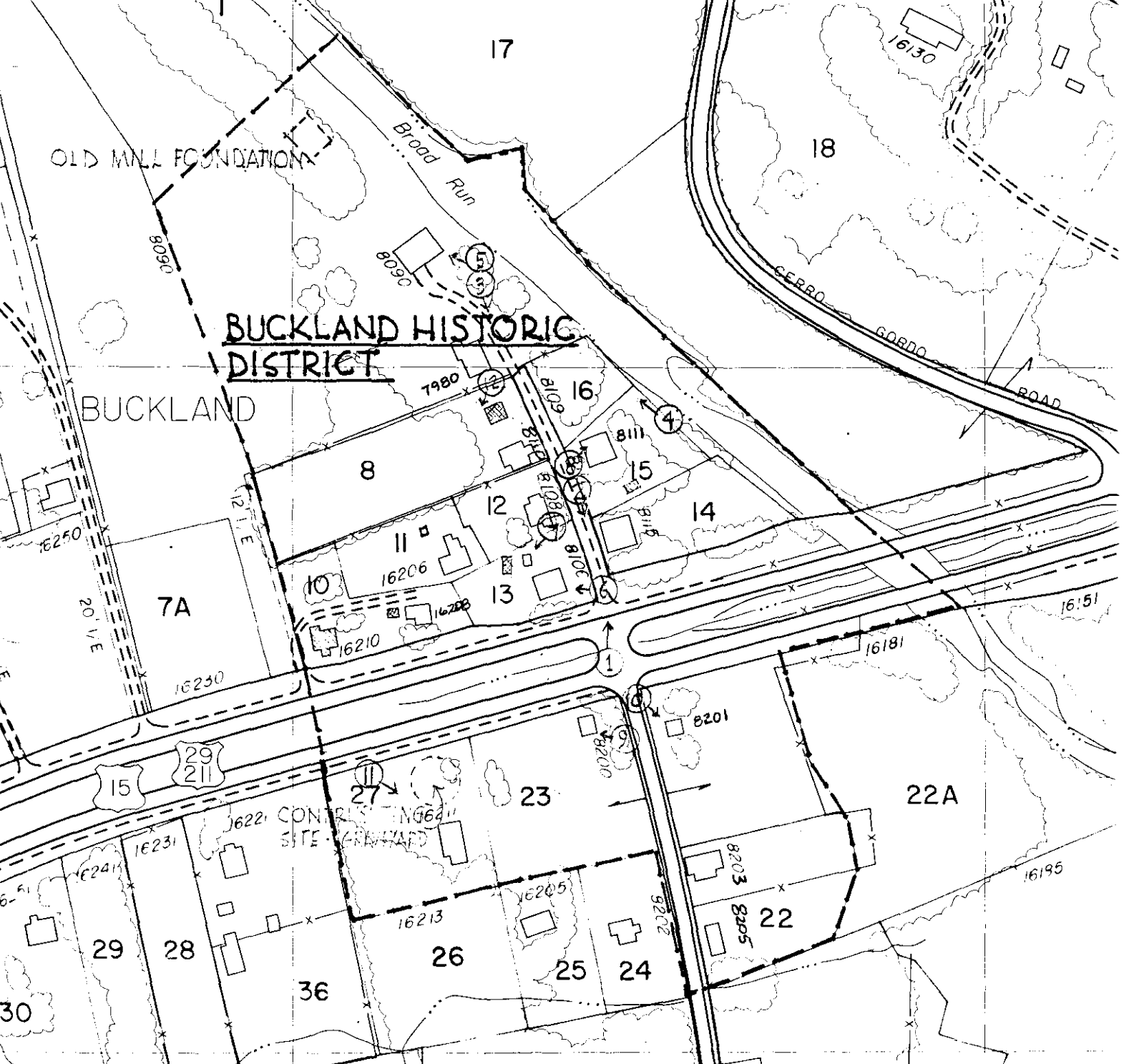
**10. VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION:**

**DESCRIPTION:**



Buckland Historic District is bounded on the east by the west property lines of Parcels 17, 18 and 21 (approximately at the east bank of Broad Run) and extends south crossing US 29/211 and west along the south side of US 29/211, which is the north boundary of Parcel 22A, extending to the east boundary of Parcel 22, then south irregularly to the south boundary of Parcel 22, thence west to the west side of Buckland Mill Road (the east boundary of Parcel 24), thence north to the south boundary of Parcel 23, thence west on the south boundary of Parcels 23 and 27 to the west boundary of Parcel 27, thence north along the west boundary of Parcel 27, crossing U.S. 29/211 to the west boundary of Parcel 10, thence north along the west boundary of lots 10, 8, and 420 feet along the west boundary of Parcel 9, thence northeast at an angle of 113 degrees from the west property line, approximately 375 feet, crossing Broad Run to the east boundary of Parcel 9 and west boundary of Parcel 17, all as marked by a dotted line on Prince William County, Virginia, Department of Public Works 1"=200' Parcel Map, Sheet 119N, attached to this nomination (Map 2 of 3).

**JUSTIFICATION:**

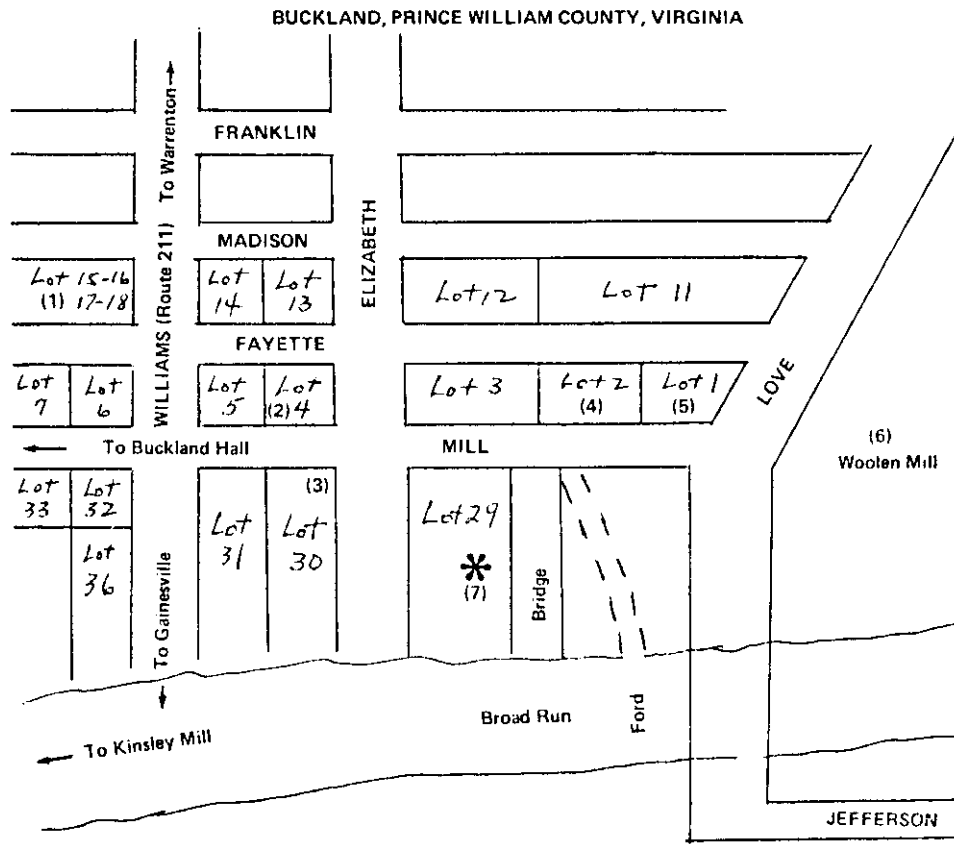
The Buckland Historic District includes approximately 19.6 acres. It extends 930 feet on Buckland Mill Road (Route 684) north of U.S. 29/211; 520 feet on Buckland Mill Road south of U.S. 29/211; 350 feet from the northern terminus of Buckland Mill Road to the far side of the site of the foundations of an earlier mill or mills; and 1000 feet westward from Buckland Mill Road along U.S. 29/211. The district is comprised of a concentration of 18th- and 19th-century commercial and residential properties associated with early milling activities on Broad Run. It includes contiguous contributing properties on both sections of Buckland Mill Road, as well as three contributing properties on U.S. 29/211 that are considered important to the historic interest of the district: Buckland Methodist Church (16211 Lee Highway) and the Hawley and Graham houses (16208 and 16206 Lee Highway, respectively). A noncontributing modern concrete-block house at 16210 Lee Highway is included within the district because it shares a lot with a contributing structure and because it stands between the Hawley and Graham houses and their access road from U.S. 29/211. The access road is believed to be on the site of one of Buckland's early streets. The boundary of the district has been drawn 300 feet northwest of the northern corner of the mill in a northwesterly direction parallel to Broad Run, in order to include traces of foundations of a former mill structure or structures and to provide adequate protection for this cultural resource. As nearly as can be determined, the foundations start 190 feet northwest of the north corner of the mill. 16205 Lee Highway, a simple, late-19th-century house, has been excluded because its obscure location behind a modern residence makes it visually insignificant to the district. Two contributing mid- to late-19th-century houses at 8203 and 8205 Buckland Mill Road are also included. Buckland Hall, a mid-18th-century residence built by Samuel Love, the father of Buckland's founder, is omitted from the district by reason of its distance from the village and because of numerous intervening noncontributing structures. It is 2800 feet from the boundary of the proposed district. Cerro Gordo, a large 19th-century farm east of Broad Run, is not included because it is physically separated from the village and because it is not related historically to the commercial and milling significance of the village.



BUCKLAND HISTORIC DISTRICT  
 Prince William County, VA  
 Sketch Map 2 of 3  
 Source: Department of Public Works,  
 Prince William County, VA  
 Date: 1979  
 Scale: 1" = 200'

-  = noncontributing buildings
-  = photo views

CONJECTURAL PLAT OF VILLAGE OF BUCKLAND, CA. 1830



Notes:

- |                    |                |                           |
|--------------------|----------------|---------------------------|
| 1. Church          | 3. Dr. Brown's | 5. Miller's house         |
| 2. Buckland Tavern | 4. Mrs. Moss'  | 6. Woolen Mill            |
|                    |                | 7. Probable site of still |

Lots 14, 5, and 31 were eliminated by the widening of Route 211.

(Map courtesy Mrs. Nathalie Roberts)

BUCKLAND HISTORIC DISTRICT  
 Prince William County, VA  
 Map 1 of 3  
 Source: "Buckland, Prince William  
 County, Virginia," by Martha  
 Leitch, in Echoes of History,  
 Vol. III, No. 6 (Nov. 1973),  
 p. 83. Map by Nathalie Roberts.  
 Date; 1973  
 Not to scale

USGS 7.5' - Quadrangle: Thoroughfare Gap, VA

Scale: 1:24000 Date: 1983

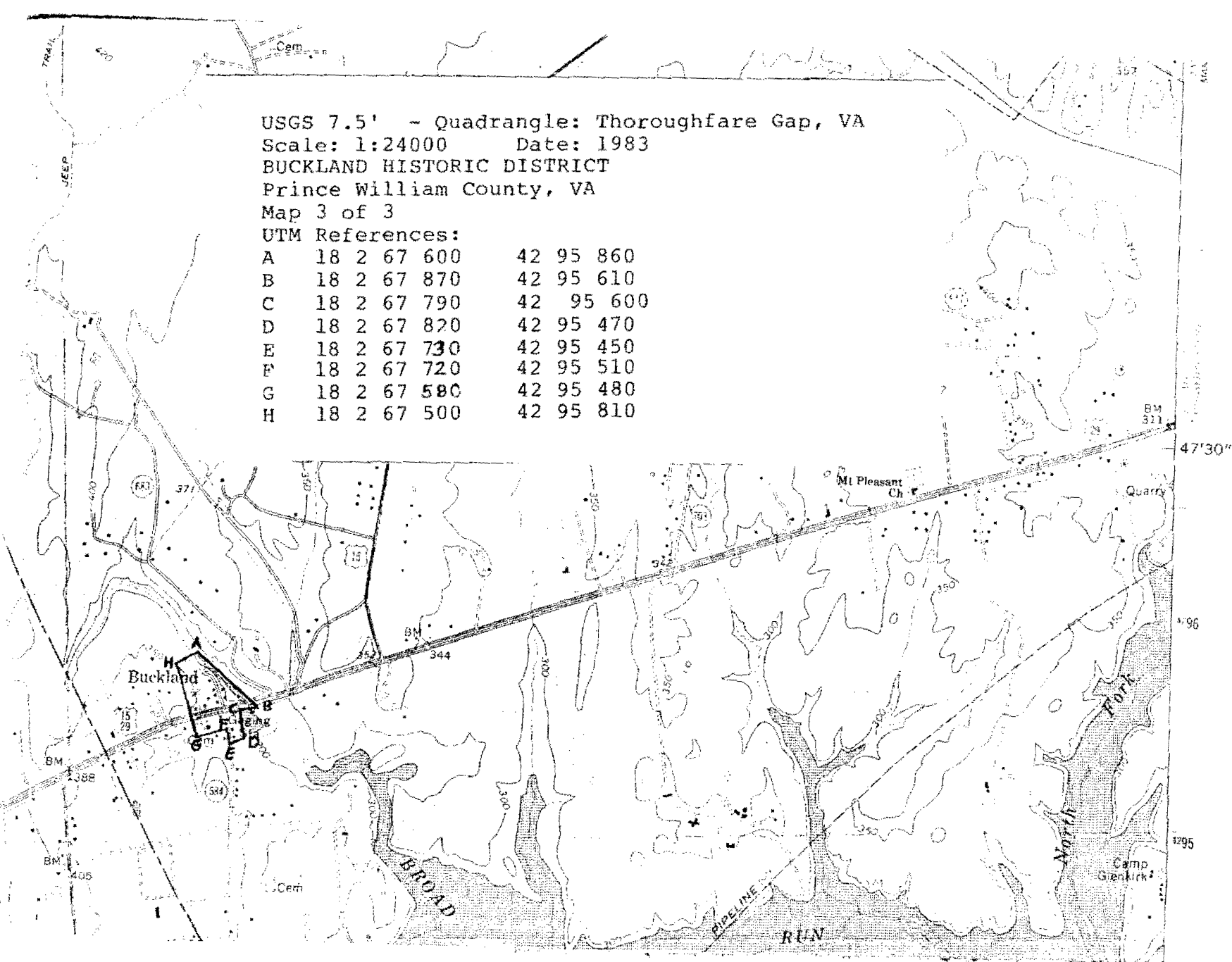
BUCKLAND HISTORIC DISTRICT

Prince William County, VA

Map 3 of 3

UTM References:

A	18 2 67 600	42 95 860
B	18 2 67 870	42 95 610
C	18 2 67 790	42 95 600
D	18 2 67 820	42 95 470
E	18 2 67 730	42 95 450
F	18 2 67 720	42 95 510
G	18 2 67 580	42 95 480
H	18 2 67 500	42 95 810



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000681

Date Listed: 6/17/88

Buckland Historic District  
Property Name

Prince William  
County

VA  
State

-----  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*fr* Patrick Andrews  
Signature of the Keeper

6/17/88  
Date of Action

=====  
Amended Items in Nomination:

The "old mill foundation" was not clearly classified as contributing or noncontributing in the text of the form or on the map. Susan Alexander with the VA SHPO on 6/17 verified that this was an oversight and that the foundation should be classified as a contributing site.

-----  
DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)