



CPAM-2022-0001 St. Louis Village Plan Existing Conditions Report



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In memory of Marcus Randolph Howard



The Historic Village of St. Louis

St. Louis, the largest African American village in Loudoun County, traditionally is thought to have originated in 1881 when Thomas Glascock began selling twenty-dollar, one-acre lots to his former enslaved individuals and to the former enslaved of the Carters, Dulanys, and Gochnauers. In fact, the earliest sales to African Americans in this area were made by William H. Hibbs who, beginning in 1873, sold property to Ellzey Valentine, Charles and Squire Robinson, and to a large group of Howard family members. In the 1880s, local plantation owner William H. Benton also sold considerable quantities of land to African Americans, including to Garner Peters, Charles and James McQuay, Carter Styles, and Reverend Wormley Hughes.

Purportedly, the name of the community, *Little St. Louis*, relates to the story of Phil McQuay who moved to St. Louis, Missouri after the Civil War but returned to his home in Loudoun in his later life. Charles, Squire, and Lucy Robinson conveyed land to the local school district in 1877 for the community's first school. The original site of the Mt. Zion Baptist Church of St. Louis was on a small lot conveyed to the congregation by Rev. Hughes in 1886, located less than one-half mile east of the current church; evidence suggests the original church burned.¹ The current church was expanded in 1929 and again in 1957.²



Photo from VCRIS, #053-5099

According to 1860 parcel maps by local historian, Wynne Saffer, the village as it is laid out today was owned on the west side, along both sides of now Snake Hill Road by William Benton. Benton was a prolific brickmaker and likely made the bricks for much of the 19th-century estate homes in the Middleburg area, including Oak Hill. The east side of today's village, along both

¹ *Loudoun County African-American Historic Architectural Resources Survey*; prepared by History Matters, LLC, September 2004; page 123.

² *Survey*; History Matters, LLC.

sides of Snake Hill Road, was owned by Alfred Anderson. Both landowners were enslavers and both properties included quarters for the enslaved.³

Though many of the buildings in St. Louis date to the early 20th century, the schoolhouse and church were constructed in the 19th century, immediately following Reconstruction. The one-room schoolhouse that still stands at 35430 Hamlin School Lane (Virginia Department of Historic Resources #053-5099-0006) was completed in 1877.

By the 1940's, Loudoun's African American families had been advocating for many years for better education facilities and standards for their children. St. Louis proudly welcomed the building of Banneker School in 1948, which was to serve African American children in the village as well as from nearby Middleburg and Marble Quarry.⁴ Banneker integrated in 1968, maintaining the selected name, despite suggestions to change it to Mercer. Due to the opening of Banneker School, St. Louis continued to see development and new homes built through the mid-20th century. This growth was complimentary to the original patterns of the village and St. Louis maintained its character and community fabric, with a strong focus on Mt. Zion Baptist Church and Banneker School. In fact, many of the original families still have children and grandchildren living in the village. Banneker continues to be the only Loudoun school built and opened for African American students that is still operating as a school.

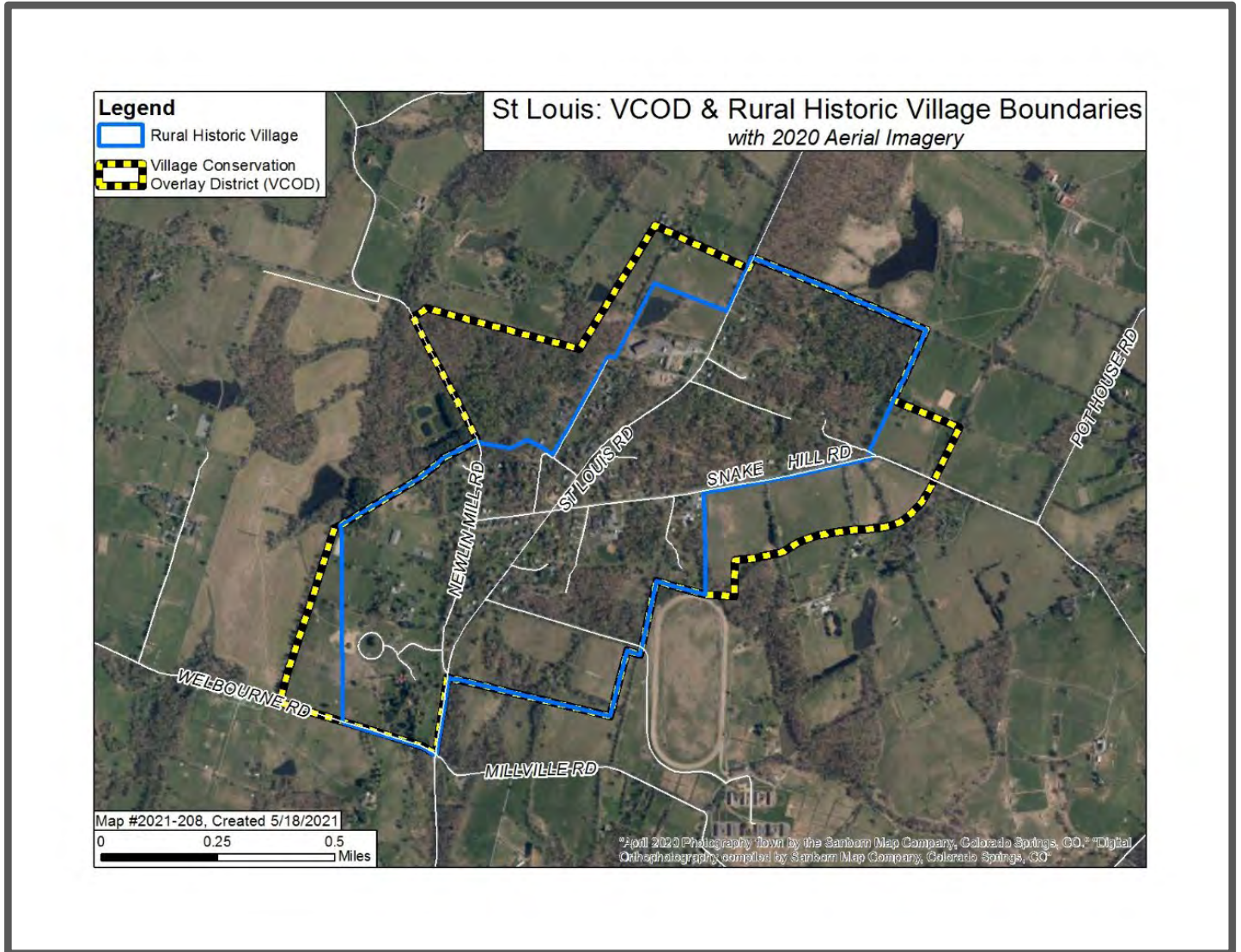
By the close of the 20th century, St. Louis was experiencing additional residential growth along the traditional boundary of the historic village, including subdivisions and more extensive equestrian properties. The county installed a Sewer Service District in 1981 at a cost of \$1.1m. but well water quality and quantity concerns continue to the present day, potentially resulting from residential growth or inherent soil issues. While there are some descendants of the original St. Louis founding families still residing in the village, the composition has also absorbed young families and others looking for rural, smaller, and more affordable housing in a traditional village setting that is safe, attractive, and yet has proximity to amenities.

The community participated in a public meeting on April 27, 2022, where concerns were raised chiefly about well water, but the two other immediate concerns were land use/development and protecting the historic character of St. Louis. Higher-density development proposals are met with resistance by both longtime and newer St. Louis residents, but the possibility and likelihood of those development interests is not waning.

³ *Phase I Archaeological Survey and Cemetery Delineation at the Proposed Middleburg Preserve Residential Development*; prepared by The Ottery Group; July 2019.

⁴ *St. Louis*, Virginia Department of Historic Resources, Preliminary Information Form, Loudoun County Department of Planning, September 2004.

Figure 1



INTRODUCTION TO CPAM-2022-0001

Located in the Blue Ridge Election District (2022 Little River Election District) and in the Rural Policy Area, the village of St. Louis is among twelve Rural Historic Villages designated and mapped in the 2019 General Plan (GP). Acknowledging the distinctive history and character of each Rural Historic Village, the 2019 GP recognizes that settlement patterns, residential density, building setbacks, building styles, and streetscapes vary and reflect the historic growth and character of the individual villages. The 2019 GP policies call for working with the Rural Historic Villages to develop community plans to address issues related to land use and zoning; economic development; natural, environmental, and historic resources; community facilities and services; water and wastewater; and transportation to maintain the character of the villages. In addition to the Rural Historic Village designation, in the 2019 GP, St. Louis is included in the map of African American Historic Communities developed in 2004 with the Thomas Balch Library’s Black History Committee.⁵

On June 9, 2021, the Board of Supervisors (“Board”) held a Special Business Meeting to receive public input regarding land use planning in St. Louis. Speakers expressed support for preserving St. Louis’ African American history and the character of St. Louis’ historic development pattern. Speakers also expressed concern regarding potential adverse impacts associated with an active residential development application in St. Louis, such as decreased well water yield and increased property values resulting in higher property taxation for longtime residents. Additionally, the community submitted a petition to the Board with 350 names calling for the protection of St. Louis’ drinking water supply by limiting residential development within and around St. Louis.

At the September 8, 2021 Business Meeting, the Board of Supervisors directed staff to address resident concerns related to drinking water and land use in the village of St. Louis. In response to the land use concerns, the Board directed staff to develop a full project plan which would include, at a minimum, a Comprehensive Plan Amendment (CPAM) to develop a Village Area Plan for St. Louis and a Zoning Ordinance Amendment (ZOAM) to implement the vision of the Village Area Plan.

To appropriately prepare for this Village Area Plan, an existing conditions report has been prepared by staff and the St. Louis Village Plan Task Force, a Board-appointed advisory body. The Task Force held its initial meeting on July 21, 2022 and identified three areas this body expects to focus on: Water resources, natural/heritage resource protection, and land use/development.

⁵ Loudoun County 2019 General Plan, Chapter 3-39.

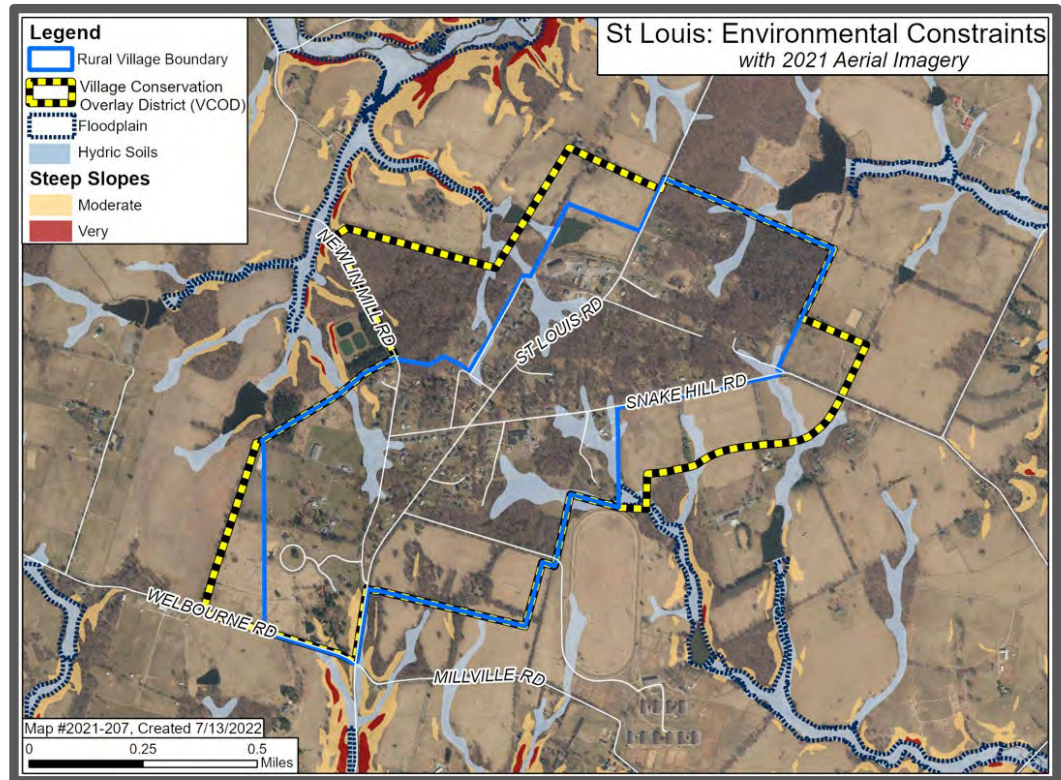
Table 1

St. Louis Task Force Member:	Seat:
Tamara Gifford	At-Large
Catherine Holmes	At-Large
Marcus Randolph Howard, <i>now deceased</i>	Mt. Zion Baptist Church
Lori Kimball	Black History Committee
Lauren Matusiak	At-Large
Sharon Peterson	At-Large
Alex Perez	At-Large
Madeline Skinner	Loudoun Historic Villages Alliance
Tootie Warner	Banneker School

NATURAL ENVIRONMENT⁶⁶

St. Louis is located in the North Fork Goose Creek and Upper Goose Creek watersheds. Beaverdam Creek is to the north and Goose Creek runs southeast of the village. There are sections of hydric soils within the village core, which are not optimal for building. Hydric soil has been formed from flooding or ponding, either by natural forces or artificial, and lacks oxygen content for growth of certain plants.

Figure 2



⁶⁶ Content for this section is provided by Building & Development’s Natural Resources Team.

Virginia Department of Conservation and Recreation (DCR) Natural Heritage Area

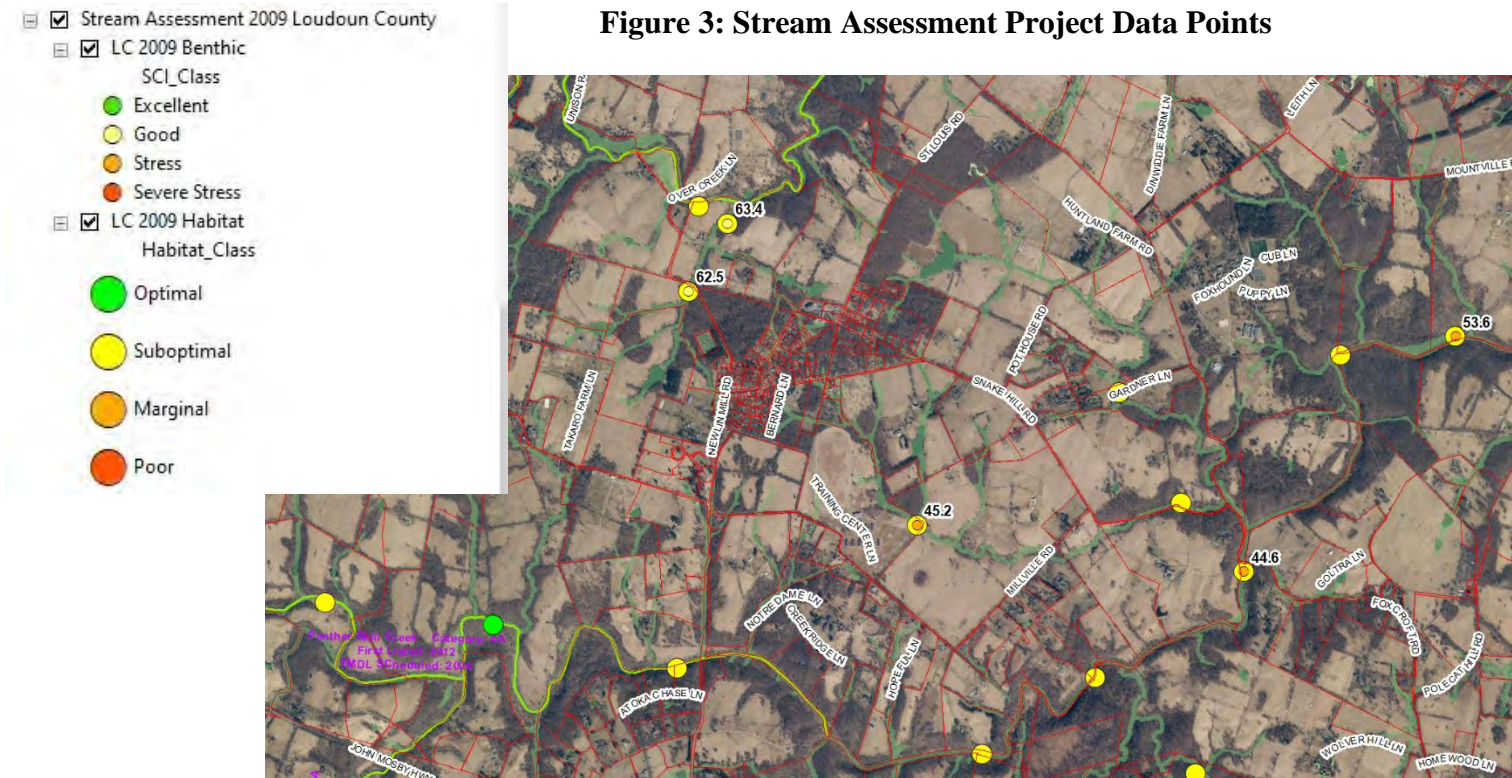
The DCR maintains a statewide inventory documenting the location and conservation status of rare plant and animal species, unique geological features, and outstanding native ecosystems. There are no mapped DCR natural heritage areas within St. Louis boundaries.

Water Quality

The water within St. Louis drains to multiple areas. The water to the north drains to Beaverdam Creek. Beaverdam Creek has been listed by the Virginia Department of Environmental Quality (DEQ) as impaired for recreational use. There are Countywide Stream Assessment Project data points on Beaverdam Creek that show the stream is good for habitat with one point that shows the stream is severely stressed for aquatic life.

The water to the south drains to Goose Creek. A portion of Goose Creek has been listed by DEQ as impaired for recreational use. There are Countywide Stream Assessment Project points on Goose Creek that show the stream is good for habitat with one datapoint downstream that shows the stream as stressed for aquatic life.

Figure 3: Stream Assessment Project Data Points



Loudoun County Predictive Wetlands Model

The County has a predictive wetlands model that shows areas that could potentially be wetland areas. The areas in green are those areas called out within St. Louis. As this a predictive model, there are additional areas that could be delineated as wetland areas as the model uses hydric soils information along with the soil drains to determine those potential areas.

Figure 4: Wetlands



Soil Drains

There are numerous soil drains located within the project area. To minimize the potential for wetness problems, staff historically has recommended avoiding construction of dwellings within areas identified as drains.

Figure 5: Soil Drains



Figure 6

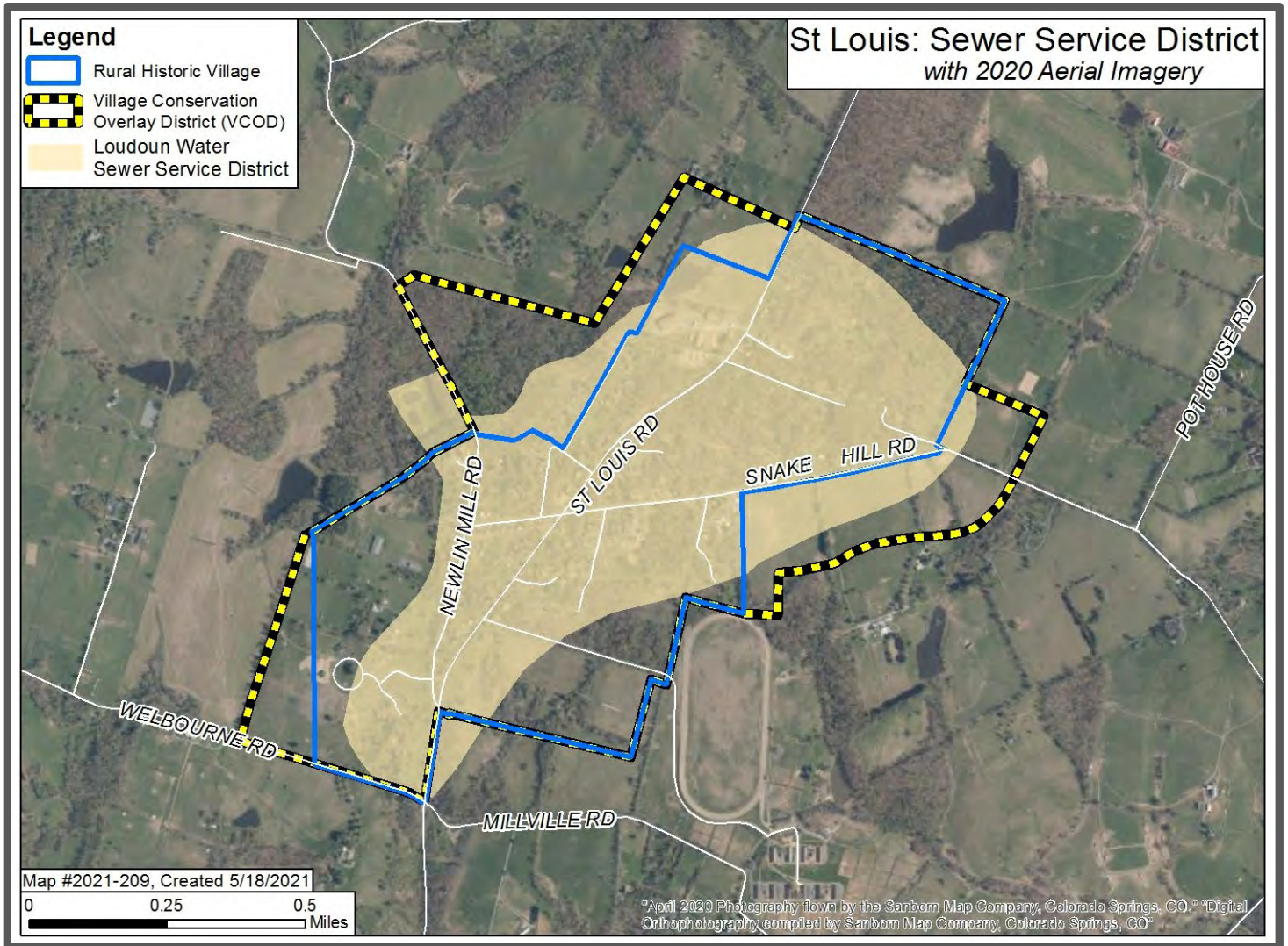
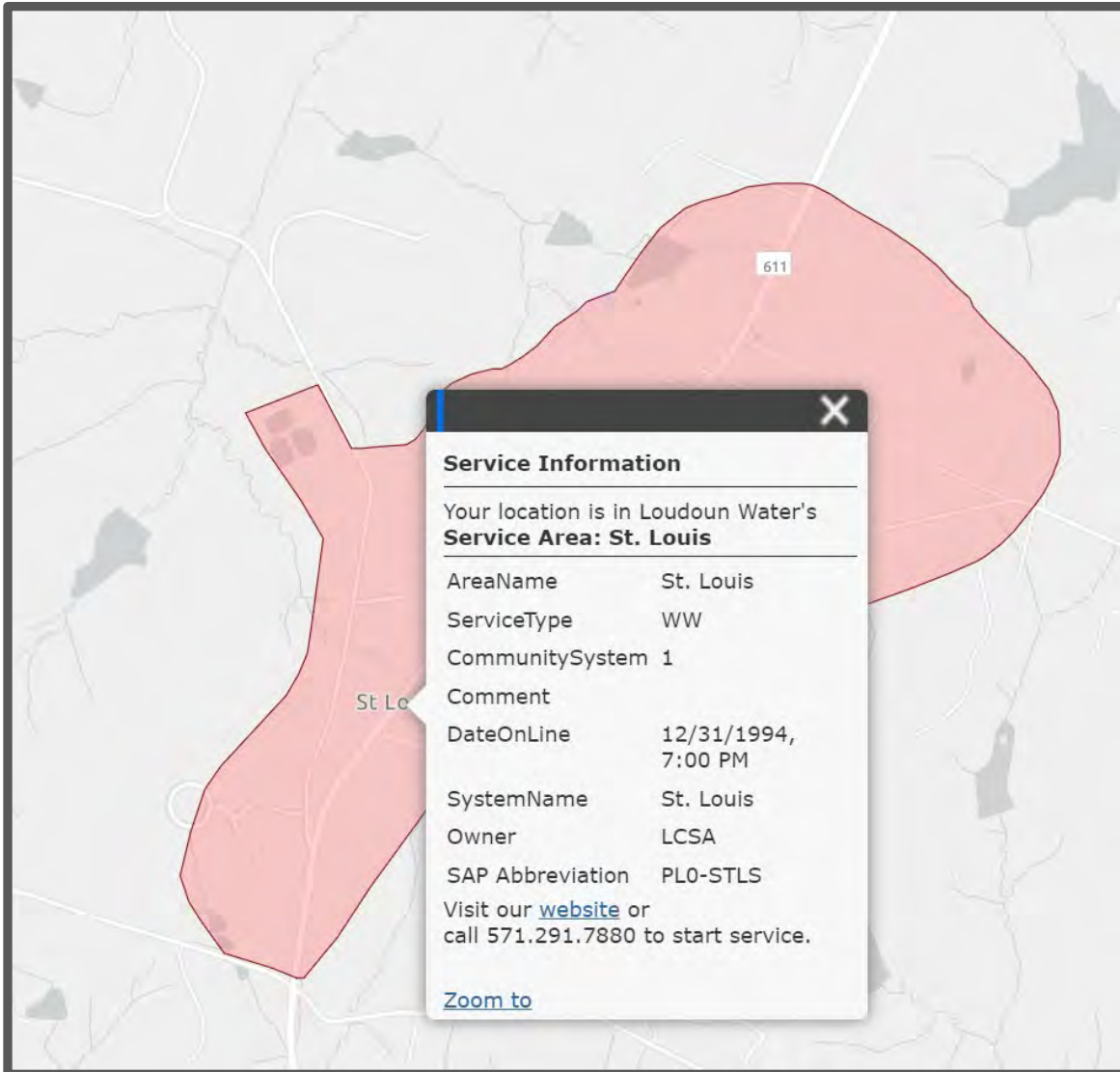


Figure 7



ARCHAEOLOGICAL AND HERITAGE RESOURCES

In 2004, History Matters, LLC, in partnership with the Balch Library’s Black History Committee and Loudoun County Department of Planning and Zoning (DPZ), published the Loudoun County African-American Historic Architectural Resources Survey which this report uses for much of the inventory of village structures. At that time, History Matters, LLC submitted a Preliminary Information Form (PIF) with the Department of Historic Resources (DHR) for St. Louis and the staff at DHR determined that the village of St. Louis is eligible for nomination to the National Register of Historic Places (DHR # 053-5099).⁷ The only other historically African American community in Loudoun that is listed in the National Register as a historic district is Willisville, which was listed in 2019. Community members have expressed some interest in pursuing National Register listing for the village or at least for Mt. Zion Baptist Church.

Archaeological and Prehistoric Resources

To date, only limited areas within St Louis have been the focus of archaeological research. This work, all conducted in association with potential subdivision and development applications, includes Phase I archaeological surveys of the 1.2-acre St. Louis Villages property in 2004, the 2.5-acre Mary Jane Jackson/Habitat for Humanity property in 2006, the 10-acre Fox Lair Estates property in 2004, the 19-acre Middleburg Preserve (MOJAX) property in 2019, and the 6-acre Journey Lane property in 2021.

Evidence of pre-Contact era Native American occupation or use of the St. Louis area has not been documented by any of the few completed archaeological studies. This may reflect the small portion of the community thus far studied archaeologically or, more likely, a long history of relatively ephemeral use of this upland setting by Native Americans. Almost certainly, additional systematic archaeological survey in and around St. Louis will begin to identify evidence of Native American use and occupation of the area.

Settlement and Life in St. Louis

Historically, St. Louis residents relied on a handful of other small villages and one town, Middleburg, for conducting business or engaging with other African Americans in the Jim Crow Era of segregation and systemic racism. Middleburg was officially founded in 1787 by Levin Powell and was comprised mostly of wealthy families of European descent, but the town itself was a hub of commercial activity as the Ashby’s Gap Turnpike (now Route 50) was the main road from Alexandria to Winchester. During Reconstruction, the Freedmen’s Bureau was located in the heart of downtown Middleburg, in addition to the Asbury Methodist Episcopal Church

⁷ See Figure 10, page 24: Proposed Historic District Boundary

which, though built as a white church in 1829, was turned over to the African American community in 1864.

There were several villages proximal to St. Louis including Willisville, settled by newly free African Americans in the 1870s, (though there were a mixture of enslaved quarters and Free People of Color living in that area prior to Emancipation). In the late 19th century, the Willisville community included a church and school, as well as a significant population of equine industry workers, similar to St. Louis. Upperville, which straddles Loudoun and Fauquier counties, was another hub of equestrian activity with the founding of the Upperville Colt & Horse Show in 1853. Upperville included a small African American population and was easily accessed from St. Louis via Willisville. Marble Quarry, east of St. Louis on Lime Kiln Road, was settled in the mid-1870s predominately by African Americans and was another local enclave of employment opportunity with the quarry industry. The community also included a schoolhouse and the Zion Baptist Church. Only vestiges of Marble Quarry remain on the landscape.

Existing Architectural Resources

Possibly the oldest residence still standing in St. Louis is the Madison House at 22240 St. Louis Road, which dates to c. 1870.⁸ It currently appears sound and inhabited and would mark the earliest settlement of St. Louis. *See below.*



The Madison House, c. 1870

⁸ Loudoun County African-American Historic Architectural Resources Survey; prepared by History Matters, LLC, September 2004; page 29.

Mt. Zion Baptist Church was originally constructed in 1893. The church was rebuilt in 1929 and is the building that stands today. The congregation first met in the 1870s in the St. Louis School (also called Hamlin School) under the guidance of Elder Wormley Hughes, whose c. 1820 home has been restored as part of Faygate, 35538 Snake Hill Road, located within the VCOD boundary.



Mt. Zion Baptist Church and Dining Hall, from History Matters, LLC.⁹

What is now the complex of buildings and parking for Mt. Zion Baptist Church includes the circa-1890 commercial building at 35285 Snake Hill Road (DHR #053-5099-0009). Little is known about its origins or ownership.¹⁰ The parapet gable on the front of the building, facing Snake Hill Road, suggests it was originally a commercial building. It currently serves as the dining hall and event space for Mt. Zion Baptist Church.

In 2016, a PIF was completed for Banneker School. Per the PIF, Banneker is potentially eligible for listing in the National Register of Historic Places. However, Loudoun County Public Schools, the property owner, has not pursued a formal nomination. Originally built in 1948 as a modernist-style school, additions to the building were constructed in 1952 to accommodate the closing of nearby Bull Run School, and again in 1960 with the closing of nearby Willisville School.¹¹

⁹ *Ibid*, page 27.

¹⁰ *Ibid*, page 26.

¹¹ Preliminary Information Form, Department of Historic Resources, “*Banneker Elementary*,” VCRIS Record 053-5099-0010, prepared by Jane Covington, June 2016.



Banneker School, Virginia Department of Historic Resources (VCRIS)

The c. 1890 house at 22256 Newlin Mill Road has had modern infill construction take place surprisingly close to its side. The house is a substantial vernacular I-house with a second story and expansive front porch.



The J. Carter House, c.1800 (DHR # 053-1032) is located within the VCOD and Rural Historic Village Boundary, but outside of the National Register district-eligible boundary. The house is an early elegant stone, two-story federal-style home set amongst stone outbuildings and rolling hills.

The Hamlin School or St. Louis School, at 35430 Hamlin School Lane, c. 1870, has been extensively altered making the original form of the building difficult to distinguish.



Photograph of Hamlin School c. 1950 photograph from The Edwin Washington Project.¹²



¹² The Edwin Washington Project, <https://edwinwashingtonproject.org/research/schools/colored-schools/st-louis-colored-school-loudoun>

Located directly south of all the St. Louis village boundaries, the Middleburg Training Track was officially opened in 1955 by local philanthropist Paul Mellon. For more than three decades, it was the largest private employer of African Americans in Loudoun County, with 40-60 employees at any given time.¹³ The track originally was headquarters for the St. Louis Horse Show in the 1920s, and was built by Katherine Elkins Hitt, who lived at one of St. Louis' more traditionally refined homes, Homeland,¹⁴ currently owned by the Firestone family. The Training Track was recently purchased by Chuck Kuhn and has reopened to its original use. Many of the mid-century buildings in St. Louis were built to house employees of the track and their families.

There are additional historic resources representing various periods and architectural styles. The c.1820 Federal style property known as "Faygate" (Wormley Hughes House) and the grander c. 1900 Colonial Revival estate "Alphabet Soup" at 35487 Snake Hill Road are both located east of the village. Portions of the battlefield associated with the 1863 Battle of Upperville extend into the VCOD, on Van Wie Farm (Newlin Mill Road). The Battle of Upperville is often grouped together with the Battles of Aldie and Middleburg as the "Prelude to Gettysburg." Representing the mid-20th Century, the 1948 Banneker School and several rancher and bungalow style homes, popular in the 20th century are scattered throughout the village. For a full listing of the African American resources, refer to the table below excerpted from the 2004 History Matters, LLC survey.

Lost Historic Resources

The St. Louis Colored Colt Show was chartered in 1898 on the land of Charles McQuay, located on the south side of Snake Hill Road across from Mt. Zion Baptist Church. It ran for several days each August and included steeplechases and showings of yearlings and colts. Into the 1920s, it was run by Jim Anderson, but the Show did not continue past the 1930s.¹⁵

One notable house that was demolished in 2019 stood at 22326 St. Louis Road, on the corner of St. Louis Road and Training Track Road. It was built c. 1900 (DHR #053-5099-0017) and was a sizable two-story I-house that stood vacant for several decades until demolition.

A Phase I Archaeological Survey of 10 acres (Foxlair Estate) along St. Louis Road was submitted in 2004 (DHR #44LD1197) by Thunderbird Archaeology which found the vestiges of a late 19th-century-early 20th century African American farmstead, constructed around the time of the village's founding. The land was owned by Garner Peters in the late 1880s. This site was deemed not eligible for National Register listing. In 2021, the Ottery Group performed a Phase I Archaeological Survey of the Journey Lane development, on the west side of St. Louis Road

¹³ *Loudoun County African-American Historic Architectural Resources Survey*; prepared by History Matters, LLC, September 2004; page 134.

¹⁴ *Loudoun Discovered: Communities, Corners & Crossroads, Vol. 3*; by Eugene M. Scheel, 2002; page 88.

¹⁵ *Ibid*, page 86.

across from the aforementioned farmstead. No cultural remains were identified confirming that this tract was deemed to originally have been farmland.¹⁶

The c. 1900 Mary Jane Jackson House located across from Banneker Elementary School was torn down to make way for a new residential construction (DHR #053-5099-0004).

Table 2: Survey of Architectural Resources from the St. Louis PIF¹⁷

DHR #	Tax ID #	Resource Name	Address	Date of Construction
053-5099-0001	621-20-2998	House, 22209 McQuay Heights	22209 McQuay Heights Lane	1962 (tax records)
053-5099-0002	621-20-9187	Trammell, Irene H., House	22202 St. Louis Road	1940 (tax records)
053-5099-0003	621-30-8030	House, 22181 St. Louis Road	22181 St. Louis Road	ca. 1900 (site visit)
053-5099-0004	596-25-6595	Jackson, Mary Jane, House	35262 Snake Hill Road	1900 (tax records)
053-5099-0005	596-46-8529	House, 22032 St. Louis Road	22032 St. Louis Road	1899 (tax records)
053-5099-0006	596-37-3190	St. Louis School	35430 Hamlin School Lane	ca. 1870 (site visit)
053-5099-0007	596-26-3085	Grant, M. Louise, House	35327 Snake Hill Road	1955 (tax records)
053-5099-0008	596-26-1383	Strickland, Dwight, House	35307 Snake Hill Road	ca. 1910 (site visit)
053-5099-0009	596-25-7434	Store, 35285 Snake Hill Road	35285 Snake Hill Road	ca. 1910 (site visit)
053-5099-0010	596-25-2318	Banneker School	35231 Snake Hill Road	1948 (written data)
053-5099-0011	621-20-7255	Madison House	22240 St. Louis Road	1870 (tax records)
053-5099-0012	621-20-4456	Mattingly, Don E., Jr. House	22241 St. Louis Road	ca. 1910 (site visit)
053-5099-0013	621-20-4967	House, 22249 St. Louis Road	22249 St. Louis Road	1931 (tax records)
053-5099-0014	621-29-8931	House, 22256 Newlin Mill Road	22256 Newlin Mill Road	ca. 1890 (site visit)
053-5099-0015	621-29-9010	Smith, Will & Grace Jackson, House	22309 St. Louis Road	ca. 1900 (site visit)
053-5099-0016	621-19-9193	Basil, Charles & Armeata House	22317 St. Louis Road	ca. 1930 (site visit)
053-5099-0017	597-46-5120	House, 22326 St. Louis Road	22326 St. Louis Road	ca. 1900 (site visit)
053-1049	596-25-9397	Mt. Zion Baptist Church	35286 Snake Hill Road	1893 (cornerstone)

¹⁶ Phase I Archaeological Survey of the Journey Lane Tract; prepared by the Otter Group, February 2021.

¹⁷ St. Louis, Virginia Department of Historic Resources, Preliminary Information Form, Loudoun County Department of Planning, September 2004.

Cemeteries and Burial Grounds

In July 2019, the Ottery Group submitted a report titled: “*Phase I Archaeological Survey and Cemetery Delineation at the Proposed Middleburg Preserve Residential Development*” for what was originally part of the “Mojax” project, an early 2019 development proposal for 30-45 homes on a 42-acre property in St. Louis. Also referred to as the “Middleburg Preserve,” this property was next sold to local conservationist Chuck Kuhn in 2021. The **Robinson-Howard** family cemetery was located on the property, encompassing 23 identified grave shafts in a 50x70 feet area. The Ottery Group survey states that an estimated 30 additional burials - not exposed during the excavation - could reasonably be located within this cemetery boundary.¹⁸ This cemetery is identified on the Loudoun County Cemeteries and Burial Grounds Map, though is titled “unknown” and the cemetery is inactive.¹⁹ Monumentation is minimal, most of the fieldstone markers being sunken into the earth.



Mt. Zion Cemetery, which is presently active, is bordered by a stone wall at the south, on land that is associated with the Middleburg Training Track, where there are at least two headstones, one of which marks the grave of “**Alfred Hooe**.” See right. Alfred Hooe was associated with the Dulany family of Welbourne and he was known to have crossed Union lines during the Civil War to secure provisions including wool for Confederate soldier uniforms. He may have been a free person or an enslaved man, it is unclear which, but in 1860 he was documented as part of the Dulany household.²⁰ This burial ground is included on the County’s Cemeteries and Burials Grounds map. The **Mt. Zion**

Cemetery is a park-like community cemetery opened in 2002, with no more than 30 burials. It is mapped and recorded with the County, though more information would be beneficial.

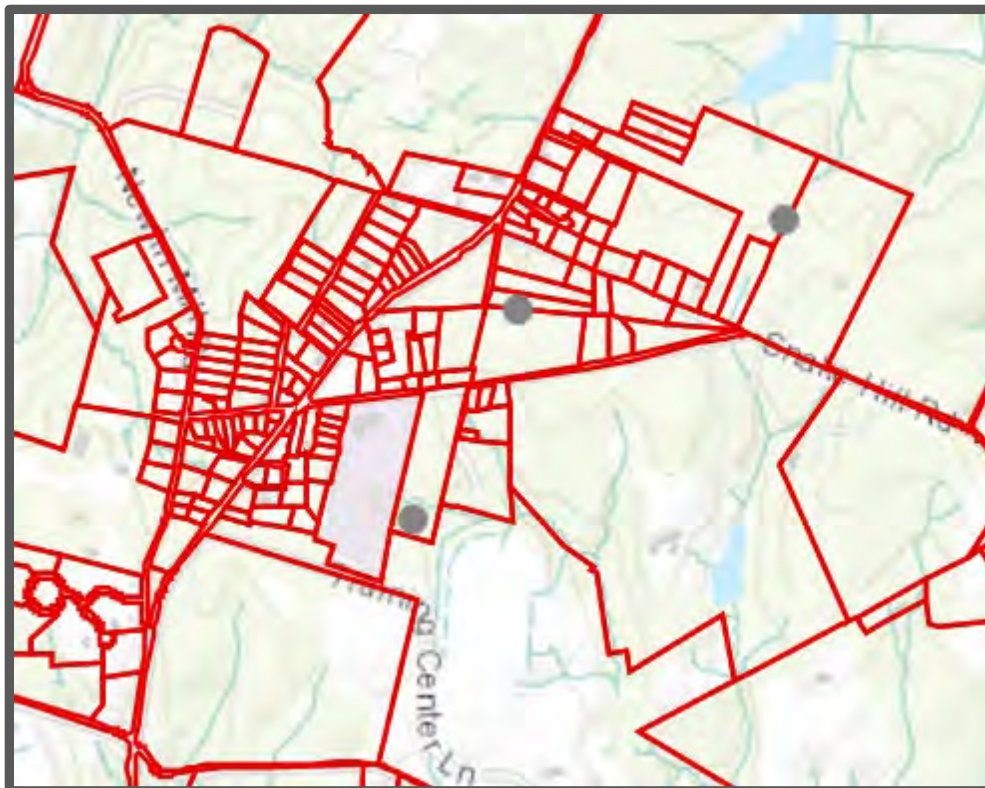
Some oral community history suggests that a cemetery exists on the former **Carter Styles** property on Snake Hill Road. The location is mapped with the County, but physical evidence of the cemetery has not been confirmed.

¹⁸ *Phase I Archaeological Survey and Cemetery Delineation at the Proposed Middleburg Preserve Residential Development*; prepared by The Ottery Group; July 2019; page i.

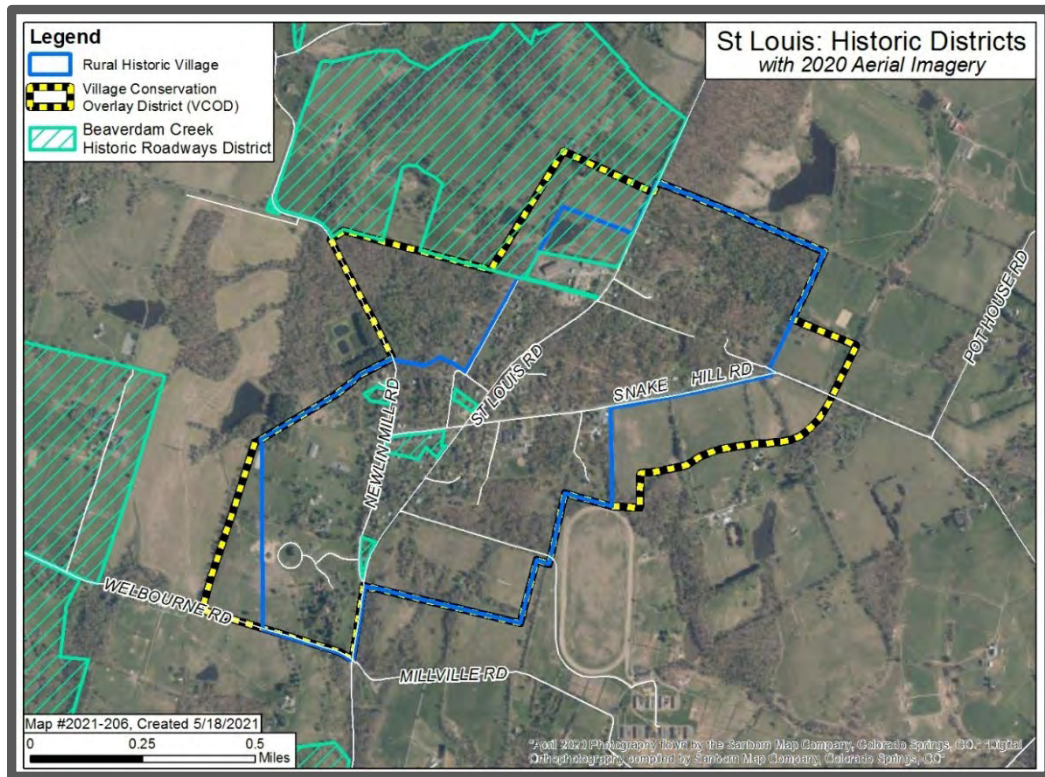
¹⁹ See Loudoun County Cemeteries and Burial Grounds Map, [Loudoun County Cemeteries and Burial Grounds \(arcgis.com\)](https://arcgis.com)

²⁰ Jane Covington, email September 5, 2022.

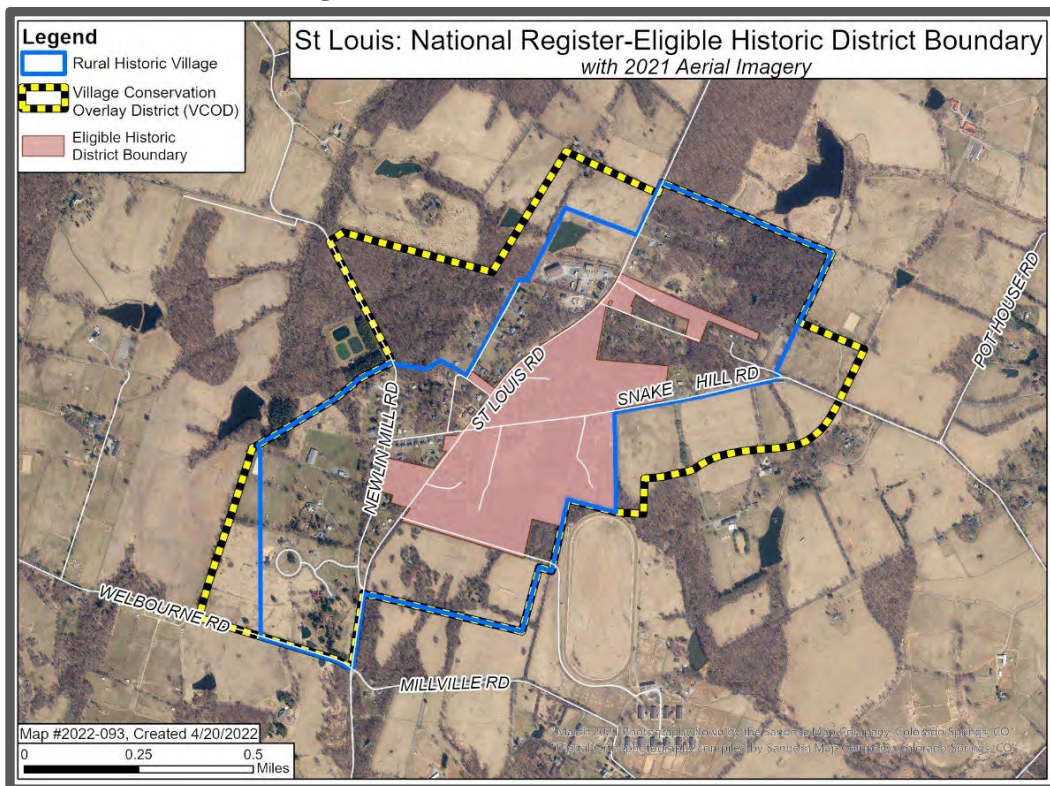
Figure 8: The Cemeteries and Burial Grounds of St. Louis²¹



²¹ See Loudoun County Cemeteries and Burial Grounds Map, [Loudoun County Cemeteries and Burial Grounds \(arcgis.com\)](https://arcgis.com)



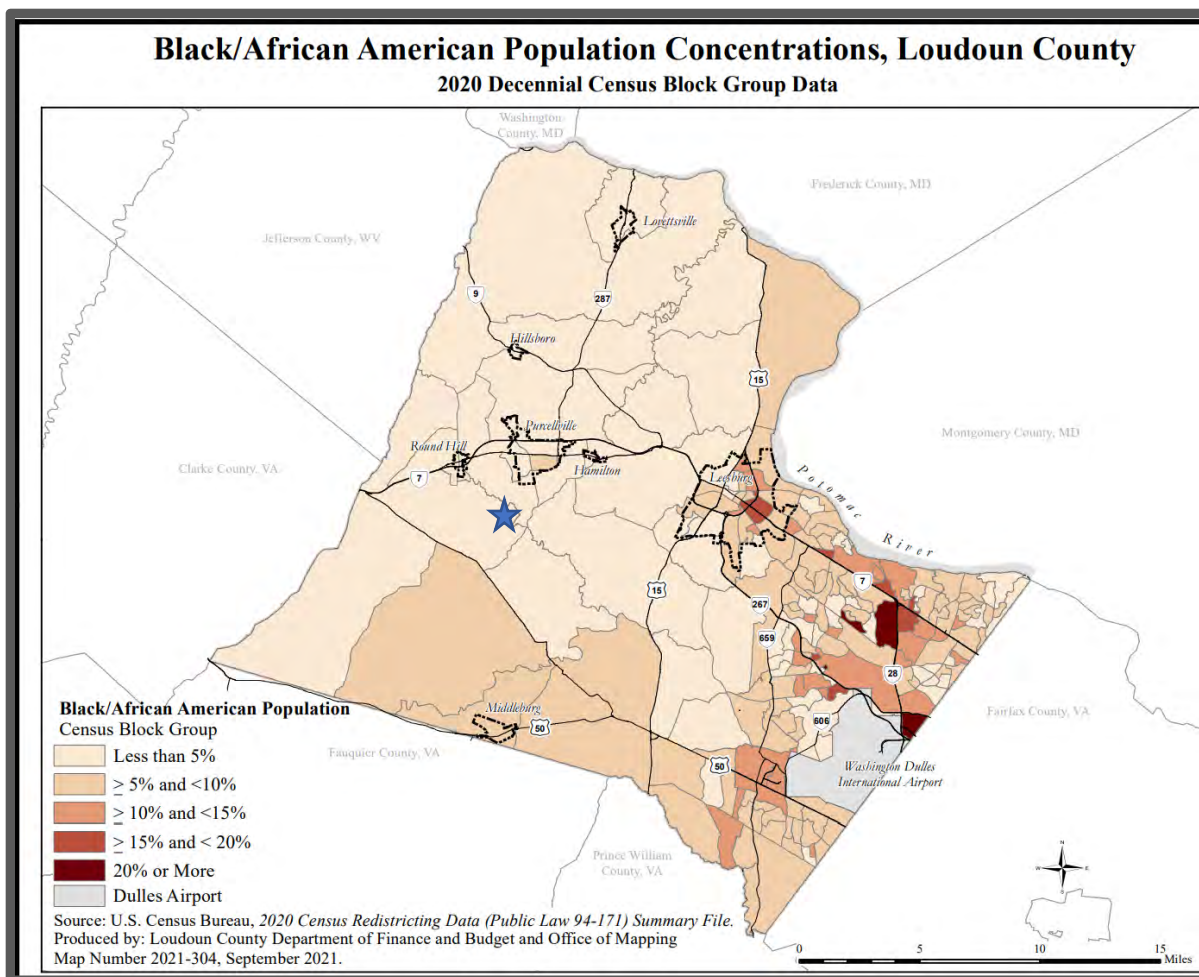
Figures 9 (above) and 10 (below)



DEMOGRAPHIC CHARACTERISTICS

Banneker Elementary School, the only school within St. Louis village boundaries, reports that of their student population, 26% is designated as economically-disadvantaged. Additionally, the school reports that 65.5% of the student body is white and 20.8% is Hispanic, with the remaining students identifying as Other.²² Geographically, St. Louis falls within a large area in the 2020 Decennial Census Block Group Data map zone of a population between 5-10% identifying as Black/African American. This zone includes Middleburg and other southern Loudoun towns and communities in addition to St. Louis proper, therefore reporting of demographics is not specific to or reflective of just St. Louis.

Figure 11



²² [LCPS Dashboards-School Profiles](https://dashboards.lcps.org/extensions/Dashboards/SchoolProfiles.html), <https://dashboards.lcps.org/extensions/Dashboards/SchoolProfiles.html>

Housing Units and Vacancy Rates

There are difficulties in accurately reporting on St. Louis’ total housing units, vacancy rates, and population due to a small total population number, and the geographic location of the village falling partially within more than five blocks within Census Tract 6108. In fact, the Department of Finance and Budget demographer strongly urges not to utilize Census data in locations with less than 450 people and St. Louis has roughly 200. A final consideration is that the boundaries of the village are subjective since St. Louis is not an incorporated town or firmly defined locality. The only areas that are actual “Census Designated Places” in the western half of Loudoun are Waterford or Aldie, neither of which are useful to this report.²³ Given those parameters, the following data from the 2020 Decennial Census in Loudoun County is offered as a broad picture of the surrounding area and is not reflective of the specific conditions within the Rural Historic Village or VCOD boundaries.

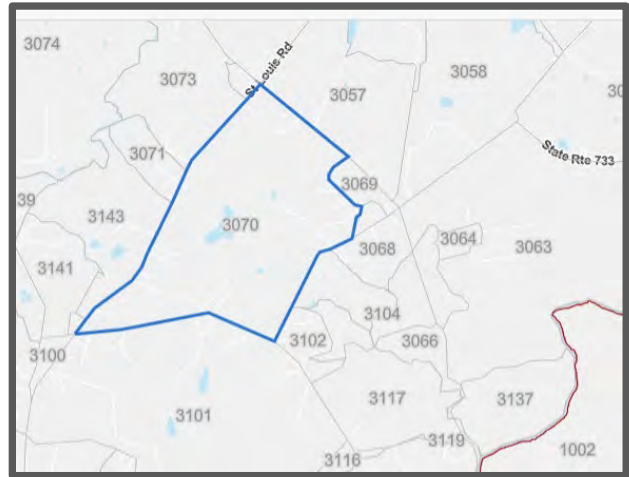


Figure 12

Census Tract 6108

Block Group 3

Blocks 3070, 3100, 3143, 3142, 3101

Estimated Total Population: 200
 143 total buildings
 117 total occupied housing units
 26 vacant/uninhabited housing units
 4.5% Vacancy Rate *estimated*

The data for this particular cluster of Census blocks reports that 43% of the population identifies as African American.²⁴ This is a far greater percentage than the map zone report from the Decennial Census Block Group Data, again emphasizing that the makeup of the village itself is

²³ Loudoun 2020 Census Designated Places, www.loudoungis.maps.arcgis.com/apps/mapviewer/index.html, [Untitled map \(arcgis.com\)](#)

²⁴United States Census Bureau, 2020 Decennial, <https://data.census.gov/cedsci/table?q=loudoun%20county%20virginia%20housing%20units%202020&g=0500000US51107%241000000>

distinct and not wholly reflective of the southwestern Loudoun geographical area of which the village is a part.

Age and Sex

As in the previous section, the Census data for age and sex reflects a border area of southwestern Loudoun referred to as Census Tract 6108 and does not offer village-specific data. For this geographic quadrant of Loudoun, the median age is 41.2, which is slightly higher than the 36.5 median age countywide. Banneker Elementary’s reporting of a *de minimis* number of African American students and the Census data showing that 43% of vicinity residents identify as African American, strongly suggests that the Village of St. Louis has an aging population specifically among the African American residents.²⁵

²⁵ <https://dashboards/lcps.org/extensions/Dashboards/SchoolProfiles.html>

LAND USE

The 2019 GP place type for St. Louis is Rural Historic Village, but it is surrounded by the Rural South place type which allows for rural cluster subdivisions and/or rural economy uses, that encourage shared water and wastewater systems to protect resources. Additionally, the Rural South place type includes very low-density residential large lots, compatible with a pastoral setting. The core uses in this place type are agricultural in nature, while the complementary uses include agritourism and heritage tourism. Conditional uses, which require Special Exception (SPEX) approval by the Board of Supervisors, are accessory residential units, public facilities, and civil/community/cultural uses.



Figure 13

St. Louis, as a Rural Historic Village place type, allows for up to four dwelling units per acre. Core uses for this place type are single family detached residential and/or retail/service commercial. Complementary uses could include offices, agricultural support uses, and heritage tourism. Conditional uses (via SPEX) would include public facilities, accessory dwelling units, and parks. The Rural Historic Village place type encourages communities to maintain and enhance their established, distinctive, and historic building patterns.

Residential Development

St. Louis is characterized by a mix of historic and older structures, some of which are derelict, and new construction, such as the Mary Jane Jackson Habitat for Humanity neighborhood. The village also contains some infill construction more reflective of contemporary suburban development in contrast to the older housing stock in the village. Some of the larger historic properties, such as Faygate, have been restored as hunt country estates. Many of the older structures in the village reflect years of expansion and upgrading to accommodate modern amenities to suit new generations of occupants.

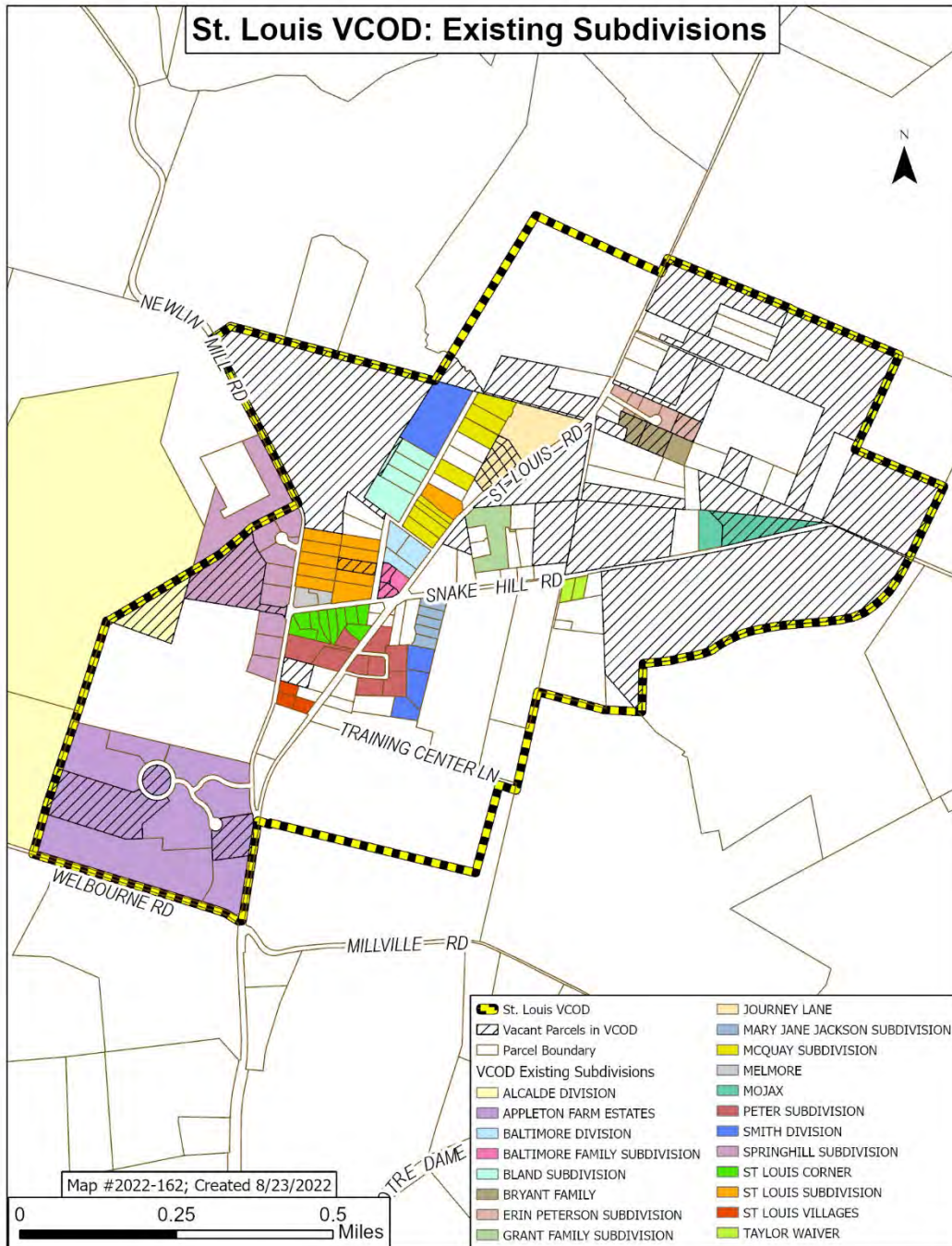


Figure 14

Pictures below, both on Hamlin School Road, demonstrating various residences.



At the time, there are two approved subdivisions – Journey Lane and Melmore. There are no applications with active status currently within the village boundaries.

Agricultural Districts

The purpose of Agricultural and Forestal Districts is to conserve, protect, and encourage the productive improvement of agricultural and forested lands. Benefits include lower taxes and the protection of open space and agriculture within the county. Of Loudoun’s 21 Agricultural and Forestal Districts, two are close to St. Louis. Beaverdam Valley Agricultural District is northwest of St. Louis VCOD boundaries. The 4,485-acre, 84-parcel Middleburg West Ag District surrounds much of the village, including several parcels inside the village, and is scheduled for renewal in 2023.

Figure 15



Zoning

The base zoning for St. Louis currently includes Countryside Residential-1 (CR-1) and Countryside Residential-3 (CR-3). CR-1 allows for 1 unit²⁶ per 40,000 square feet with onsite well and wastewater. CR-1 allows for cluster and hamlet subdivision options. CR-3 also allows for 1 unit per 40,000 square feet with onsite well and wastewater, but cluster option is allowable only with public sewer. One parcel within the village is zoned Rural Commercial (RC), part of which is owned by VDOT. VDOT reports there are currently no plans to sell, subdivide, or alter their operations at this headquarters.

St. Louis is also listed as a Rural Village in the 2019 Comprehensive Plan, but the current Zoning Ordinance states that Planned Development- Rural Village (PD-RV) zoning districts must offer public water and sewer facilities. At this time, St. Louis only has sewer service, not public water. Both the 1993 and the current Zoning Ordinances call out a Village Conservation Subdistrict within the Rural Village zoning district. This concept allows for a green buffer around village centers, protecting viewsheds, village boundaries, and open space. The 2019 Comprehensive Plan states that the Village Conservancy subdistrict average lot size is 50 acres with 8% lot coverage for residential. This overlay zoning requirement offers some additional consideration to the already existing density for CR-1 and CR-3.

²⁶ [Loudoun County Mapping GIS](#), the terms “unit” and “parcel” are used interchangeably in this application.

Table 3

Table 2. Village of Saint Louis – Existing Zoning and Permitted Residential Density					
Zoning District	Acres	Permitted Unit Type	Development Options	Permitted Density	Minimum Lot Size
CR-1	302	SFD	On-Site Well & Septic	1 Lot/40,000 SF	40,000 SF
			Public Sewer/Cluster	1 Lot/40,000 SF	20,000 SF
			Public Sewer & Public Water/Compact Cluster	1 Lot/40,000 SF	15,000 SF
CR-3	109	SFD	On-Site Well & Septic	1 Lot/40,000 SF	40,000 SF
			Public Sewer Only	1 Lot/15,000 SF	15,000 SF
			Public Sewer & Public Water/Compact Cluster	1 Lot/15,000 SF	10,000 SF
A-3	108	SFD*	n/a	1 Lot/3 Acres	3 acres
RC	20	SFD, SFA & MF	n/a	4 DU/acre	10,000 SF

*Includes manufactured housing.

Figure 16

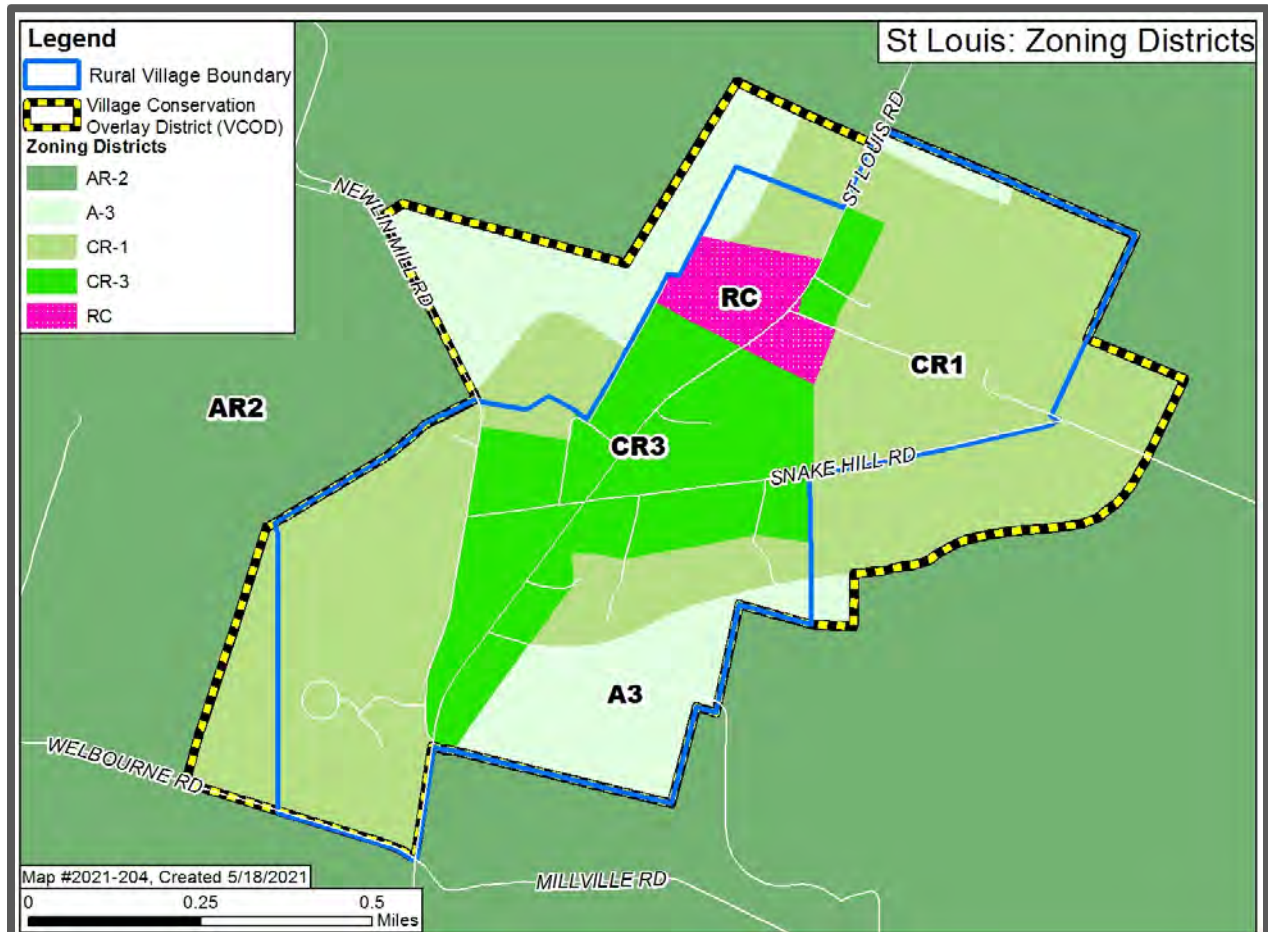


Figure 17

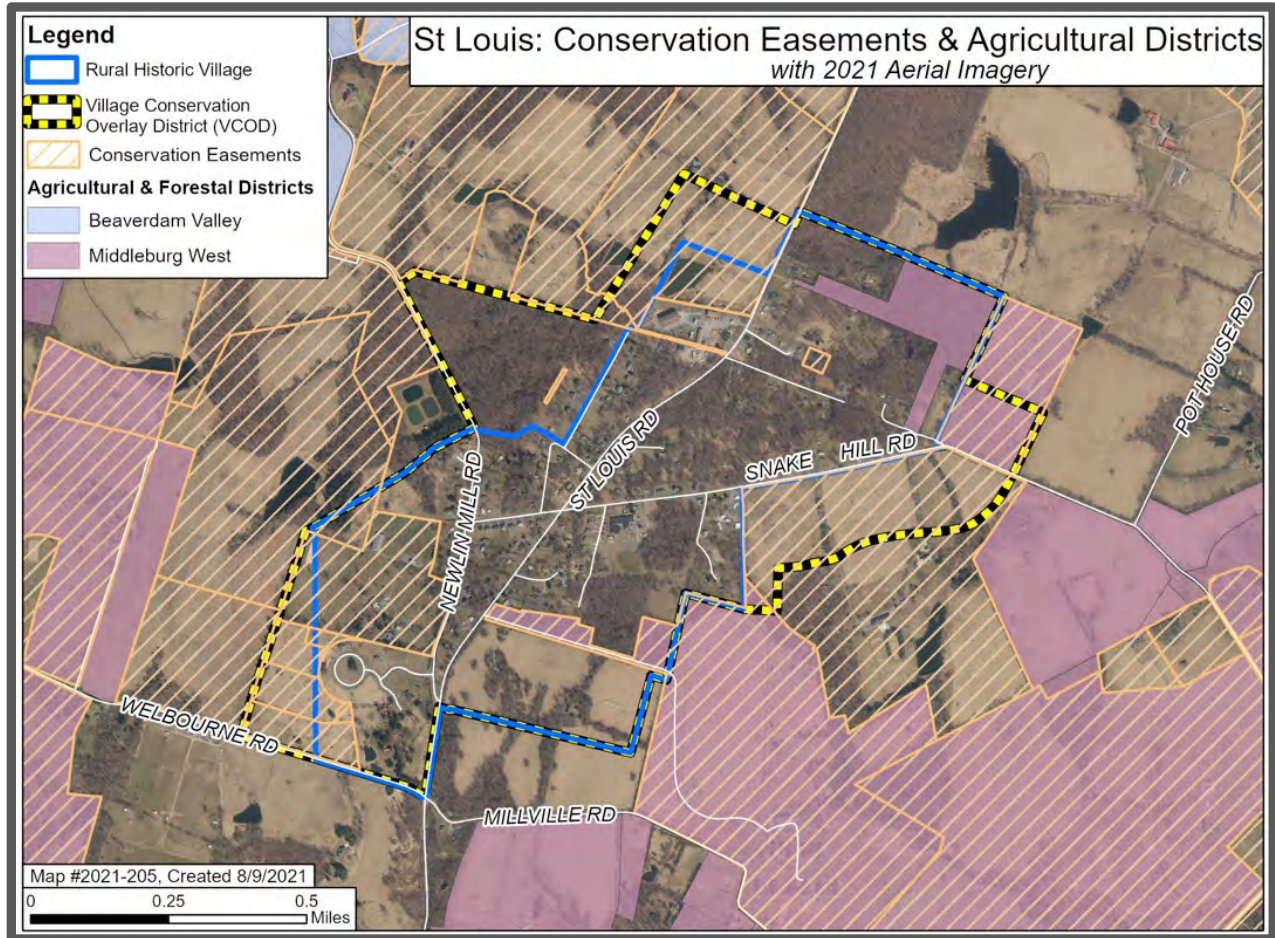
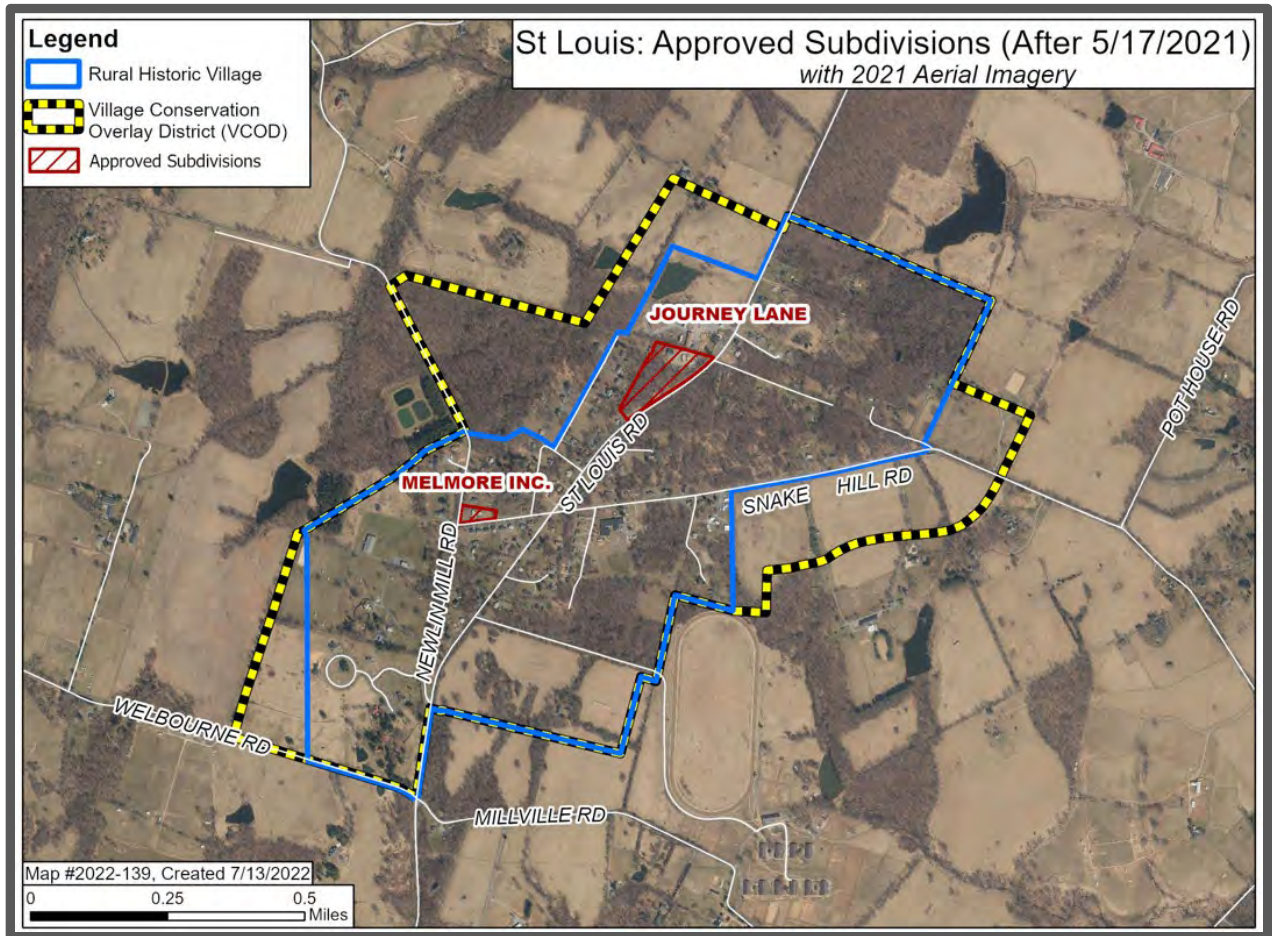


Figure 18



EXISTING COMMUNITY FACILITIES

Schools

Banneker Elementary School serves kindergarten through fifth grades and has a current enrollment of 172 students, which demonstrates a 69% capacity utilization during the 2021-2022 school year. In August 2022, there was a public meeting about the Rural Schools, which proposed a renovation of Banneker Elementary School. There are 33 members of staff and school buses offering transportation for students, which contribute to the traffic use of Snake Hill Road. Evening activities, such as sports and clubs, occur with less frequency than previously, also contributing to limited traffic and activity in the evening time. The school has basketball and baseball fields, which are often used by local residents for recreation outside of school hours. The school is the heart of the community.

Previously, a private school known as Middleburg Academy located one mile from St. Louis served approximately 150 high school-aged students, but it closed in 2020. The property has been purchased, but plans remain unknown. The facility at one time contributed not only school buses, but also activity buses and visitor traffic as the school had a robust sports program that included evening and weekend games, practices, and graduations.

There is a private all-girls boarding school, Foxcroft School, located 2 miles away on Foxcroft Road. This school serves typically 150 high school students and does contribute a small number of mini-school buses to the roadways, and in addition to graduation, there are some sporting and community events on nights and weekends. The impact on roads is minimal, however of the faculty of 32, a majority live on campus along with most boarding students.

There is also a charter school located in the former Middleburg Elementary School building, located five miles from the village. It is open to and free for any Loudoun County student but is run differently than a public school as it has a Board of Directors and more flexibility in curriculum. It opened as a charter school in 2014 and is filled by a lottery system.

Fire and Rescue Services

St. Louis is part of Middleburg Fire Department and Rescue Squad's First Due area, about 4.5 miles away from Fire Station 3 on Washington Street, in downtown Middleburg. Station 3 houses a fire engine, tanker, brush truck and an advanced life support ambulance that are staffed twenty-four hours a day, seven days a week by career personnel from Loudoun County Fire and Rescue.

Sheriff's Office

The closest police station is located about five miles south of St. Louis on Federal Street in downtown Middleburg. The Purcellville Police Station is about ten miles north of St. Louis and

is a larger station with more staff. The Western Loudoun Station, located in Round Hill, has St. Louis in its Patrol Sector.

Houses of Worship

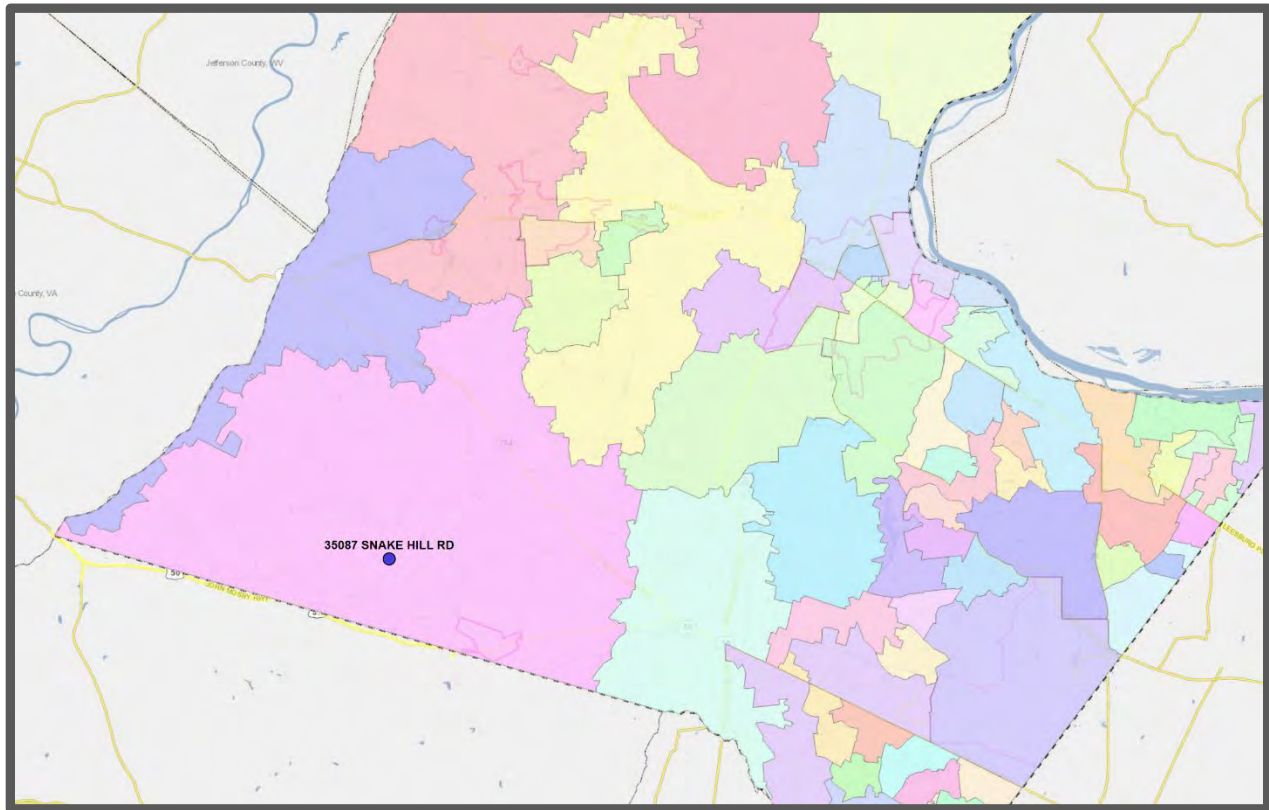
There is one church located in the village of St. Louis: Mt. Zion Baptist Church, built in 1893 and expanded in 1929 and 1957. The congregation is active and has less than 50 members. The church also owns the former store across Snake Hill Road, and currently uses it as a gathering/dining area and meeting space.

The only other active church parishes in the vicinity include Willisville Methodist Church in Willisville, which is the closest in distance, and Emmanuel Episcopal, Middleburg Methodist, and Middleburg Baptist, all in downtown Middleburg.

Other

The Carver Senior Center is ten miles away from St. Louis in Purcellville and for a membership rate, it offers programs, a fitness center, and lunch to those 55 and up in the community. In addition, Purcellville is the closest location for more variety of medical offices, routine shopping, and many other amenities. The closest town, however, is Middleburg, which is five miles away, where there are a few pricier amenities such as one grocery store with pharmacy, one eye doctor office, a feed/pet store, one gas station, tourist attractions, and luxury shopping/dining. The Middleburg Community Center offers swimming in the summer and other programming throughout the year, as does the Middleburg Public Library. Both Middleburg and Purcellville have Post Offices.

Figure 19: School District Map below, showing Banneker’s huge district range (in pink with address point).



TRANSPORTATION

Road Network

The southern boundary of the VCOD is bound by Welbourne Road, which has dirt portions, is in a rural setting, and it continues through another historic community, Willisville, west of St. Louis. The middle of St. Louis is intersected by St. Louis Road, which is two-lane paved and 35 mph zone. The western portion of the VCOD includes Newlin Mill Road which is unpaved. The central roadway through St. Louis is Snake Hill Road running east/west, which is the only route in and out of Banneker Elementary. Snake Hill Road is paved in front of Banneker, but the western portion across St. Louis Road, and the portions continuing east and out of the village center are unpaved. Also on Snake Hill Road is Foxcroft School and a luxury restaurant bed-and-breakfast facility, Goodstone Inn, which is two miles from village center. The Inn is situated on 265 acres and welcomes wedding and other special events in addition to their typical overnight guests and their local restaurant/bar business each day.

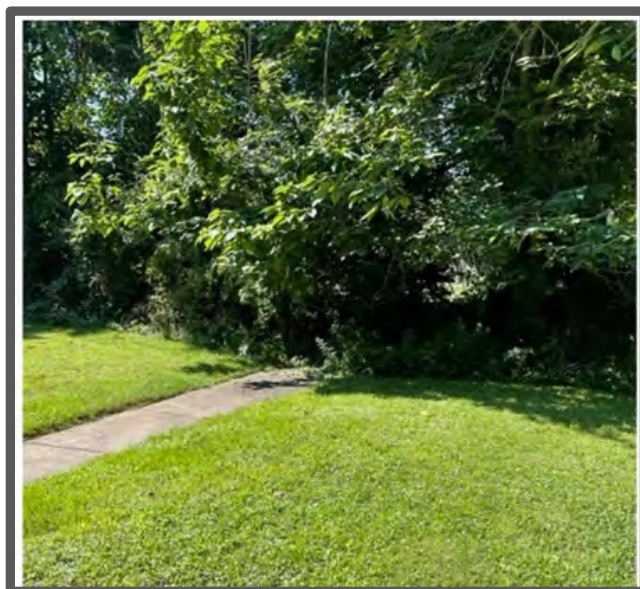
Traffic has been noted to speed through the village along Snake Hill Road, as seen in feedback sheets from the Community Meeting in April 2022. Also, citizens made verbal comments as to the quantity of traffic on Snake Hill near Banneker Elementary where local children riding bikes and/or dogwalkers have had to exercise heightened caution on the road.

McQuay Heights Road and Waverly Heights Road are both unpaved and show recent construction activity, with small grassy lots and quaint attractive new homes.

The VDOT headquarters located on the west side of St. Louis Road generates traffic such as snow plows and other roadwork or construction vehicles from their fleet.

Walkability

There is one small incomplete section of sidewalk on Newlin Mill Road, which fronts the yards of two newer homes and dead ends into an overgrown lot. Likely the result of the Zoning Ordinance requirement, the builder added these strips of sidewalk that offer little in connectivity.



The Mary Jane Jackson Habitat for Humanity home cluster includes an unpaved, wide, flat road which seems well-groomed and may accommodate some outdoor walking, bike riding and so forth, but is not extensive and lacks sidewalks. This could be an opportunity to link to other walkable sections of the village, which would fit with the 2019 Comprehensive Plan's Rural Historic Village Design Guidelines that encourage streetscapes to offer sidewalks in the county's rural villages.²⁷

²⁷ Loudoun County 2019 Comprehensive Plan, Appendix-12.



Pedestrian Activity on Snake Hill Road, August 2022.

Public Transportation

Other than privately arranging for travel such as Uber, there are no bus stops or regular taxi service to St. Louis. There is a commuter lot at Purcellville Park-and-Ride and the Purcellville Connector for Virginia Regional Transit bus, which are ten miles from village center and are focused on servicing the Route 7 corridor.