

REPORT

of the

SURVEY COMMITTEE

on

LONG-RANGE PLANNING

for

LOUDOUN COUNTY

PART I & II

January 1940

January 29, 1940

Dr. Sidney B. Hall,
Superintendent Public Instruction,
State Department of Education,
Richmond, Virginia.

Dear Dr. Hall:

Complying with your request of September 25th 1939,
the committee appointed by you for making the survey of
Loudoun County herewith submits its report.

Very truly yours,



F. S. Jenkins

Director Administration, Finance and Research



R. C. Haydon
Superintendent Schools
Prince William County



Raymond V. Long
Director School Buildings.

LOUDOUN COUNTY

PART I

January 1940

LOUDOUN COUNTY

PART I

In planning buildings and other school facilities the design capacities should be determined in part by the types and amounts of instruction to be provided. However, these considerations cannot be developed until some perception of the basic numbers of persons who must be offered such facilities in the future is formed. This study is intended to point out those factors influencing future populations and thus to furnish a base for school planning.

POPULATION

In 1930 31.5 percent of the people of Loudoun County were classified as farm dwellers. The remaining 48.5 percent were classed as rural non-farm persons, of which 41 percent lived in the ten small incorporated towns.

The county population as shown by the census has been as follows:

1890	23,274
1900	21,948
1910	21,167
1920	20,577
1930	19,852

The population trends in Loudoun County have differed considerably from those in the adjoining counties. Loudoun's population experienced a steady decrease from 1890 to 1930, the decrease during that period being 19 percent of the 1890 population. In Clarke County the decrease was 11 percent of the 1890 population. In Fauquier County there was an increase from 1890 to 1900 followed by a decrease to 1930, which amounted to 6 percent of the 1890 population. Prince William County experienced a steady growth from 1890 to 1900 amounting to 42 percent of the 1890 population. In Warren County the population of 1930 was essentially the same as that of 1890.

The internal composition of the decline in the Loudoun County population is shown in the following table:

POPULATIONS BY MAGISTERIAL DISTRICTS

District	1910	1920	1930
Broad Run	3,470	3,141	2,823
Jefferson (a)	3,147	2,929	2,872
Leesburg (b)	4,006	3,947	4,006
Lovettsville (c)	3,032	2,768	2,481
Mercer (d)	3,533	3,676	3,671
Mount Gleed (e)	3,979	4,116	3,999

(a) Includes the incorporated Towns of Hillsboro, Round Hill and Waterford.
 (b) Includes the incorporated Town of Leesburg.
 (c) Includes the incorporated Town of Lovettsville.
 (d) Includes the incorporated Town of Middleburg.
 (e) Includes the incorporated Towns of Hamilton and Purcellville.

Broad Run (a) - 3470
 Jefferson (a) - 3147
 Leesburg (b) - 4006
 Lovettsville (c) - 3032
 Mercer (d) - 3533
 Mount Gleed (e) - 3979

 24700
 3470
 3147
 4006
 3032
 3533
 3979

 64700

64700
 3470
 3147
 4006
 3032
 3533
 3979

 25780

25780
 27760

 2256

All the county's population loss from 1910 to 1930 was confined to the Magisterial Districts of Broad Run, Jefferson and Lovettsville. Populations of the incorporated towns varied as follows:

Town	1910	1920	1930
Hamilton	317	287	295
Hillsboro	132	131	119
Leesburg	1,597	1,545	1,640
Lovettsville	192	167	239
Middleburg	263	283	298
Purcellville	388	349	447
Round Hill	379	359	359
Waterford	331	266	256

From 1920 to 1930 the population changes by race were as follows:

Race	1920	1930	Change
White	18,765	19,502	- 263
Colored	4,812	4,350	- 462

In 1930 the population distribution by race was as follows:

<u>District</u>	<u>White</u>	<u>Colored</u>	<u>Total</u>
Broad Run	2,274	549	2,823
Jefferson	2,329	543	2,872
Leesburg	3,140	866	4,006
Lovettsville	2,375	106	2,481
Mercer	2,253	1,418	3,671
Mount Gilead	3,151	868	3,999
Totals	15,502	4,350	19,852

Natural Gain Prior to the
1930 Census

Natural Gains for the ten-and-a-quarter year period between the Censuses of 1920 and 1930 were as follows:

<u>Year</u>	<u>Births</u>	<u>Recorded Natural Gains</u>		<u>Births</u>	<u>Recorded Natural Gains</u>	
		<u>White Deaths</u>	<u>Gains</u>		<u>Colored Deaths</u>	<u>Gains</u>
1920	353	176	182	151	65	86
1921	383	201	182	145	84	61
1922	343	199	149	138	74	64
1923	326	179	147	146	91	55
1924	358	146	212	126	73	53
1925	314	200	114	130	72	58
1926	350	216	134	181	64	57
1927	307	183	124	111	79	32
1928	342	192	150	113	82	31
1929 -	341	183	158	97	74	23
1930(3 Mos.)	75	45	30	27	15	12
Totals	3,500	1,918	1,582	1,305	773	532

The tabulation above gives the total births and deaths recorded in the County. These figures should be adjusted to give the approximate numbers of births to mothers who were residents of the county and the approximate numbers of deaths of actual county residents irrespective of where the births or deaths occurred. The relationship between resident and recorded births and deaths is known only for the years 1935, 1936 and 1937. Assuming that the average relationships for those three years held approximately throughout the decade under consideration, and estimating resident figures on this assumption, the natural gains from approximate resident figures are as given below. Comparing these resident natural gains with census losses, approximate migration figures are obtained:

	<u>White</u>	<u>Colored</u>
Adjusted Natural Gain	1,654	500
Census Losses	<u>263</u>	<u>462</u>
Migration Loss	1,917	962

The estimated migration loss of both races combined was 2,879 persons which represented 14.0 per cent of the county's 1920 population. The percentage losses by race amounted to 12.2 for the whites and 20.0 for the Negroes.

Migrations from the county between 1920 and 1930 probably acted to change materially the population make-up as regards both age and race. Some idea of the result of these changes may be obtained from a comparison of the following county and State figures:

Percentage Age Distribution - 1930

<u>Ages</u>	<u>Loudoun County</u>		<u>State of Va.</u>
	<u>White</u>	<u>Colored</u>	<u>White & Colored</u>
Under 5	9.9	11.5	10.6
5 to 9	10.3	13.0	12.1
10 to 14	10.4	11.8	11.1
15 to 19	10.1	11.3	10.6
20 to 24	7.7)	8.1)	9.0)
25 to 29	6.2)	5.9)	7.3)
30 to 34	5.8) 31.4	4.9) 29.8	6.5) 34.0
35 to 44	11.7)	10.9)	12.1)
45 to 54	11.3	10.1	9.7
55 to 64	7.8	6.1	6.1
65 to 74	5.7	3.8	3.3
75 and over	3.1	2.5	1.6
Unknown	<u>0</u>	<u>0.1</u>	<u>0.1</u>
All Ages	100.0	100.0	100.0

(Note that from 0 to 34 years of age the groupings are in 5-year brackets, and from 35 to 74 are in 10-year brackets.)

The above table indicates clearly that population shifts have tended to reduce the relative numbers of persons in the 20 to 44 year age groups in Loudoun County. Such reductions would automatically reduce the numbers of births unless absolute birth rates increase sufficiently to offset the loss of women of childbearing age. It is interest-

ing to note that all the white age groups below 20 years expressed as percentages of the total are smaller in Loudoun County than in the State as a whole.

Natural Gain Since the
1930 Census

The natural gains since the 1930 Census have been as follows:

Recorded Natural Gains
April 1, 1930 to January 1, 1938

<u>Year</u>	<u>White Births</u>	<u>Deaths</u>	<u>Gains</u>	<u>Births</u>	<u>Colored Deaths</u>	<u>Gains</u>
1930 - (9 mos.)	217	127	90	82	44	38
1931	314	181	133	95	61	34
1932	321	184	137	95	54	41
1933	286	182	104	113	77	36
1934	305	208	97	89	69	20
1935	274	173	101	109	54	55
1936	285	223	62	96	66	30
1937	<u>319</u>	<u>191</u>	<u>128</u>	<u>102</u>	<u>76</u>	<u>26</u>
Totals	2,321	1,469	852	781	501	280

Adjusting recorded births and deaths to obtain the approximate numbers of resident births and deaths, gives the following figures for the period April 1, 1930 to January 1, 1938:

	<u>White</u>	<u>Colored</u>
Estimated Resident Births	2,496	786
Estimated Resident Deaths	<u>1,615</u>	<u>527</u>
Estimated Natural Gains	881	259

Natural Gain Rates Compared

By turning the above computed natural gains for periods into annual percentage gain rates based upon the population at the beginning of each period, the following comparisons may be drawn:

Average Annual Natural Gain Rates

	<u>White</u>	<u>Colored</u>
From 1920 to 1930	1.02	1.01
From 1930 to 1937	<u>0.73</u>	<u>0.77</u>
Per Cent Change -	28.4	22.2

A slowing down of natural gain rates in all probability portends an acceleration of general population decreased in the county. However, it is believed that these trends are not so closely related to school populations as are the trends in actual numbers of births. Therefore, the following table is employed to give comparisons of the estimated resident births of 1921 to 1927 and 1931 to 1937:

Number of Births

	<u>White</u>	<u>Colored</u>
From 1921 to 1927	2,565	811
From 1931 to 1937	<u>2,262</u>	<u>704</u>
Per Cent Change -	11.91	13.19

If we disregard possible migrations and base our forecast only upon birth records, it may be said that the number of white persons becoming of school age from 1937 to 1943 will be 12 per cent less than that number was from 1927 to 1933. Likewise it may be said that the number of colored persons reaching school age from 1937 to 1943 will be 13 per cent less than the number was from 1927 to 1933.

Farm Populations

Farm populations as reported by the Censuses of 1930 and 1935 were as follows:

Farm Persons

	<u>White</u>	<u>Colored</u>
April 1, 1930	8,638	1,525
January 1, 1935	<u>10,826</u>	<u>1,678</u>
Change	/ 1,921	/ 353

Assuming that the natural gains of farm persons were at the same rate as for the whole county's population, the gains and migration changes would have been as tabulated below:

Gains in Farm Persons from 1930 to 1935

	<u>White</u>	<u>Colored</u>
Census Change	1,928	353
Natural Gains	<u>392</u>	<u>48</u>
Gains by Migration	1,536	305

Apparently Loudoun County experienced the effects of a heavy back-to-the-farm movement. The volume of this movement as based upon the farm population of 1930 was 17.3 per cent for white persons and 23.0 per cent for Negroes.

The number of farms, their average size, and area of improved farm land varied from 1880 to 1935 as follows:

<u>Year</u>	<u>No. of Farms</u>	<u>Ave. Acreage Per Farm</u>	<u>Improved Farm Land Acres</u>	<u>Index</u>
1880	1,841	162	298,391	100
1890	1,818	162	295,703	101.4
1900	1,948	161	311,874	108.4
1910	2,144	144	309,617	108.8
1920	1,962	156	307,673	106.6
1930	1,645	172	282,180	95.6
1935	2,107	141	298,470	100.0

The effect of population pressure resulting from the inward migration from 1930 to 1935 is seen in the diminution of farm sizes together with an increase in the number of farms during that period. Along with the increase in the number of farms there was an increase in the area of improved farm land, yet in 1935 the area of improved farm land was no greater than in 1880. Judging from past trends in the area of improved farm land it seems unlikely that the land of Loudoun County will attract additional farm people in appreciable numbers.

The farm distribution in 1935 was as follows:

<u>District</u>	<u>Number of Farms</u>	<u>Farms Per Sq. Mile</u>	<u>Ave. Size of Farms (Acres)</u>
Broad Run	461	3.31	147
Jefferson	298	4.52	137
Leesburg	329	4.84	144
Lovettsville	398	4.88	100
Mercer	294	3.31	206
Mount Gilead	<u>327</u>	<u>4.32</u>	<u>125</u>
County	2,107	4.06	141

SCHOOL POPULATION AND ENROLLMENTS

The school census records for Loudoun County are as follows:

School Census of Children 7 to 19 Years of Age, Inclusive

<u>Year</u>	<u>White</u>	<u>Colored</u>	<u>Total</u>
1920	4,213	1,436	5,649
1925	4,309	1,459	5,768
1930	4,735	1,517	6,252
1935	4,376	1,476	5,852

School Census of Children 7, 8, 9 and 10 Years of Age

<u>Year</u>	<u>White</u>	<u>Colored</u>	<u>Total</u>
1920	-	-	2,003
1925	-	-	2,010
1930	1,498	545	2,043
1935	1,357	465	1,822

The trends of total school population seem to reflect the earlier trends in birth rates. The increase between 1925 and 1930 may be accounted for, in part, by high birth rates about 1920. The decrease, then, between 1930 and 1935 follows the decrease in births which set in about 1925. More than half of the school population loss from 1930 to 1935 is felt in the age group 7, 8, 9 and 10 years of age.

School Enrollments

The recorded average enrollments for the county, as given in the various reports of the Superintendent of Public Instruction, are as follows:

Loudoun County - School Enrollments

<u>Session</u>	<u>White</u>	<u>Colored</u>	<u>Total</u>
1920-21	3,672	1,116	4,788
1921-22	3,688	1,142	4,830
1922-23	3,870	1,121	4,991
1923-24	3,740	1,041	4,781
1924-25	3,718	1,033	4,751
1925-26	3,641	1,022	4,663
1926-27	3,501	989	4,490
1927-28	3,529	927	4,456
1928-29	3,549	1,010	4,559
1929-30	3,262	993	4,255
1930-31	3,323	991	4,314
1931-32	3,349	991	4,340
1932-33	3,365	979	4,344
1933-34	3,307	845	4,150
1934-35	3,507	966	4,473
1935-36	3,296	959	4,255
1936-37	3,517	945	4,462
1937-38	3,317	924	4,241

*Very
companion*

School population and enrollment trends differed during the 15-year period of record. From 1920 to 1930 enrollment decreased approximately 10 per cent while the school population increased by the same amount. From 1930 to 1935 enrollment experienced little change while school population fell off about 6 per cent.

The following table gives the percentages of children 7 to 19 years of age enrolled in the public schools of Loudoun County and in the entire State of Virginia; the percentages are based upon the school Census of 1935 and enrollments for the Session of 1935-36.

	<u>Loudoun County</u>		<u>State of Va.</u>	
	<u>White</u>	<u>Colored</u>	<u>White</u>	<u>Colored</u>
Elementary	54.11	57.59	57.34	62.04
High	14.99	2.71	19.40	7.38
Total	69.10	60.30	76.74	69.42

(These figures are adjusted to include enrollees under 7 years of age.)

For the Session 1937-38 the ratio between the enrollment for children in high school and those in elementary grades was:

	<u>White</u>	<u>Colored</u>
<u>High</u> <u>Elementary</u>	0.27	0.08

(Ratios are taken from inventory sheets rather than from Report of Superintendent of Public Instruction since the latter does not contain figures for non-accredited high schools.)

The average enrollments by schools as given on the annual inventory sheets of the past four years are as follows:

Loudoun County School Enrollments

	1935-36		1936-37		1937-38		1938-39	
	<u>Grade</u>	<u>High</u>	<u>Grade</u>	<u>High</u>	<u>Grade</u>	<u>High</u>	<u>Grade</u>	<u>High</u>
<u>White Schools</u>								
<u>Broad Run District</u>								
41. Ashburn	180	58	186	65	188	73	195	71
47. Red Hill		Closed	-	-	-	9	-	-
48. Sterling	65	-	78	-	60	-	51	-
53. Little River	20	-		Closed	-	-	-	-
54. Arcola	39	-	35	-	34	-	34	-
55. Carter	31	-	25	-	28	-	22	-
56. Coleman		Closed	-	-	-	-	-	-
57. McGrews Ridge	23	-	23	-	22	-	21	-
59. Pleasant Valley	45	-	58	-	47	-	44	-
District Totals	403	58	405	65	379	73	357	71
	(461)		(470)		(452)		(438)	
<u>Jefferson District</u>								
11. Hillsboro	110	-	129	-	134	-	113	-
14. Sunny Ridge	25	-	26	-	30	-	18	-
16. Waterford	85	40	102	34	99	24	106	-
17. Paeonian Spgs.		Closed	-	-	-	-	-	-
18. Round Hill	115	65	134	71	147	69	134	58
District Totals	355	105	391	105	410	93	371	58
	(440)		(498)		(503)		(429)	

11

	1935-36		1936-37		1937-38		1938-39	
	Grade	High	Grade	High	Grade	High	Grade	High
<u>Leesburg District</u>								
7. Furnace Mountain	32	-	26	-	25	-	Closed	
13. Lucketts	95	42	117	40	112	58	129	-
24. Clarks Gap	Closed		-	-	-	-	-	-
26. Leesburg	239	116	358	121	341	122	324	187
32. Woodburn	Closed		-	-	-	-	-	-
33. Cool Spring	22	-	26	-	20	-	16	-
38. Mt. Gap	40	-	54	-	50	-	50	-
District Totals	478	158	561	161	548	160	519	187
	(636)		(722)		(708)		(706)	

Lovettsville District

1. Emerick	40	-	47	-	45	-	58	-
2. Woodland	20	-	23	-	Closed		-	-
3. Brooklyn	20	-	19	-	Closed		-	-
5. Lovettsville	105	65	121	68	207	81	206	67
6. Taylorstown	37	-	24	-	30	-	31	-
8. Arlington	40	-	54	-	Closed		-	-
9. Milltown	27	-	51	-	29	-	Closed	
District Totals	289	65	299	68	309	81	275	67
	(354)		(367)		(390)		(342)	

	1935-36		1936-37		1937-38		1938-39	
	<u>Grade</u>	<u>High</u>	<u>Grade</u>	<u>High</u>	<u>Grade</u>	<u>High</u>	<u>Grade</u>	<u>High</u>
<u>Mercer District</u>								
35. Unison Bloomfield	40	-	78	-	83	-	79	-
42. Blakeley Grove	19	-	Closed		-	-	-	-
45. Mountville	53	-	17	-	22	-	21	-
49. Middleburg	130	-	155	-	146	-	159	-
51. Aldie H.S.	<u>135</u>	<u>75</u>	<u>148</u>	<u>109</u>	<u>159</u>	<u>112</u>	<u>151</u>	<u>121</u>
District Totals	357	75	398	109	410	112	370	121
	(432)		(507)		(522)		(491)	

Mt. Gilead District

20. Purcellville	180	-	197	-	187	-	191	-
23. Hamilton	110	-	121	-	115	-	117	-
27. Blumont	85	-	94	-	102	-	94	-
29. Lincoln H.S.	85	195	95	200	102	194	89	193
36. Philmont	45	-	48	-	45	-	48	-
37. North Fork	-	-	-	-	-	-	-	-
District Totals	505	195	555	200	552	194	533	193
	(700)		(755)		(746)		(726)	
TOTAL WHITES	2,367	656	2,609	708	2,608	715	2,435	697
	(3,023)		(3,517)		(3,321)		(3,152)	

1935-36
Grade High

1936-37
Grade High

1937-38
Grade High

1938-39
Grade High

Colored Schools

Broad Run District

40. Ashburn	32	-	35	-	31	-	27	-
58. Coklin	<u>12</u>	-	<u>21</u>	-	<u>18</u>	-	<u>15</u>	-
District Totals	44	-	56	-	49	-	40	-
	(44)		(56)		(49)		(40)	

Jefferson District

10. Hillsboro	13	-	20	-	18	-	16	-
15. Waterford	37	-	45	-	34	-	26	-
19. Round Hill	45	-	44	-	48	-	42	-
22. Hamilton	<u>36</u>	-	<u>53</u>	-	<u>51</u>	-	<u>50</u>	-
District Totals	131	-	160	-	151	-	122	-
	(131)		(160)		(151)		(122)	

Leesburg District

12. Mt. Pleasant	21	-	17	-	17	-	17	9
25. Leesburg	100	40	98	60	102	66	109	57
39. Mt. Gap	<u>23</u>	-	<u>25</u>	-	<u>28</u>	-	<u>22</u>	-
District Totals	144	40	134	60	147	66	148	57
	(184)		(194)		(213)		(205)	

	1935-36		1936-37		1937-38		1938-39	
	Grade	High	Grade	High	Grade	High	Grade	High
<u>Lovettsville District</u>								
4. Lovettsville	20	-	18	-	17	-	18	-
	(20)		(18)		(17)		(18)	
<u>Mercer District</u>								
34. Rock Hill	33	-	40	-	39	-	45	-
43. Willisville	87	-	73	-	81	-	67	-
44. St. Louis	64	-	75	-	66	-	60	-
46. Marble Quarry	24	-	24	-	51	-	22	-
50. Middleburg	85	-	89	-	73	-	72	-
52. Bull Run	50	-	46	-	43	-	37	-
District Totals	343	-	347	-	333	-	303	-
	(343)		(347)		(333)		(303)	
<u>Mt. Gilend District</u>								
21. Purcellville	48	-	56	-	53	-	43	-
28. Lincoln	40	-	37	-	38	-	30	-
30. Powells Grove	18	-	25	-	32	-	27	-
31. Hughesville	20	-	21	-	21	-	19	-
District Totals	126	-	139	-	144	-	119	-
	(126)		(139)		(144)		(119)	
TOTAL COLORED	808	40	854	60	841	66	750	57
	(848)		(914)		(907)		(807)	
TOTAL WHITE AND COLORED	3,175	696*	3,463	768	3,449	779	3,185	754
	(3,871)		(4,231)		(4,228)		(5,939)	

*Total on inventory sheet is 690

TRANSPORTATION

The numbers transported and walking to the various schools of the county, as reported on the annual inventory sheets, are tabulated below: