

United States Department of the Interior
National Park Service

236

National Register of Historic Places Registration Form



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

1. Name of Property

Historic name: Carters Run Rural Historic District
 Other names/site number: VDHR File No. 030-5603
 Name of related multiple property listing:
N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Generally centered along Carters Run Road (Route 691) and extending west along Scotts Road (Route 719), and east side of Free State Road (Route 721)
 City or town: Marshall State: VA County: Fauquier
 Not For Publication: N/A Vicinity: X

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
 In my opinion, the property X meets ___ does not meet the National Register Criteria.
 I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local
 Applicable National Register Criteria:
X A X B X C ___ D

Julie Langston 3/27/14
 Signature of certifying official/Title: _____ Date
Virginia Department of Historic Resources
 State or Federal agency/bureau or Tribal Government

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

 Signature of commenting official: _____ Date

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

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patrick Anderson
Signature of the Keeper

5/15/2014
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>37</u>	<u>8</u>	buildings
<u>13</u>	<u>0</u>	sites
<u>8</u>	<u>0</u>	structures
<u>1</u>	<u>2</u>	objects
<u>59</u>	<u>10</u>	Total

Number of contributing resources previously listed in the National Register 6

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: Processing, Storage, Agricultural Field, Agricultural Outbuilding, Animal Facility

DOMESTIC: Single Dwelling, Secondary Structure

FUNERARY: Cemetery

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

LANDSCAPE: Natural Feature

Current Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: Processing, Storage, Agricultural Field, Agricultural Outbuilding, Animal Facility

DOMESTIC: Single Dwelling, Secondary Structure

FUNERARY: Cemetery

LANDSCAPE: Natural Feature, Conservation Area

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID 19th CENTURY: Greek Revival

LATE VICTORIAN

MODERN MOVEMENT: Neo-French

OTHER: Hall-parlor, Vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: Weatherboard, Log, Shake; BRICK;
STONE: Limestone, Slate; METAL; STUCCO

Narrative Description

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

Summary Paragraph

The Carters Run Rural Historic District encompasses approximately 4,400 acres in the northern section of Fauquier County. The historic district, situated in the Upper Piedmont region of Virginia, lies about three miles south of the Town of Marshall and about 13 miles northwest of Warrenton, the county seat. Carters Run Road (Route 691) extends north-to-south through the center of the district with active agricultural land and wooded parcels to either side. The only other public roadways in the district are Free State Road (Route 721), which runs along the western edge of the district and the unpaved Scotts Road (Route 719), which extends east-to-west between the two paved roadways. An interior network of unpaved farm roads also is present on the properties included in the district. The historic district derives its name from the waterway that courses through the center of the district and which played a major role in the settlement patterns, agricultural activities, and industry of the region.

The historic district boundaries generally follow current property lines, extending to the Rappahannock Mountains on the east and along the Free State Road (Route 721) on the west, but also rely on visual boundaries such as tree lines and mountain ridges. The district is adjacent to the state and nationally registered Morgantown Historic District (030-5322) on the west side, as well, which encompasses an area that was established by African-American residents in the late nineteenth century on property deeded from the Morgan family. The boundaries for the Carters

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Run Rural Historic District include the significant early-nineteenth-century landholdings of James Morgan. Morgan's acquisitions included the southern portion of Lord Fairfax's 1727 grant to the Rev. Alexander Scott, as well as a portion of the Manor of Leeds purchased by Morgan in 1811 from John and James Marshall. The land has been in sustained agricultural use since that time. The broad views through the valley—from the Rappahannock Mountains on the east to the Blue Ridge Mountains on the west—remain intact with few non-historic visual intrusions. No commercial buildings are located in the district. Rolling hills, open pastures, and cultivated fields edged by mature woodlands, dwellings, and agricultural and domestic outbuildings characterize this area, which retains a very high level of physical integrity. The picturesque scenery is enhanced by prominently sited houses and barns located to either side of Carters Run Road.

There are 75 total resources in the district, including 6 previously listed in the National Register of Historic Places.¹ Of these, 65 are contributing resources and 10 are non-contributing resources. Of the 37 contributing buildings, 18 are primary or secondary dwellings and the remainder is domestic and agricultural outbuildings. The 9 contributing structures in the district resources include dry-laid fieldstone walls, which historically marked property lines and delineated pastures, manmade ponds, a historic road trace, and cisterns and wells. The 13 contributing sites in the district include mid-nineteenth century mill sites, sites of known domestic or agricultural outbuildings, one small family cemetery, and one cultural landscape site (mounting stones at Barrymore). The 3 objects in the district are gatepost entry markers—one is contributing and two are non-contributing. The 8 non-contributing buildings in the district are original dwellings that either were significantly remodeled (Barrymore) or were rebuilt on an older foundation (Seager House), or are dwellings and outbuildings that have been constructed within the last 50 years.

The dwellings in the historic district display a diversity of architectural styles including examples of late-eighteenth- and early-nineteenth-century log and stone vernacular houses, early-nineteenth-century Greek Revival-style dwellings, and a late-twentieth-century Neo-French-style house. The district comprises several large-acreage farms that include a variety of nineteenth and early-twentieth-century domestic agricultural buildings such as barns, silos, springhouses, and meat houses. Contributing dwellings are of log, brick, or stone construction. The masonry examples often feature a stucco exterior finish. The majority of the outbuildings are of frame construction, although log and stone examples are present.

Together, the district's architectural resources, open pastures, cropland, and wooded tracts combine to reflect the occupational activities of people engaged in the traditional work of agriculture over two centuries (from circa 1790 to 1950). The district includes notable examples of high-style dwellings and agricultural buildings, as well as examples of the county's early vernacular buildings.

Narrative Description

Landscape and Setting

The landscape of the Carters Run Rural Historic District is generally of a rolling nature with open pastures, cultivated fields, and wooded tracts. Carters Run runs north-to-south through the

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historic district and Carters Run Road, which roughly parallels its namesake waterway, is the major transportation route through the region. Free State Road (Route 721) partially borders the district on its west side. Interior roadways include the unpaved Scotts Road (Route 719) and unpaved farm roads. The presence of Route 17 (Winchester Road) to the east and Interstate 66 to the north has not altered the character of this bucolic, pastoral region. Although the route of Carters Run Road was altered in the early twentieth century (moved slightly to the east), it remains the central organizing roadway in the valley. The former route, which remains visible on the landscape, extends through Waveland and Clover Hill and more closely followed the path of the creek than the present roadway. Most of the large dwellings in the district are set back from the road and are accessed by long, winding driveways sometimes marked by entrance piers or property signage. Waveland, which currently sits near the east side of Carters Run Road, historically would have been set a good distance from the road and overlooked it to the west. Later dwellings front directly onto the road, especially along Scotts Road.

The Rappahannock Mountains, including the wooded ridge of Wildcat Mountain, are located to the east and foothills of the Blue Ridge Mountains are located to the west. Much of the land in the historic district, as well as much of the bordering land, is held in conservation easement. The wooded areas in the historic district exhibit a combination of oak, hickory, beech, maple, pines and other native species. In evaluating one of the Carters Run Valley properties it holds in easement, the Virginia Outdoors Foundation described the tree cover in the Carters Run Valley as one of the “finest remaining examples of an intact Piedmont hardwood forest.”²

The approximately 4,400-acre rural historic district is characterized by active agricultural use with the land engaged in cattle grazing, as well as crop production. At present, hay, sorghum, and soybeans are primary crops in the area, but historically farms grew a great diversity of crops including tobacco, wheat, oats, and a myriad of vegetables and fruits. Grains could be ground at local grist mills, including the mill on Scotts Road, and vegetables and fruits were harvested and put up at the end of the season. Historically, this region was known for its cattle production and area farmers also raised sheep and hogs. Early on, horses, a mainstay on Fauquier County farms, were used primarily for farm work or travel, but in the early twentieth century foxhunting grew in popularity in the area and riding and jumping horses were also raised here.

Architectural Analysis

The architectural resources in the Carters Run Rural Historic District date from circa 1790 through the turn of the twenty-first century. The 75 resources include 65 contributing and 10 non-contributing elements. The latter include buildings and structures that are not yet 50 years of age or resources that have been significantly modified or altered. The contributing buildings include primary and second dwellings and associated complexes of domestic and agricultural outbuildings. The contributing dwellings date from circa 1790 to 1950 and most reflect vernacular forms of hall-parlor plans, center-passage dwellings, and early-twentieth-century bungalow forms; several dwellings are banked into the their hillside sites, taking advantage of the area’s topography. Two of the dwellings are executed in the Greek Revival style—the main dwelling at Waveland (030-0512/030-5603-0003), which is individually listed in the National Register, and the main dwelling at Clover Hill (030-0516/030-5306-0005). Both dwellings were

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constructed circa 1835. Agricultural buildings on these properties range in date from circa 1850 to the mid-twentieth century. The largest and oldest of these are barns erected for livestock shelter and hay storage; the most recent buildings are associated with modern equipment and machine storage. The district also contains one small family cemetery, two mill sites, the known sites of historic outbuildings, and landscape features including entry gateposts fieldstone walls and farm ponds.⁵

The earliest architectural resources located in the district are examples of typical Fauquier County dwellings of the period and are modest dwellings constructed from readily available materials such as stone and log. Limestone was a common construction material in Fauquier County and most often was used in foundations, chimneys, and exterior walls of dwellings and outbuildings, including barns, and in walls that marked property and field divisions. Fieldstone walls and foundations were generally dry laid uncoursed, random rubble. Stones used as thresholds, window and door lintels or sills, and at building corners tend to be somewhat more finished or dressed. It was common to clad the exterior of the stone buildings of this period with stucco, which was also produced from the local supply of limestone. In some cases, late-twentieth-century owners have removed the stucco or have not replaced failed stucco, revealing the stonework below. The interior of these dwellings, and some of the barns and outbuildings, also were plastered.³

Log dwellings are also common and tend to have been clad at construction or soon thereafter with horizontal weatherboard and in some cases stucco.⁴ Log dwellings commonly sat on stone foundations and had exterior-end stone chimneys. In Fauquier County, this form persisted into the nineteenth century. Again, relying on the local materials, frame buildings were erected using timber cut by local saw mills.

Early vernacular dwellings typically took on the modest form of a one-and-a-half-story, hall-parlor (two-room) dwelling. Some single-room cabins also were constructed. Both forms were added to as soon as resources allowed. In addition to the common vernacular forms, the district contains high-style architectural examples, most notably two circa 1835 temple-front Greek Revival-style dwellings—Waveland and Clover Hill. The former is constructed of brick and the latter is of brick construction clad with stucco. These dwellings are the finest in the valley and are associated with the ownership of the Morgan family, which extend through the mid-nineteenth century. These prominent landowners also were slaveholders and although no examples remain, slave quarters were among the historic architectural complexes on district-area farms.

During the colonial era, the area within the Carters Run Rural Historic District was part of the five million-acre Northern Neck Proprietary that was inherited by Thomas, 6th Lord Fairfax. Large portions of this vast landholding were leased or granted by Fairfax's agent, Robert Carter. Fairfax retained title to 160,000 acres of the estate, which remained unleased and which he named the Manor of Leeds. The northern and eastern portions of the Carters Run Rural Historic District were part of a large grant made in 1727 to Reverend Alexander Scott, who in 1711 became minister of Overwharton Parish, Stafford County, and resided in that county. Upon his death in 1738, the Rev. Scott left to his brother James, who was also a minister and lived in

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Stafford County, over 8,600 acres of land in Stafford, Fauquier, and Fairfax counties and 30 slaves. In 1762, James conveyed the Fauquier holdings ("2,823 acres on Carters Run") and 33 slaves to his son, James.⁶

The western part of the Carters Run Rural Historic District was part of the Manor of Leeds, which in 1793 was purchased by John and James Marshall and others. From his apportionment of the manor, John Marshall had given each of his sons a large estate. In 1820, Marshall deeded his son, John, Jr., the 2,375-acre Mont Blanc parcel, which extended from near the town of Hume as far east as Carters Run and adjacent to the Scott landholdings.⁷ Marshall's heirs retained ownership of the property into the nineteenth century and maintained a system of leaseholding on the property.

Architectural resources in the district that date to this early settlement period in the region include the stucco-over-stone former overseer's house located on the Barrymore estate (030-5603-0002). This one-and-a-half-story dwelling, believed to date to circa 1790, originally featured a single large room with a centrally located stair that led to a loft above. Hewn timbers are present on the interior and large stone chimneys are located on either end of the dwelling. The house is banked slightly into the hillside, which provides a cellar space below that is accessed only from the exterior. The interior has been altered by moving the stair to the southeast corner of the first-floor space, but the building retains its rustic character and overall original form.

The Morgantown House is an early log dwelling located in the district. Located on the western edge of the vast Waveland estate (030-512/030-5603-0003), the house is so-named for its proximity to the African-American settlement of Morgantown. This dwelling predates the Morgan ownership of the Waveland property by several years and likely was occupied by a lease holder or tenant. Located on a high hill above Carters Run, it was originally a one-and-a-half-story, two-bay log dwelling with a large exterior end chimney. Later, a two-story frame addition and an exterior stone chimney were constructed to the north end of the house, resulting in a center-passage, single-pile (I-house) plan. This evolution is evident on the exterior in the weatherboard seams and window opening arrangement. The house is clad with weatherboards and the doorways are Victorian in character with round-top sidelights and windows. Dendrochronological investigations conducted in spring 2013 indicate "that the original structure was built of yellow pine logs that were felled in the winter of 1806/7 and that the roof was built of oak timbers that were felled in the spring of 1807."⁸ Although presently in a deteriorated condition, the building retains sufficient historical material to convey its construction evolution and appearance. In recent months, the owner has undertaken significant stabilization efforts especially with regard to the roof and foundation. In addition, interior stabilization and clean up is underway.

During the early nineteenth century, brothers William and James Morgan owned much of the land in the Carters Run Valley, which they had acquired from the Scott landholdings, as well as the Marshalls. Around 1815, James Morgan built his home, Southern View (030-0663/030-5603-0007) above Carters Run. The earliest section of the dwelling, located on top of a hill on the east side of present-day Scott's Road, likely began as a one-and-a-half-story, hall-parlor plan

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dwelling. According to a Virginia Historical Inventory report (1937), this section was of frame construction and the interior featured wainscoting, fine woodwork, plaster walls, and a handsome stairway.⁹ The house site overlooked the mill (now only a ruin site, 030-5603-0013) located at the base of the hill on the west side. This original section, now on the north side of the house, appears to have been raised to two stories in the late nineteenth century (circa 1878) and clad with stucco. At the same time, the side-gable north wing was added. This addition has since become the formal front of the dwelling. Large stone chimneys are present on the exterior ends of the dwelling. The exterior was clad with stucco in the 1940s. Two historic outbuildings, the kitchen and meat house, survived into the late twentieth century, but have since been demolished. Two twentieth-century frame bank barns are present on the property and contribute to the agricultural context of the property.

Around 1830, Thomas Payne occupied a lease hold on the Marshall property located east of present-day Free State Road. The one-and-a-half-story, two-room, log dwelling Payne built was set on a stone foundation with large exterior-end stone chimneys. The house was covered by a side-facing gable roof and was clad with weatherboards. Later additions include a one-room log section and additional stone chimney on the south end of the dwelling and a frame addition and porch on the east side. Tax records indicate that Payne purchased 122 acres “of Mont Blanc” from Ashton A. Marshall in 1857 with a value for buildings listed at \$100. Payne does not appear to have obtained full ownership of the land until 1870, when the property is listed in tax records under his name.¹⁰ Fauquier County tax records for 1900 list a valuation for the property’s buildings at \$245, which may reflect the date of the additions to the dwelling. After Thomas Payne died in 1907, the property remained in the extended Payne family through 1958, when the present owner acquired the land. At present, the dwelling is in fair condition and is used seasonally. The dwelling retains its simple, vernacular form and character and its heavily wooded, rustic setting is intact. A small family cemetery is located south of the dwelling and contains two late-nineteenth-century graves.

The most notable architectural resources in the district were built around 1835 by the heirs of James Morgan. When their father died, each of the three Morgan siblings acquired large parcels of his Carters Run Valley property. The handsome Greek Revival-style brick dwelling at Waveland (030-0512/030-5603-0003), located near the center of the district on the east side of Carters Run Road, was built by Morgan’s daughter, Caroline, and her husband Dr. James H. Loughborough.¹¹ Waveland was listed on the state and national registers in 2004 for its national and local significance in the areas of conservation and architecture. Waveland is associated with John Augustine Washington III, the great-great nephew of George Washington, who owned the property after the Loughboroughs. The dwelling retains excellent interior and exterior integrity.

Waveland, a two-and-a-half-story dwelling, originally consisted of the three-bay-wide and five-bay-deep section that features a pedimented temple front. The temple front, laid in a five-course American brick bond pattern, features a molded cornice, and brick in the tympanum, which also holds a lunette window. Tall brick chimneys are located on the interior slopes of the front-gable roof of the house. The interior features a hall that extends across the front of the dwelling and holds the staircase to the upper floor. Woodwork exhibits Greek Revival styling, such as that seen in period pattern books by Asher Benjamin.

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In 1859, John Augustine Washington III purchased Waveland and enlarged the house with a six-bay-wide addition on the back (east), resulting in the present footprint. Washington hired Baltimore-based architect Edmund G. Lind to design the rear addition.¹² Washington also added a front porch, which likely replaced a smaller entry porch and extended over secondary entrances located on the north and south sides of the building. The wraparound porch was removed in 1938, but the present one-story front porch retains the character of the Washington-era porch and is detailed with square, Italianate-style columns, decorative brackets, and a diamond-pattern railing. Bay windows located on the side elevations, also added by Washington, were removed in 1928 and the original six-over-six sash replicated. A frame porch raised on stone piers extends across the width of the east (rear) elevation of the addition and features the same diamond-pattern railing that is present on the front porch. Washington made another major addition to the house with the installation of three interior bathrooms, the earliest known in Fauquier County, that were equipped with a watersystem similar to that installed at the White House in 1859. “A hydraulic Ram pump pushed water from the stone springhouse in the southeast field uphill through underground pipes up to the water tank Augustine installed in the attic of his addition.”¹³ The system may have been augmented by water from the still-extant cistern located at the back of the house.

The outbuilding complex associated with Waveland is the most impressive in the district and includes numerous domestic and agricultural outbuildings that date from the early nineteenth through the mid-twentieth century. Among the notable buildings is the brick meat house located behind the main dwelling, which appears to date to the 1835 construction of the main house. The meat house features a tall wooden cornice and a pyramidal roof clad with wooden shakes. The interior features hewn timbers and plaster walls. The exterior also shows evidence of plastering, but the brick is now exposed and closely resembles the brick on the front of the dwelling. As mentioned, the cistern and a springhouse were also contemporary with the initial building period of the house, although the latter is now a ruinous site in the field located southeast of the house. Slave quarters would also have been a prominent feature of the mid-nineteenth-century farm landscape. The Morgans and Loughboroughs were slaveholders and in 1860, Washington owned 33 slaves, and these farm residents would have been housed in the estate’s eight slaves’ houses.¹⁴ The stone foundation of one of these houses is located in the field south of the main dwelling and is a tangible reminder of that era of the estate’s history.

The majority of the agricultural outbuildings lie north and east behind the main dwelling and date from the early to the mid-twentieth century. The buildings include several machine sheds and a scales building, but the most prominent buildings are the barns that continue to be used for hay storage and as livestock shelter. The “Red Cow Barn,” built around 1930 and located in the field directly behind (east of) the house, is a two-story, frame building clad with wide weatherboard siding, is set on a stone foundation, and is covered by a side-facing gable roof of standing-seam metal. A concrete silo, no longer extant, was located at the northeast corner of the barn. The small, gable-roofed addition on the north end of the barn, which is clad with vertical wood boards, likely served as the hyphen connecting the two structures. The circa 1948 horse barn, located northeast of the house, is a tall, two-story barn of concrete block construction that is covered by a metal-clad gambrel roof. The ground level of the barn holds a centrally located

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aisle with stalls to either side and the upper level loft is used for hay storage. The “White Cow Barn,” located on the west side of Carters Run Road and set atop a high hill, was constructed around 1950 as a wedding present from George Thompson II to his wife, Eleanor Glascock Thompson. The placement of the barn on the west side of the farm, rather than within the complex on the east side of the estate, was chosen in order to place a barn convenient to the fields and livestock on that portion of the property.¹⁵ The gambrel-roofed barn was built using poplar wood harvested from the Waveland forests. The three-bay-wide barn features a center aisle with livestock areas to either side, which are now used for hay and equipment storage. The vaulted space of the upper level is used for hay storage. A concrete silo stands at the northwest (rear) corner of the barn. Because of its prominent location, the White Cow Barn is a visual landmark from many vantage points in the district. Cultivated fields surround the barn site, which is accessed by one of the farm’s unpaved interior roads.

The Waveland estate also includes several tenant houses that date from the mid-nineteenth to the mid-twentieth century and that exhibit various vernacular forms. The oldest of these is the “Morgantown House,” described above and dating to circa 1806. The “Orchard House,” so named for its proximity to Washington’s apple and peach orchard, was constructed around 1860 and is located north of the main Waveland dwelling. It is a two-story, stucco-over-stone, three-bay dwelling, set on a stone foundation, and covered by a metal-clad side-facing gable roof. The house is banked into the hillside and faces west into the field behind it. The “Baltimore House,” located at the northwest corner of the intersection of Carters Run Road and Scotts Road, is a one-and-a-half-story concrete block dwelling that is covered by a gable roof of asphalt shingles. This modest circa 1950 house features a three-bay front (south) with a centrally located entrance flanked by window openings.

Clover Hill (030-0516/030-5603-0005), located across (west) Carters Run Road from Waveland, is another estate that was owned by the Morgan family. James Morgan’s daughter, Mary, and her husband John Baker likely built Clover Hill around 1835. The two-and-a-half-story dwelling is accessed by a long, winding gravel driveway that leads through cultivated fields to the fenced house yard. The main dwelling faces north and exhibits a pedimented gable-front design that is further enhanced by a fine Greek Revival-style portico. The large fluted Doric columns on the porch at Clover Hill present an elegant interpretation of the style and may have been inspired by period publications such as Asher Benjamin’s pattern book *The Architect, or Practical House Carpenter* (1830). In particular, the “Doric Order, Example No. 3” portrayed in that volume (Plate VI) illustrates the fluted columns, triglyphs, mutules, guttae, and metopes that are displayed on the Clover Hill porch.¹⁶ The porch also features fluted and plain pilasters and a single-leaf entrance door with deeply recessed sidelights. This arrangement may be an adaptation of Benjamin’s more ornate designs for a front door shown in *The Architect* (Plates 37 and 38). Large, six-over-six double-hung windows flank the entrance porch and exhibit the attenuated muntins also associated with the Greek Revival style. Two tall brick chimneys are located along the rear (south) parapet wall of the house. Door locations on the sides and rear of the house indicate that small porches may also have been located there originally. Smooth, white stucco was applied to the exterior walls of the brick house to enhance the temple-like image then associated with the original Grecian temples. A similar house, John Marshall’s Oak Hill (030-0044), was constructed around 1820 and is located nearby just west of Marshall.¹⁷

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The intact interior plan at Clover Hill exhibits a front hall that extends the full width of the building, similar to the one at Waveland. Two large parlors lay beyond the hall with pocket doors between them. The woodwork reflects typical Greek Revival-style molding with bull's-eye corner blocks at door and window openings.

Clover Hill does not retain as extensive a collection of outbuildings as Waveland, but there are two extant buildings that are notable. The stone springhouse located west of the main house at the bottom of the hill is unusual for its octagon-shaped plan. The building, believed to be contemporaneous with the main house, was covered by a pyramidal roof (now collapsed) and featured a single interior space with plastered walls. The stucco-clad stone overseer's house, located south of the main house, may have been constructed around 1800, predating the main dwelling. The house has been remodeled in recent years, but retains the majority of original materials and its historical form. The two-story, three-bay dwelling is set on a stone foundation and is covered by a side-facing gable roof with a large exterior stone chimney on the south end. The house is located within the fenced yard of the main dwelling, but faces east towards Carters Run Road.

Wheatland (030-0501/030-5603-0006), located on the east side of Carters Run Road and adjacent to the south side of the Waveland property, is a more modest example of an early-nineteenth century house, but is also unusual in its own way. The two-story, four-bay-wide dwelling set on a high stone (English) basement was built in two phases: the two southern bays were built around 1830 and the northern two bays were added around 1853. The original (two-bay) hall-parlor plan dwelling was set on a stone basement, and featured a stone chimney on the exterior south end. Previous survey noted that the framing on the original section of the house employs half-dovetail joints on the large downbrace into the sill and L-shaped cornerposts.¹⁸ Exterior chimneys are located on the ends of the house and are stone with brick stacks. The random rubble chimneys were later clad with stucco and scored to resemble coursed stone—a technique often employed in Greek Revival-style buildings.

Although it is not uncommon to find hall-parlor houses in the county that were later enlarged to appear as a center-passage house, what distinguishes Wheatland is the retention of the earlier hall, as well as the construction of a second hall, creating side-by-side halls divided by a wall. Both halls were retained rather than creating a single, broad passage. The new hall contained stairs to the basement and the stairs to the second floor were retained in the original hall. The front entrance (on the west side) opened into the new hall.

The Wheatland property, formerly a part of James Morgan's holdings, was owned by Morgan's daughter Mary and her husband, John Baker, until 1853 when Marshall Lake, a prominent Fauquier County farmer, purchased the land and dwelling. Although no outbuildings remain extant on the property, the stone foundation ruins of a kitchen and meat house are located north of the house. The site of the former carriage house is located south of the house, although at present it is heavily overgrown.

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It is likely that Marshall Lake enlarged the dwelling soon after his purchase of the land; it also appears that Lake enlarged the stone and frame “cow house,” as it is referenced on historic plats, located west across the road from the dwelling. The Lake Barn is one of the most impressive agricultural buildings in the district, not only for its age, but also for the sheer size of the building. Local residents state that over 100 head of cattle could be fed in the barn at one time. The building’s size, measuring nearly 225 feet long, reflects the expansive cattle production undertaken at the property during the late nineteenth century. The earliest section of the barn (the first nine bays on the east end) was likely constructed around 1850 with additions constructed in the 1870s following the Civil War. With the addition, the barn was 19 bays long (east to west). In form and function, the barn can be described generally as a modified bank barn that lacks the usual projecting forebay associated with Pennsylvania bank barns. The early 1850s seem a likely construction date since the Manassas Gap Railroad was finished through Marshall (then Salem) at that time. The large herd accommodated by this barn would have been taken to market by rail car rather than drive across land to markets in Alexandria or Falmouth.¹⁹

The Lake Barn is a two-level timber building that is banked into the hill on the north side. The supporting posts and beams consist of hand-hewn and sawn members. The building was constructed with pegged timber joinery including mortise-and-tenon joints, cross-lap, half-lap splice, and stop-splayed and under squinted scarf joints. Supporting posts on the north side of the barn (banked section) are approximately six-by-six inches and on the south side are approximately twelve-by-twelve inches. Some of the south posts appear to be hand hewn, but most appear to be sawn and exhibit straight saw marks running perpendicular to the grain of the wood; these may be later replacements. Both handmade and factory made nails were observed on the barn. The exterior vertical wood sheathing exhibits circular saw marks. It is assumed that the sheathing and the roof were modified or heavily repaired in the late nineteenth or early twentieth century. It is also assumed that the cross-gable bay on the north side of the barn was constructed in 1924, about the time that the two concrete silos were erected at the northwest corner of the barn.²⁰

The barn is three bays deep with a narrow central passage on the interior that is flanked by wider bays on the north and south. The upper level was primarily used for hay storage, but a large granary is also present. Ensilage was moved by iron-wheeled cart to the granary. Later, a hay fork was installed and the original collar ties were cut and lower braces were installed in the framing so that the hay on the fork could clear the aisle. On the lower, ground level of the barn, the bays open to the south onto rock outcroppings located there and the creek beyond. Livestock feeding occurred on the lower level where there are stalls and separate feeding areas and a fenced barnyard was located on the south side of the building. A continuous, metal-clad gable roof covers the entire length of the barn. The barn is set on a foundation of solid stone (on the east) and stone piers (on the west). Special attention was given to dressing the stone corners of the solid foundation. Several bays on the western end of the barn have collapsed. The building retains good overall integrity, although some sections lack structural stability. The barn retains excellent integrity with regard to setting and is surrounded by open fields, rolling hills, and active farmland. Carter’s Run extends along the west side of the barn and Carter’s Run Road lies to the east. The presence of this barn significantly contributes to the historic context of the

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Wheatland house, as well as to the overall district's theme of nineteenth- and twentieth-century agricultural practices.

The Barrymore property (030-0502/030-5603-0002), located at the northeastern corner of the district, consists of several nineteenth century buildings. The oldest building on the property, the stone overseer's house, is described above. The main dwelling has undergone several manifestations, although the house site appears to have remained constant. William B. Wright, who purchased the property in 1810, probably built the original main dwelling between 1810 and 1820. No records have been found that describe that building, which is said to have been destroyed in the late nineteenth century.²¹ At that time, during the ownership of Henry deButts Norris and later, his son George W. Norris, a Colonial Revival-style dwelling was built on the old foundations. A circa 1940 real estate pamphlet for the property shows a photograph of the dwelling as a two-story frame dwelling covered by a hipped roof. The three-bay façade was fronted by a projecting, pedimented two-story porch that was supported by stout, paired, double-height Ionic columns.

This house was modified to its present appearance in the late twentieth century by Middleburg-based architect William "Billy" Dew. At present, the one-and-a-half-story, stucco-clad house exhibits a Neo-French style. The center section is three bays wide and holds the centrally located, projecting entrance block. Three segmentally arched dormers pierce the metal-clad mansard roof. Windows are six-over-six wooden sash. Tall stucco-clad chimneys project on the east, west, and south sides of the house. The wings that extend to the east and west of the center section of the house were added over time. The use of the same architectural style, detail, and materials, however, provide continuity in the appearance of the additions. The current owner states that a portion of the original house is located at the center of the building.²² The main dwelling at Barrymore is one of the few non-contributing buildings in the district. The recently constructed (2000) tenant dwelling at Barrymore, a one-story, vinyl-clad house, also is a non-contributing building.

A 1928 plat of the Barrymore property indicates that at the time, several domestic outbuildings stood to the rear (south of) the house (Figure 1). These included a shop and shed, a stable, a lighting plant (likely a Delco battery building), a milk house, an outhouse, a wood shed and an "old mansion," which may have been the old Wright house or another dwelling.²³ Of these, the wood shed, also later used as a meat house, is the only extant resource. The one-and-a-half-story, stucco-clad stone building is covered by a side-facing gable roof of slate with louvered vents in the gable ends. The building, located west of the main house, holds two separate earthen-floor spaces that are currently used for tool storage and a generator house. Deep door openings are present on the east side of the building. Other non-extant buildings also depicted on the plat include a hay shed and several tenant houses that were located within the surrounding farm fields.

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defined by beaded-board half walls with vertical rail screens above. The outside walls in both sections of this floor appear to have been plastered. The second floor of the barn is accessed from the carriage area via an enclosed stair at the southeast corner. The upper floor holds three large spaces that were used for hay and grain storage and as domestic space. Floors are wooden, and ceilings and walls are plastered. The northern half of the space holds the grain bins, as well as drop boxes into the stall area below. Two doorways on the east side of the second floor were formerly equipped with hay rigs and pulleys. Historical photographs show wooden railings partially filling the doorways. There is also an attic level that is accessed by an enclosed stair leading up from the hay storage area.

The ground floor of the barn (basement) is accessed from the north and south ends through large swinging doors and originally held 14 stalls. These may have been ox or cow stalls, but later on were modified for milking stalls. The basement walls appear also to have been plastered, but the floor is earthen. Windows line the west side of the space, providing the partly below-grade space with light.

The architectural features of the Barrymore stone barn are intact and the building is in very good condition. Research suggests that this barn was likely copied or adapted from designs publicized in period agricultural journals. Many such periodicals and booklets, such as those promulgated by agricultural progressive Orange Judd, encouraged good design in farm buildings and proposed both floor plans and exterior elevations. Based on review of existing documentation and interviews with local farmers and building specialists, this barn may be unique among Fauquier County resources and warrants preservation and continued research.²⁴

More modest, vernacular dwellings in the district include the Bud Carter House (030-0513/030-5603-0010), located on Scott's Road, and the Margaret Wright House (030-5603-0001), located on the west side of Carters Run Road. Both of these two-story dwellings appear to have been built in the late nineteenth century and are of stone construction clad with stucco. The houses take advantage of the rolling topography and are banked into their hillside sites. The Griffith House (030-5603-0008) and the Gray House (030-5603-0009) sit adjacent to one another on the east side of Scotts Road. They are sited at the base of the hill below the Southern View dwelling. The houses, built around 1920 and named for former owners, are gable-front, bungalow-style dwellings executed in stone and stucco-over-frame. Although these dwellings are modest and lack overt architectural detailing, they, like the tenant dwellings and outbuildings on the large surrounding estates, contribute to the architectural and historical context of the district.

The land within the Carters Run Rural Historic District was held by a relatively few owners during the first part of the nineteenth century. The pattern of development in the area followed that seen in the other parts of the county where wealthy landowners owned large tracts of adjacent land. As such, the number of architectural resources is low relative to the acreage. Although the majority of the architectural resources are domestic and agricultural in nature, ruins of grist and saw mills are also present. These industries supported the surrounding agriculture and provided building materials for nearby structures. The district buildings also are united by the commonality of building materials, which relied on locally available supplies of stone and timber, and the reliance on traditional building forms.

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CARTERS RUN RURAL HISTORIC DISTRICT INVENTORY

The following is a list of resources located within the Carters Run Rural Historic District boundaries. The resources are listed alphabetically by road and chronologically by address number. The common or current name of the property is included, as are VDHR ID numbers of previously surveyed resources. In the following inventory all resources, both primary and secondary, have been considered either contributing or non-contributing based upon the areas of significance identified under Criteria A and C as: Agriculture, Architecture, Exploration and Settlement, and Military History, and based upon the period of significance identified as circa 1790 to 1950. All non-contributing resources have therefore been so noted for postdating the period of significance or as having no integrity left to represent the period and areas of significance, unless otherwise noted.

CARTERS RUN ROAD

4610 Carters Run Road “Martha Wright House” 030-5603-0001

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1880

Contributing Total: 1

Secondary Resource: Road Trace (Structure)

Contributing Total: 1

Secondary Resource: Gateposts (Object)

Contributing Total: 1

4611-4613 Carters Run Road “Barrymore” 030-0502 Other DHR Id#: 030-5603-0002

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Other, Ca 1820

Non-contributing Total: 1

Secondary Resource: Animal Shelter/Kennel (Building)

Non-contributing Total: 1

Secondary Resource: Archaeological Site (Site)

Contributing Total: 3

Secondary Resource: Barn (Building)

Contributing Total: 2

Secondary Resource: Single Dwelling (Building)

Contributing Total: 1

Secondary Resource: Single Dwelling (Building)

Non-contributing Total: 1

Secondary Resource: Smoke/Meat House (Building)

Contributing Total: 1

Secondary Resource: Pond (Structure)

Contributing Total: 1

Secondary Resource: Gateposts (Object)

Non-contributing Total: 1

4883-5061 Carters Run Road “Waveland” 030-0512 Other DHR Id#: 030-5603-0003

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Greek Revival, Ca 1835

Contributing Total: 1

Secondary Resource: Barn (Building)

Contributing Total: 3

Secondary Resource: Barn (Building)

Non-contributing Total: 1

Secondary Resource: Chicken House/Poultry House
(Building)

Contributing Total: 1

Secondary Resource: Cistern (Structure)

Contributing Total: 1

Secondary Resource: Privy (Building)

Contributing Total: 1

Secondary Resource: Shed (Building)

Contributing Total: 2

Secondary Resource: Shed, Machine (Building)

Contributing Total: 3

Secondary Resource: Single Dwelling (Building)

Contributing Total: 3

Secondary Resource: Smoke/Meat House (Building)

Contributing Total: 1

Secondary Resource: Spring/Spring House (Building)

Contributing Total: 1

Secondary Resource: Archaeological Site (Site)

Contributing Total: 3

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Secondary Resource: Landscape, Stone wall (Structure) Contributing Total: 1

5134 Carters Run Road “Seager House” 030-5603-0004

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1969

Non-contributing Total: 1

Secondary Resource: Smoke/Meat House (Building) Contributing Total: 1

5200 Carters Run Road “Clover Hill” 030-0516 Other DHR Id#: 030-5603-0005

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Greek Revival, Ca 1835

Contributing Total: 1

Secondary Resource: Secondary Dwelling (Building) Contributing Total: 1

Secondary Resource: Spring/Spring House (Building) Contributing Total: 1

5445 Carters Run Road “Wheatland” 030-0501 Other DHR Id#: 030-5603-0006

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1830

Contributing Total: 1

Secondary Resource: Barn (Building) Contributing Total: 1

Secondary Resource: Archaeological Site (Site) Contributing Total: 3

FREE STATE ROAD

5559 Free State Road “Payne House” 030-0507 Other DHR Id#: 030-5603-0012

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1830

Contributing Total: 1

Secondary Resource: Cemetery (Site) Contributing Total: 1

5809 Free State Road “Devonstone” 030-0506 Other DHR Id#: 030-5603-0011

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1820

Contributing Total: 1

Secondary Resource: Barn (Building) Contributing Total: 1

Secondary Resource: Chicken House/Poultry House
(Building) **Non-contributing Total: 1**

Secondary Resource: Landscape, Stone wall (Structure) Contributing Total: 1

Secondary Resource: Pond (Structure) Contributing Total: 1

Free State Road, East side of “Mill Ruins” 030-5603-0014

Primary Resource: Archaeological Site (Site), Stories 0, Style: No Discernible Style, Ca. 1850

Contributing Total: 1

Secondary Resource: Dam (Structure) Contributing Total: 1

Secondary Resource: Chimney (Site) Contributing Total: 1

SCOTTS ROAD

4604 Scotts Road “Southern View” 030-0663 Other DHR Id#: 030-5603-0007

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Other, Ca 1800

Contributing Total: 1

Secondary Resource: Barn (Building) Contributing Total: 2

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Secondary Resource: Archaeological Site (Site) Contributing Total: 2
Secondary Resource: Shed, Equipment (Building) Contributing Total: 1
Secondary Resource: Gateposts (Object) **Non-contributing Total: 1**

4661 Scotts Road “Griffith House” 030-5603-0008
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1929
Contributing Total: 1
Secondary Resource: Shed (Building) **Non-contributing, Total: 2**

4663 Scotts Road “Gray House” 030-5603-0009
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1929
Contributing Total: 1

4712 Scotts Road “Bud Carter House” 030-0513 Other DHR Id#: 030-5603-0010
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1890
Contributing Total: 1
Secondary Resource: Barn (Building) Contributing Total: 1
Secondary Resource: Outbuilding, Domestic (Building) Contributing Total: 1
Secondary Resource: Well (Structure) Contributing Total: 1
Secondary Resource: Landscape, Stone wall (Structure) Contributing Total: 1

Scotts Road, Northwest Side of “Shackelford’s Mill Ruins” 030-5603-0013
Primary Resource: Foundation (Site) Stories 0, Style: No discernible Style, Pre 1853
Contributing Total: 1
Secondary Resource: Mill (Building) Contributing Total: 1

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

EXPLORATION AND SETTLEMENT

MILITARY

Period of Significance

circa 1790-1950

Significant Dates

1727

1806

1811

ca. 1835

1859

1864

Significant Person

(Complete only if Criterion B is marked above.)

Mosby, Col. John Singleton

Cultural Affiliation

N/A

Architect/Builder

Lind, Edmund G. (Waveland)

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

Located in the northern section of Fauquier County, the Carters Run Rural Historic District encompasses approximately 4,400 acres of pristine landscape and is eligible for listing in the National Register on a local level under Criteria A, B, and C with a period of significance extending from circa 1790, the date of the earliest documented resource, to 1950, representing the latest contributing resource that retains its integrity. Under Criterion A, the district is locally significant in the areas of areas of agriculture, exploration and settlement, and military. Under Criterion B, the district's local significance is in the area of military for the activities of Col. John Singleton Mosby. Finally, the district is locally significant under Criterion C in the area of architecture.

The rural landscape is the most prominent feature of the Carters Run Rural Historic District and reflects the use of the land in the traditional occupation of farming. Continued, active farming has ensured the integrity of the rural landscape, which is evidenced through the area's historic property lines, pastures, and wooded lots, as well as through the built environment. Carters Run runs north-to-south near the center of the rural historic district.

The 75 architectural resources in Carters Run Rural Historic District are domestic and agricultural in nature and date from the late eighteenth century through the mid-twentieth century (circa 1790 to 1950). The 65 contributing resources include dwellings that are associated with complexes of outbuildings containing barns, silos, meat houses, machine sheds, and other functional buildings. Late-nineteenth- and early-to-mid-twentieth century tenant houses associated with these large farms dot the landscape. Together, these resources reflect the growth and development of the traditionally agriculturally based and self-sufficient society that has occupied the Carters Run Valley for over 200 years. The 10 non-contributing elements are late-twentieth-century resources postdating the period of significance or historic buildings that have been significantly altered. These resources do not disrupt the general pattern of development in the valley and reflect the general forms and materials typical of the area.

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

Criteria Justification

The district is locally significant under Criterion A for its contribution to the broad patterns of Fauquier County history and possesses significance in the areas of agriculture, exploration and settlement, and military. The district is significant in the area of exploration and settlement for its association with the Northern Neck Proprietary (as part of the Manor of Leeds) and with the pattern of ownership and settlement that resulted from that system of land management. During the eighteenth century, large parcels were often granted to landowners who lived elsewhere in the state and who did not establish residences on the land. As these large grants were divided and

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sold in relatively smaller parcels, or divided through inheritance, dwellings, farm buildings, and other buildings were erected. A majority of the land in the district was part of a 1727 grant to the Rev. Alexander Scott, whose heirs divided and sold large parcels to area residents such as James Morgan (1806). Morgan increased his holdings in 1811 by purchasing adjacent land from the Marshall family's Manor of Leeds. The pattern of large-acreage estates with relatively few built resources remains intact on the landscape. Properties and fields retain many of their original boundaries—some of which are delineated by fence lines, tree lines, and stone walls.

Because the land has continued in agricultural use for over 200 years, it is also locally significant under Criterion A in the area of agriculture. The daily patterns of agricultural life can be gleaned from nineteenth-century agricultural census data, as well as the late-nineteenth-century farm diaries of Lawrence Washington, owner of Waveland and son of John Augustine Washington III. Washington's daily entries detail the sowing, harvesting, and storing that occurred on his farm, as well as activities on other farms in the area. Washington noted significant events in the neighborhood, such as deaths and births, and recorded the annual rhythms of rural life. He also provided historians with the names of laborers on the farm, many of whom lived in the area and were descended from African Americans formerly enslaved by valley residents. Historically, area farming was subsistent and relied on the production of wheat and other grains and the raising of livestock for local consumption. After the Civil War, production increased and farmers in the area, such as Marshall Lake of Wheatland, were well known for raising large herds of high-quality beef cattle. Many of these animals were shipped to larger markets via the Manassas Gap Railroad that ran through Marshall. Sheep and pigs were also raised on valley farms, but today, livestock production in the area focuses solely on beef cattle.

The district's local significance in the area of military under Criterion B is associated with Col. John S. Mosby during the period of the American Civil War. Several of the properties in the valley are known to have been frequented by Col. Mosby and his Confederate Rangers during the Civil War. Carters Run Valley was located in the Fauquier County area known as part of "Mosby's Confederacy," Personal memoirs and histories recount Mosby's and his men's forays into the area and their visits to area houses. The secluded location of Carters Run Valley on the back of the Rappahannock Mountains and off of the main road provided a safe haven for Mosby and his men, and it was there that Mosby convalesced several days after being shot by Union soldiers in December 1864.

The district is locally significant under Criterion C in the area of architecture for its array of buildings dating from the late-eighteenth through the mid-twentieth century, which reflect traditional Fauquier County building materials and a variety of architectural styles. Although the majority of buildings in the district represent vernacular forms, there are also two Greek Revival-style temple-form dwellings and two traditional hall-parlor-plan houses from the early nineteenth century. As was typical with the latter forms, they were enlarged later in the nineteenth century as residents' families and prospects grew. A visitor to the valley would see few architectural resources, however, since many of these buildings are located away from the roadside. The low number of buildings relative to the large acreage in the valley recommends this area as an intact rural landscape with little developmental intrusion. Most notable among the residences in the valley are the Greek Revival temple-style dwellings at Waveland (ca. 1835) and Clover Hill (ca.

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1835). Significant agricultural buildings include the mid-nineteenth century barn located at Wheatland and the early-twentieth century barns at Waveland. In the late twentieth century, the main dwelling at Barrymore was modified in a Neo-French style by Middleburg-based architect William Dew, Jr. The late-nineteenth-century, four-level, stone barn, however, retains its original Victorian-era detailing and is another of the district's impressive agricultural resources.

Exploration and Settlement

During the colonial era, the area within the Carters Run Rural Historic District was part of the five-million-acre Northern Neck Proprietary that was inherited by Thomas, 6th Lord Fairfax. Large portions of this vast landholding were leased or granted by Fairfax's agent, Robert Carter. Fairfax retained title to 160,000 acres of the estate, which he named the Manor of Leeds. The northern and eastern portions of the Carters Run Rural Historic District were part of a large grant made to Reverend Alexander Scott, who in 1711 became minister of Overwharton Parish, Stafford County, and resided in that county. Rev. Scott was considered a "shrewd speculator in frontier lands" and in 1715 received a grant from the proprietary of 450 acres in the upper Rappahannock River area on the Horsepen branch, also known as Marr's branch of Marsh Run in the southern part of present-day Fauquier County.²⁶

Looking to extend his holdings into the more remote areas of the region, Rev. Scott later took two grants in the vicinity of the future Winchester Road. In 1726, Scott received a grant for 781 acres "on the branches of Broad run above the Thoroughfair [through the Bull Run Mountains]." Rappahannock River called Carter's run in King George County and on the head of a branch of the Broad run of Occuquan River in Stafford County." The latter grant included the future site of the town of Salem, now Marshall. Later surveys found that the grant actually encompassed 3,533 acres. Upon his death in 1738, the Rev. Scott left his brother James, who was also a minister and lived in Stafford County, over 8,600 acres of land in Stafford, Fauquier, and Fairfax counties and 30 enslaved persons. In 1762, James conveyed the Fauquier holdings ("2,823 acres on Carters Run") and 33 slaves to his son, James.²⁷ No architectural resources from this very early period exist within the valley, reflecting the fact that these owners lived elsewhere and that these holdings were speculative in nature.

In the 1803 division of James Scott's estate, his land was apportioned into five lots. Scott's 62 enslaved labor forces also were divided among his heirs. From his father's 3,152-acre estate, Cuthbert H. Scott received a 599.75-acre parcel (Lot 4) on the southernmost section of the original 1727 grant. In 1806, Cuthbert Scott conveyed that tract to James Morgan, formerly of Alexandria.²⁸ Five years later (1811), Morgan added to his Carters Run Valley holdings by purchasing 1,860 acres from John Marshall and his wife Mary, and James Marshall and his wife Hetty. This conveyance notes that the land conveyed was part of the Manor of Leeds and lay adjacent to the land "Morgan purchased of Cuthbert Scott" (Figure 2).²⁹

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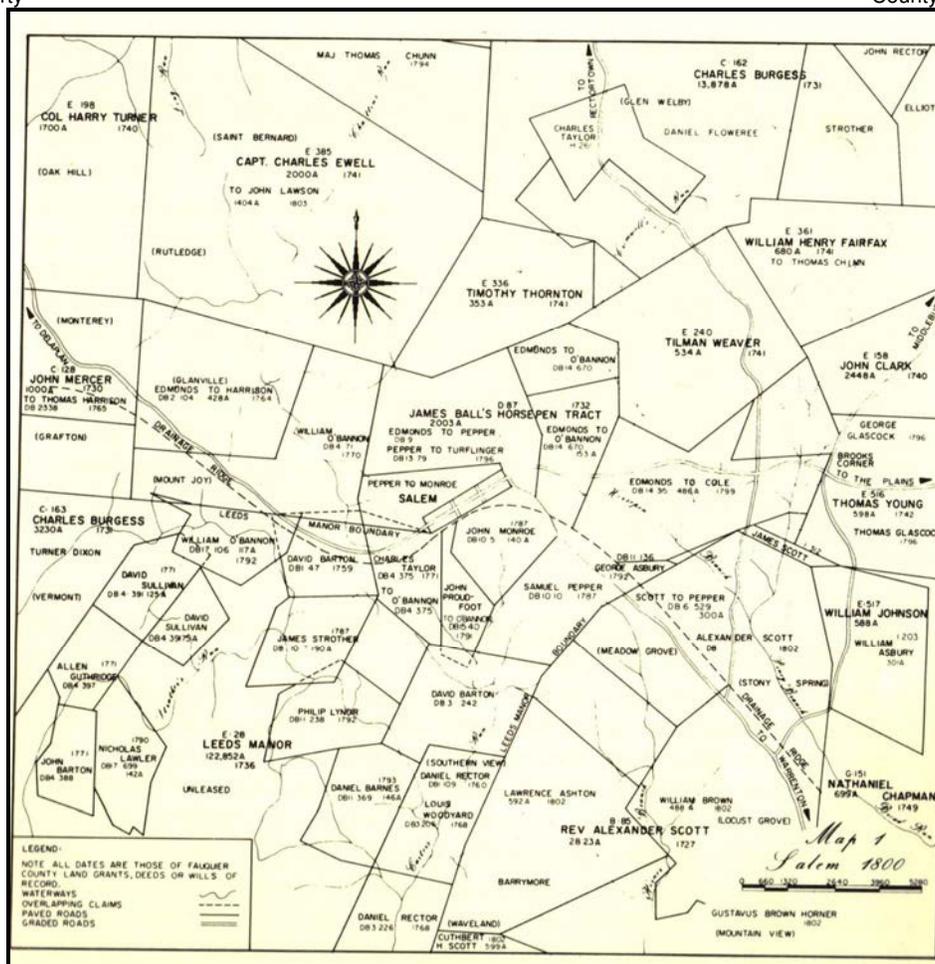


Figure 2. Map Showing Landholdings Around Salem [Marshall] in 1800. Cuthbert Scott's portion of Scott's Division is at the bottom center and the Leeds Manor parcel is located to the west. James Morgan purchased the Rector parcels between these two parcels, as well, including Southern View. Source: John K. Gott, *High in Old Virginia's Piedmont: A History of Marshall (formerly Salem), Fauquier County, Virginia*, 1987, page 3.

Architecture

James Morgan and his brother William appear to have been partners in several business endeavors and owned property together. The brothers were partners in the grist and saw mill operated on James' Clover Hill tract in the Carters Run Valley, and also operated still-house, warehouse, and area leaseholds. In 1806, William moved to Lynchburg, where he became a partner in local mercantile businesses and between 1810 and 1811, the brothers divided their interests, which conferred ownership of the Fauquier property to James. James stated that he was content to live as a farmer in Fauquier and to "sell a few goods" locally.³⁰

It is believed that James Morgan built the earliest section of Southern View (030-0663/030-5603-0007) during the first decade of the nineteenth century. Morgan had worked in the port of Alexandria and was a wealthy man when he arrived in Fauquier. Not only did he own vast tracts of land, he also owned a large number of enslaved African Americans. The 1810 census recorded 50 individuals in the Morgan household, 41 of whom were enslaved. In the division of property

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between James and his brother William, several of these individuals were named and their trades listed. Among them were skilled laborers such as blacksmiths and carpenters.³¹

In the early 1830s, James Morgan died and in 1832, a court-ordered division of his estate was completed. Morgan's wife Caroline received a dower that included Southern View. Morgan's heirs were his daughters Caroline, who married Dr. James H. Loughborough, and Mary, who married John Baker, and son William J. Morgan. The division assigned a 900-acre tract to William, which encompassed much of present-day Waveland. Daughter Caroline received Southern View, and Mary received part of the southern section now known as Clover Hill. In 1833, the Loughboroughs purchased 253 acres from John Wright that was adjacent to Williams' land on the east and proceeded to construct their Greek Revival dwelling known as Waveland.³²

The partition of the Morgan land is a pivotal moment in the developmental history of the Carters Run Valley. Held by a single owner until about 1830, the land was sub-divided, which in turn resulted in the construction of several of the valley's most prominent dwellings. The dwellings constructed about this time include Waveland, Clover Hill, and the earliest section of Wheatland. While Wheatland was executed in the locally popular vernacular hall-parlor form, Waveland and Clover Hill were executed in the Greek Revival style, which was gaining national popularity during the 1830s.

In 1844, the Loughboroughs left Fauquier and moved to Louisiana to a large sugar plantation near New Orleans. It is likely that Loughborough took his enslaved workforce of 45 persons with him to work that plantation. The Loughboroughs sold the Waveland mansion and surrounding 253 acres to Caroline's brother William, who was living with their mother at Southern View.³³ Encountering financial difficulties, William divested himself of his landholdings, including the Waveland parcel and his 900-acre inheritance between 1851 and 1853. After passing through several owners, the estate was purchased in 1858 by John Augustine Washington, III, great-great nephew of George Washington. In 1859, Washington engaged Baltimore-based architect Edmund G. Lind to enlarge the Waveland mansion by constructing a large, two-story rear addition to the house. Washington's brief tenure in the valley was marked by highly productive cultivation of the land and livestock husbandry. Washington, who served with the Confederacy during the Civil War, was killed in 1861.³⁴ His son, Lawrence, inherited the farm and during the 1880s and 1890s continued the agricultural operations on the farm.

Waveland (030-0512/030-5603-0003) is the only property in the district that has been previously listed in the Virginia Landmarks Register and the National Register of Historic Places. The property is nationally significant in the areas of architecture and conservation with a period of significance from 1835 to 1861.²⁵ The 2004 National Register eligibility statuses of the Waveland resources, many of which were considered non-contributing for that nomination, have been re-evaluated within the areas of significance and period of significance for the Carters Run Rural Historic District.

Agriculture

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In 1810, William B. Wright purchased 592.5 acres that were formerly a part of the James Scott estate. This large holding, located north of Waveland, became known as Barrymore. The stone overseer's house on Barrymore, believed to date to about 1790, is the earliest documented building in the district. Like the Morgans, Wright owned several slaves who worked his farm and maintained his household. The 1850 census records 11 enslaved persons on the Morgan property. Although Wright constructed a large dwelling on the farm, it did not survive past the mid-nineteenth century and may have been destroyed during the Civil War.³⁶

Between 1856 and 1905, Barrymore was owned by Mary Wright Norris, her husband George, and their heirs. During this period, the farm regained its splendor and numerous agricultural and domestic outbuildings were constructed, including the Victorian-style stone barn that is the centerpiece of the farm. The fine stonework and interior woodwork indicate that the barn was intended for sheltering riding horses, although cattle may have been sheltered in the lower level. The barn may have been constructed by Henry deButts Norris, whose ownership extended between 1883 to his death around 1898. Norris' will and the settlement of his estate indicate that he held large numbers of livestock and that his farm was highly productive. Mrs. Norris is credited with much of the agricultural achievements of the farm and was listed among the prominent farmers in the area in an 1884 business directory.³⁷

After the Civil War, residents resumed farming and made a quick recovery relative to other areas in the state. It is notable that unlike other regions in the county, the land in the Carters Run Valley remained in local ownership. After the war, many of Fauquier County's large farms were purchased by Northerners who were drawn to the pristine rural area for its cheap land and open fields that accommodated their favorite recreational pursuit of foxhunting. Although these owners maintained the character of the land, they were often only seasonal residents. In the Carters Run Valley, the resident-owners occupied and worked the land with local laborers throughout the year and participated in the active community life of nearby Salem (Marshall).

As noted, in 1875, Lawrence Washington inherited his allotment of the Waveland farm and engaged in a highly productive agricultural enterprise. The court division allotted Lawrence 437.5 acres of the improved farm, and his brother George was allotted the 425.5 acres on the western side of the estate. Although devoted to the land, Washington does not appear to have been a successful farmer and was heavily in debt by 1895, resulting in the sale of the property. Washington's farm diaries from this period, however, provide a significant account of farming activities and the cycles of typical agrarian life.³⁸

Throughout the summer months, crops in the field were tended, as were the vegetable gardens. Summer was also an active time for livestock trading. On July 7, 1885, Washington recorded that he received returns for "11 cattle shipped Saturday, weighing 8,740 lbs & netting 8,240 in Baltimore 4.35, bringing in \$325.44 net." A few days later, Washington recorded that he received returns for "9 lambs and 2 sheep bringing \$34.42." In August 1885, Washington recorded that he received returns for "496 13/60 bu wheat shipped to Beckham, netting \$424.06." In October 1885, Washington again shipped cattle to Baltimore. On that trip he shipped 60 head weighing 50,230 pounds and netting \$1,490.21. Other summer and fall tasks included mowing and hauling in wheat and weeding the cornfields. Waveland's laborers hand

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cut shingles for buildings, made cider from the farm's apples, cleared, plowed, and sowed fields, cut ice, hauled coal, killed and dressed livestock, cut wood, shelled corn, built fences, grubbed out stumps, and threshed oats and rye. Spring began the cycle all over again and fields and gardens were cleared of debris, plowed, and readied for planting.

Washington recorded cash payments to his laborers, who were also paid in pork, corn, and flour. Listed among the many Waveland workers is Rev. Asbury Pinkett, who was a pastor in Morgantown, the African-American settlement adjoining the west side of Waveland. Morgantown traces its roots to deeds recorded in 1871 from Ann R. Morgan and her children to seven Negro freedmen who may have been William J. Morgan's former slaves. William Williams was a plasterer by trade and may have helped Washington maintain the many buildings on the farm.³⁹ Other laborers included Joe Riley, Hez Nickens, John Palmer, Will Deans, Ed Grant, Zed Nelson, Bob Furr, and others. Some laborers are listed in the diary by only a first or last name.

Washington recorded interactions with his neighbor to the south, Marshall Lake. Washington purchased livestock from Lake, who was one of the area's most successful livestock men. In 1853, Mary Morgan Baker, heir of James Morgan, and her husband John sold to brothers William H. and Marshall Lake 500 acres "lying on the waters of Carter Run adjacent to lands of Wm. J. Morgan." In 1858, the Bakers and William Morgan sold to the Lake brothers 36 acres, which were described as "all land on which Jn. Baker now resides...adj. lands to Wm Morgan and Marshall Lake." The Bakers sold the Lakes one additional parcel of land containing 143 acres "adj. lands of Enoch Jeffries, J. Blackwell, and others...lying on the top of Rappahannock Mountain." Together, these parcels make up the area now occupied by the Wheatland house, which Marshall Lake enlarged, and the parcel across present-day Carters Run Road where Lake's "cow house" was built.³⁵

Lake was from a prominent Fauquier County family who had settled near the community of Atoka (Rectors Crossroads). In the 1850 and 1860 censuses Marshall was listed in the household with his older brother William and his wife Sarah. Both brothers were listed as farmers and Sarah was listed as keeping house. In 1860, William, as head of house, was listed with \$34,500 in real estate value and \$14,015 in personal property. The 1860 slave schedule listed William's household including 14 enslaved persons, six of whom were over the age of 20. This number would place William Lake squarely within the "middling" farmer category, as compared to William Morgan who owned 45 slaves and John Baker who owned five.

In 1861, Marshall Lake enlisted as a private in Co. H of the 6th VA Cavalry, where he obtained the rank of Captain and served with the Quartermaster Department. He took the Oath of Allegiance on April 22, 1865, in Winchester and returned to his Carters Run Valley farm.⁴⁰

In 1871, William H. Lake sold to his brother Marshall his interest in the three parcels they had purchased together. It appears that Marshall came into his own during this period and continued to purchase additional parcels for his farming operations throughout the 1870s and 1880s. It also appears that Lake enlarged his "cow house," the large frame barn located west of the Wheatland

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house. This barn, a two-level feeding and hay storage barn, is the largest known in the region and clearly reflects the increased fortunes of its owner during the late nineteenth century.

In the 1870 and 1880 censuses Marshall (51 years old) was listed as a head of house and farmer with Helen Lake as his spouse (his second wife). In 1870 Lake's real estate holdings were valued at \$27,000 and his personal property was valued at \$6,000. James Strother, who was listed as a black laborer, and his family were included in the Lake household. By 1880, Lake owned about 750 acres in the Carters Run Valley with the land valued at \$42,000 and livestock valued at \$9,000. These valuations reflect a highly productive, well-maintained, and efficiently operated farming enterprise.

Marshall Lake died November 24, 1888 (60 years old) and was buried at the Sharon Cemetery in Middleburg. Marshall's will asked that in order to pay all of his debts his executors continue farming his land until the fall of 1889 and then hold a public sale of his personal property.⁴¹ He asked that the proceeds be shared equally between his children (Charles and Marshall). Lake's neighbor, Lawrence Washington, was the Justice of the Peace who swore in Robert Beverly, Henry Glascock, and B.F. Skinner as commissioners to appraise the estate. The appraisal reflects the wealth Lake had accumulated following the war through his agricultural pursuits. Among his livestock holdings, Marshall owned numerous cattle (cows, calves, and bulls), sheep, pigs, oxen, horses, and bees. His farm implements included ox carts, wagons, sledgehammers, shovels, maddox, harrow, plow drill, wheat fan, buggy and harness, carriage and double harness, and spreaders. Marshall's household items included bookcases, lamps, tables, and a settee. At the time, Lake held 200 acres that had been seeded in wheat and 37 acres seeded in rye. The estate was appraised at \$6,505.43.⁴²

Lake was both a successful farmer and a contributing member to his community. He served one term on the Fauquier County Board of Supervisors and his death was reported in the *Alexandria Gazette and Virginia Advertiser*, which called Lake "one of the largest and best farmers in the county."⁴³ Lawrence Washington recorded in his farm diary that he attended Lake's funeral on November 26, 1888, and that the weather that day was "a regular blizzard."

Industry

Historic industrial pursuits are represented in the district by the presence of two mill sites. One of these was a grist mill (030-5603-0013) on Scotts Road, which was likely built by William Morgan and continued operations into the 1940s. The presence of this mill meant that farmers did not have to leave the valley to grind their wheat, rye, and corn. The other mill was located east of Free State Road but actually sited along Carters Run on the Clover Hill parcel. This mill, presented by a stone-lined waterwheel pit and a dry laid stone dam across the creek, operated as a saw mill during the nineteenth century. Again, the presence of this mill meant that area residents could harvest and mill their building lumber within the Carters Run Valley.

Military

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The district's military significance is associated with the period of the American Civil War. In addition to the above noted military service of the Carters Run Valley residents, the dwellings along Carters Run Road also served as "safe houses" for Confederate Col. John S. Mosby and his unit of Rangers. Postwar memoirs and reminiscences by some of Mosby's men record visits to valley homes such as Waveland Clover Hill, and Wheatland. Many of those visits are characterized as "social" calls, but in December 1864, Mosby sought out the refuge of the Carters Run Valley for more serious reasons. On December 21, 1864, Col. Mosby was wounded by the 13th New York Cavalry while at Ludwell Lake's home, "Lakeland."⁴⁴ Mosby removed and hid his Army coat and gave a false name when the Federals entered the house. Seeing his wound, which they believed to be mortal, the Union officers left the unidentified Mosby for dead.

His men moved Mosby to Rockburn, the nearby home of Aquilla Glascock, and then devised a plan to move Mosby out of Fauquier to his family home in Amherst County. From Rockburn, he was moved to another Glascock residence, Glen Welby, then to Waveland, the Washington family home on Carter's Run Road. After a few days, Mosby was moved further south down the valley to Wheatland.

According to the 43rd Battalion history, Wheatland was located at the base of Wildcat Mountain "a rugged, wild area, where the wounded colonel could be easily hidden if necessary. The colonel remained a day or two at 'Wheatland' to allow him to regain his strength for the next segment of the journey. Leaving Marshall Lake's, he was moved to Culpeper Courthouse and eventually to his father's residence near McIvor's Station."⁴⁵

Present Ownership

At present, the majority of the land within the Carters Run Rural Historic District is owned by the Glascock-Thompson family through various landholding entities. This ownership represents the fourth generation of the family to own the valley property. In the late nineteenth century, Fauquier County farmer Bedford Glascock owned much of the land in the Carters Run Valley that presently encompasses the Waveland and Clover Hill tracts. Glascock leased the farm to John R. Fishback, who lived at the Waveland mansion with his family. This owner-tenant relationship continues today over 100 years later. When Bedford Glascock died in 1929, his daughter Eleanor Glascock Thompson inherited the land. Mrs. Thompson, married to G. Richard Thompson, held a degree in agriculture from the University of Wisconsin. Her detailed ledgers and property notes on the Carters Run Valley have assisted in the compilation of this nomination.

The Barrymore Estate, as noted, was in the ownership of Thomas Tunstall Adams until 1928, when Bedford Fishback purchased the farm. From 1943 to 1962, Barrymore was owned by Helen M. Meade, who made a deed of gift of the property to Jane Sprague DeButts. Mrs. DeButts' son now owns the farm, which in 2004 was placed in a conservation easement.

The generations-wide family ownership of the farms in the Carters Run Valley promotes the consistent agricultural use of the land, as well as its continued maintenance. The preservation of the land in the proposed district, however, has not always been assured. In the late twentieth

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century, the Clover Hill property was platted for development of 117 house lots. In 2004, the present owners purchased the 1,193-acre farm and placed it into an easement with The Nature Conservancy. The eastern edge of the property abuts the Nature Conservancy's Wildcat Mountain Refuge—the first held by the conservancy in Virginia. In evaluating the area, the director of the conservancy described it as “a little valley that's pretty much untouched. You turn off [Interstate] 66 and it's like you're somewhere two decades ago.” The organization also noted that the property “lies at the heart of a largely intact 16,500-acre forest identified by the conservancy as one of the best remaining examples of a thriving hardwood forest in the Piedmont.”⁴⁶

The Carters Run Rural Historic District possesses the characteristics of a rural landscape as defined in the National Register Bulletin 30: *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. These include land uses and activities (farming and milling); patterns of spatial organization (historic land divisions, historic road system); response to natural environment (use of natural resources [stone and wood] in construction, use of land for pasture, pattern of roadways); cultural traditions (continuation of farming); circulation networks (historic roads, farm roads, waterways); vegetation related to land use (pastureland, cropland, woodland); buildings, structures, and objects (domestic, agricultural examples); clusters (large and small examples of agricultural and domestic complexes); small scale elements (stone walls, board fences); and archaeological sites (sites of mills, tenant houses, domestic and agricultural outbuildings). Evaluated as a whole, these elements create a cohesive collection that reflect the occupational activities of people engaged in the traditional work of agriculture and associated industrial activities. The effect of these elements is enhanced by the contiguous nature of the parcels, which results in a seamless rural vista of farmland, woodland, and open pastures. Property owners in the district have placed much of the land in conservation easements in an effort to preserve the rural character of the area for future generations.

The landscape and architectural resources in the Carters Run Rural Historic District illustrate the historic use of the land for agricultural and domestic purposes and the diversity of high-style and vernacular building forms also reflects the historic economic status of the owners and residents who lived there. The close-knit complexes of barns and outbuildings around main dwellings reflect the efficient manner in which these estates were operated—a tradition carried into the present. The valley provided an ideal location for agriculture with its rich soil, gently rolling hillsides, and an abundance of natural resources that was well-watered by area streams. Dwellings paced on prominent hilltops afforded residents a panoramic view of surrounding farmland. Barns and other functional buildings were placed in nearby fields near the work and livestock. These were working farms that display functional landscape agricultural patterns. Read together, the elements in the Carters Run Valley provide an impression of this agricultural region that is largely unchanged from its historic appearance.

At present, the district does not meet Criterion D since no comprehensive archaeological survey has been undertaken within the district boundaries. The area does appear to possess potential for the existence of historical cultural deposits given that little land disturbing activity has taken place in the area except for agricultural activities and limited road construction. It is a reasonable assumption that archaeological investigations could yield underground information such as

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locations of former buildings, material cultural and lifeways as related to domestic and agricultural resources, and African-American culture, as well as artifacts related to the Civil War. It is also likely that prehistoric deposits may lie within the valley and along the waterways.

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9. Major Bibliographical References

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Worthington, Michael J. and Jane I Seiter. "The Tree-Ring Dating of Morgantown House, Marshall, Virginia." Oxford Tree-Ring Laboratory, Report 2013/10. June 2013.

Personal Communication

McClane, Debra A. Interviews with George R. Thompson Jr., Marshall, April 2013-November 2013.

---. Interview with John Metz, Library of Virginia, Richmond, 16 October 2013.

---. Interview with G. Edward Ashby, Jr., Telephone Interview, 25 November 2013; Electronic mail messages, 13 December 2013.

---. Interview with Karen Hughes White, The Plains, 29 October 2013.

---. Interview with Henry and Jane DeButts and Helen Christian, Barrymore, 28 October 2013.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): VDHR File No. 030-5306

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10. Geographical Data

Acree of Property Approximately 4,400 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------------------|------------------------|
| 1. Latitude: 38.502734 N | Longitude: 77.525719 W |
| 2. Latitude: 38.505838 N | Longitude: 77.505854 W |
| 3. Latitude: 38.495388 N | Longitude: 77.502362 W |
| 4. Latitude: 38.475584 N | Longitude: 77.511398 W |
| 5. Latitude: 38.481022 N | Longitude: 77.523385 W |
| 6. Latitude: 38.475775 N | Longitude: 77.542261 W |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated Carters Run Rural Historic District is delineated on the attached map prepared by the Fauquier County GIS Department at a scale of 1 inch = 1,000 feet and titled "Carters Run Rural Historic District."

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Carters Run Rural Historic District were drawn to include the largest concentration of rural historic buildings and active farmland in the area and are generally described as lying on either side (east and west) of a portion of Carters Run Road, either side (north and south) of a portion of Scotts Road, and the east side of Free State Road, as well as the tax parcel lines of included properties. The district boundaries also were selected using natural features (mountains, prominent tree lines) as visual boundaries. The selected area abuts the Morgantown Historic District to the west.

11. Form Prepared By

name/title: Debra A. McClane
organization: Debra A. McClane, Architectural Historian
street & number: 4711 Devonshire Road
city or town: Richmond state: VA zip code: 23225
e-mail: dmcclane1@verizon.net
telephone: 804/233-3890
date: November 29, 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Carters Run Rural Historic District
City or Vicinity: near Marshall
County: Fauquier State: Virginia
Photographer: Debra A. McClane/Adam Burke
Date Photographed: July 2013, October 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0001
View: Morgantown House on Waveland property, view looking SW
- Photo 2 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0002
View: Front of Waveland mansion, view looking SE
- Photo 3 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0003
View: Front of Clover Hill mansion, view looking S
- Photo 4 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0004
View: Front of Devonstone dwelling, view looking S
- Photo 5 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0005
View: Front of Bud Carter House, view looking W
- Photo 6 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0006
View: Rear of Orchard House on Waveland property, view from Carters Run Road looking E
- Photo 7 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0007
View: Baltimore House on Waveland property, view looking N
- Photo 8 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0008
View: Marshall Lake barn associated with Wheatland property, view looking NE

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- | | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Photo 9 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0009
Stone outbuilding at Seager House property, view looking SE |
| Photo 10 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0010
Stone barn on Barrymore property, view looking WNW |
| Photo 11 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0011
White Cow Barn on Waveland property, view looking W |
| Photo 12 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0012
Horse barn and scales building on Waveland property, view looking E |
| Photo 13 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0013
Red cattle barn on Waveland property, view looking ESE |
| Photo 14 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0014
View looking S along the paved Carters Run Road near intersection with Scotts Road. Waveland property is located on either side of the road and the mansion sits in the grove of trees on the left of the photograph. |
| Photo 15 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0015
View looking E along the unpaved Scotts Road. |
| Photo 16 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0016
View looking W along unpaved farm road on Waveland property at intersection with Carters Run Road. Waveland's White Cow Barn can be seen in the middle background. |
| Photo 17 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0017
View looking N at Carters Run as it courses through the Waveland property. |
| Photo 18 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0018
View from Clover Hill looking S towards boundary of historic district. The Marshall Lake barn associated with the Wheatland property can be seen in the left middle ground. Part of the farm's Angus cattle herd is visible in the field in the middle ground. |
| Photo 19 of 22
View: | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0019
View looking NE from the White Cow Barn on the Waveland property. The dwelling at Barrymore is visible in the left background and the Waveland mansion is visible near the middle background. The farm's soybean crop is visible in this photograph. |
| Photo 20 of 22 | VA_FauquierCounty_CartersRunRuralHistoricDistrict_0022 |

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View: View looking E towards the northern end of Wildcat Mountain.

Photo 21 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0021
View: View looking E across Waveland field towards Wildcat Mountain. Part of the farm's Angus cattle herd can be seen in the field.

Photo 22 of 22 VA_FauquierCounty_CartersRunRuralHistoricDistrict_0022
View: View looking ENE from Barrymore towards the farm pond.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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ENDNOTES

(Section 7)

1. Waveland was listed individually in the National Register of Historic Places in 2004. The nominated property contained 3 contributing buildings, 2 contributing sites, and 1 contributing structure (the 6 previously listed resources noted in Section 5). In addition, 11 non-contributing buildings were documented. All but one of the resources at Waveland are considered contributing to the themes and period of significance for the Carters Run Rural Historic District. Cheryl Hanback Shepherd, National Register Nomination for "Waveland," 17 July 2003. Copy on file at Archives, Virginia Department of Historic Resources, Richmond, Virginia.
2. Virginia Outdoors Foundation, "Barrymore Baseline Documentation Report." 2006. Copy courtesy of Helen Christian, Marshall, VA.
3. Kimberly Prothro Williams, *A Pride of Place: Rural Residences of Fauquier County, Virginia* (Charlottesville: Published for Fauquier County by the University of Virginia Press, 2003), 12-13.
4. Ibid.
5. No comprehensive archaeological survey has been completed in the valley. Noted archaeological sites were determined by surface scatters, landowner information, and historical maps and plats.
6. Rev. Horace Edwin Hayden, *Virginia Genealogies: A Genealogy of the Glassell Family of Scotland and Virginia* (Wilke-Barre, PA: E.B. Yordy, 1885), 591-595. The younger Scott was known as "Captain James Scott."
7. Josiah Look Dickinson, *The Fairfax Proprietary, the Fairfax manors, and beginnings of Warren County in Virginia* (Front Royal, VA: Warrant Press, [ca. 1959]), 21.
8. Michael J. Worthington and Jane I Seiter, "The Tree-Ring Dating of Morgantown House, Marshall, Virginia." (Baltimore, MD: Oxford Tree-Ring Laboratory, Report 2013/10) n.p.
The analysis was based on samples taken from logs in four different areas of the dwelling and two areas of the roof rafters. Although dendrochronology cannot precisely determine when a building was constructed, it can date when a tree has been felled, presumably in anticipation of construction. As the report notes "...it is common practice to build timber-framed structures with green or unseasoned timber and therefore construction usually took place within twelve to eighteen months of felling."
9. Francis B. Foster, Virginia Historical Inventory Survey Report "Southern View," 12 August 1937. Copy on file, Library of Virginia, Richmond, Virginia. Although the interior was not accessed for the present project, these interior features are believed to remain intact.
10. Fauquier County Land Tax Records 1857, 1870.
11. Shepherd, 2004: Section 8, page 8. The 866-acre Waveland property lies on either side (east and west) of present-day Carters Run Road.
12. Ibid; John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835-1955: A Biographical Dictionary* (Richmond, VA: The New South Architectural Press, 1997).
13. Shepherd, 2004, Section 8, page 13.
14. Patricia B. Duncan, *1850 Fauquier County & Loudoun County, Virginia, Slave Schedule* ([Westminster, MD]: Willow Bend Books: Heritage Books, 2003); Fauquier County, Slave Schedule, 1860. Personal communication, Karen White Hughes, 29 October 2013.
15. Personal communication, George R. Thompson, Jr.
16. Asher Benjamin, *The Architect, or Practical House Carpenter (1830)* (Boston: L. Coffin, 1844). Reprint, New York: Dover Publications, Inc. 1988.
17. EHT Tracerics, Inc., Preliminary Information Form for Oak Hill (030-0044), 2002. Oak Hill is also included in the Cromwell's Run Rural Historic District (030-5434-0006), listed in the National Register of Historic Places in 2007; Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore, MD: The Johns Hopkins University Press, 1997), 139.

Carters Run Rural Historic District

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18. Cynthia MacLeod with Dell Upton, Virginia Historic Landmarks Commission Survey Form "Wheatland," 030-501, January and March 1979. Copy on file at Archives, Virginia Department of Historic Resources, Richmond, Virginia.

19. Personal communication, George R. Thompson, Jr. Personal communication, G. Edward Ashby, Jr. Mr. Ashby is a resident of the Carters Run Valley and has owned and operated a local masonry firm for 30 years (Ashby Masonry, Inc.). He has worked on numerous historic buildings in the county and specializes in traditional construction methods.

20. Physical Inspection of the Lake Barn was conducted by Adam Burke, Rutledge Farm employee, on 11 July 2013 and conveyed to the author in a memorandum of the same date. Silo dating and other barn details were provided through personal communication with Edward Ashby,

21. Williams, 154. John K. Gott, *High in Old Virginia's Piedmont: A History of Marshall (formerly Salem), Fauquier County, Virginia* (Marshall, VA: Marshall National Bank & Trust Company, 1987), 65. Gott states that the house may have been destroyed during the Civil War, but this is not recorded in any postwar memoirs or remembrances reviewed so far.

22. Personal communication, Henry and Jane DeButts and Helen Christian.

23. Fauquier County Deed Book 132:97.

24. Doct. Byron D. Halstead, ed., *Barns, Sheds and Outbuildings* (Brattleboro, VT: The Stephen Greene Press, 1977). Reprint of the 1881 ed. Published by Orange Judd, New York.

Personal communication, George R. Thompson, Jr. Personal communication Edward Ashby. Personal communication John Metz.

(Section 8)

25. Shepherd, 2004, Section 8, page 8. The National Register nomination for Waveland is a very thorough record of the ownership history, farming record, and architectural evolution of the main dwelling and its associated buildings.

26. H.C. Groome, *Fauquier During the Proprietorship: A Chronicle of the Colonization and Organization of a Northern Neck County* (Bowie, MD: Heritage Books, Inc., 2002), 89. This grant is recorded in Northern Neck Land Grant Book 5, folio 122.

27. Groome, 102. These latter two grants are recorded respectively in Northern Neck Land Grant Book A, folio 213 and Book B, folio 85.

28. Fauquier County Will Book 3:443, 20 December 1803, "Scott's Division." The other Scott heirs and their part of the division included: William and Nancy Brown (1,488 acres 7 poles and 11 slaves); Alexander Scott (514.25 acres and 16 slaves); Gustavus B. and Frances Horner (671 acres 32 poles and 11 slaves); and Lawrence and Elizabeth Ashton (592.25 acres 38 poles and 10 slaves). The will provides names of each of the slaves conveyed. Upon his death, Cuthbert Scott's slaves were divided among his heirs (Fauquier County Will Book 8:86, 26 June 1821); Fauquier County Deed Book 16:551 (6 December 1806), Scott to Morgan.

29. Fauquier County Deed Book 18:237 (20 December 1911), Marshall to Morgan.

30. Shepherd, 2004, Section 8, pages 8-9; Fauquier County Chancery Suit 1824-027. Letter from James Morgan to William Morgan, 21 August 1810, in response to William's suggestion that the brothers "settle" their businesses between them, and "Article of Agreement" 11 February 1811, stating that lands in Fauquier County were primarily in the name of James.

31. Karen White Hughes, Presentation on Waveland. Manuscript shared with author, [2013].

32. Shepherd, 2004, Section 8, page 9. Fauquier County Deed Book 33:220, Division of Morgan Estate.

33. Hughes, [2013]. Ms. Hughes presented a letter written by Jacob Cooper, who accompanied the Loughboroughs to Louisiana. In 1908, the formerly enslaved Cooper wrote of his service to the family and his nine years at Waveland.

Fauquier County Deed Book 44:349, Loughborough to Morgan.

34. Shepherd, 2004, Section 8, page 14. John W. Wayland, *The Washingtons and their homes* (1944; repr., Berryville, VA: Virginia Book Co., 1973), 303. Wayland states that Washington served as an aid to

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Confederate Gen. Robert E. Lee in the campaigns in West Virginia. He was killed at the Elkwater in Randolph County, September 13, 1861.

35. Fauquier County Deed Book 53:132; Fauquier County Deed Book 57:336; Fauquier County Deed Book 57:339.

36. Gott, 65.

37. Fauquier County Will Book 42:337; *The Virginia Gazetteer and Classified Business Directory, 1884-1885* (Richmond, VA: J.H. Chataigne, 1885).

38. The author is indebted to Debbie Cornwell, who has painstakingly transcribed Washington's handwritten dairies, and to George R. Thompson, Jr. for providing access to these transcripts.

39. Maral S. Kalbian and Margaret T. Peters, National Register Nomination for "Morgantown Historic District," 30 July 2003. Copy on file at Archives, Virginia Department of Historic Resources, Richmond; Hughes, [2013].

40. Michael P. Musick, *6th Virginia Cavalry* (Lynchburg, VA: H.E. Howard, Inc., 1990).

41. Fauquier County Will Book 39:322, Marshall Lake Will.

42. Fauquier County Will Book 39:331, Commissioners Appraisal of Marshall Lake Estate.

43. "Letter from Fauquier, Orlean, Nov. 25" in *Alexandria Gazette and Virginia Advertiser*, 27 November 1888.

44. Lakeland (30-5434-0070) is located south of Atoka and is within the Cromwell's Run Rural Historic District; Ludwell Lake was the father of Marshall Lake, who owned Wheatland in Carters Run Valley. Two of Ludwell Lake's other sons--Ludwell Jr. and William--were Rangers in Mosby's unit.

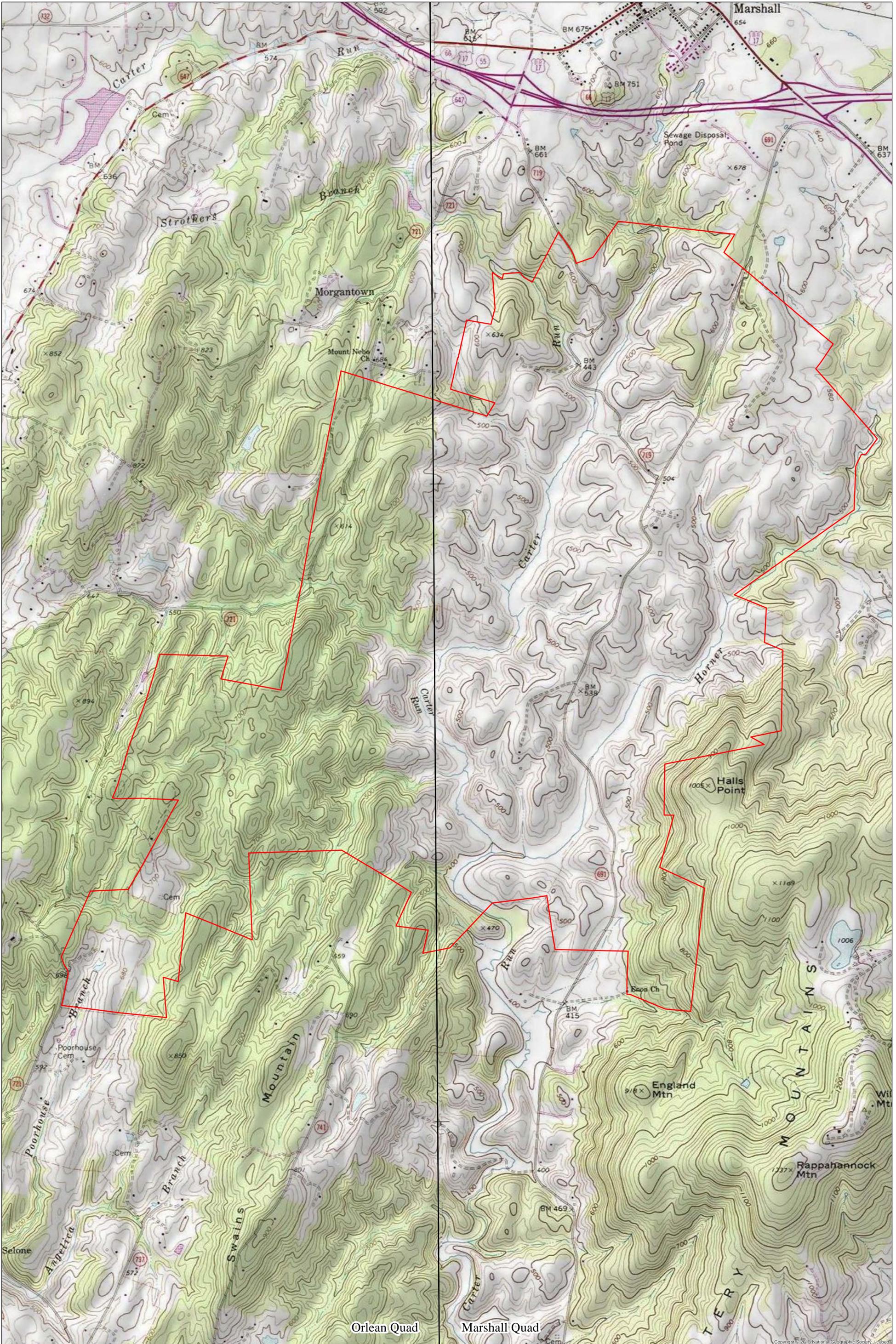
45. Hugh C. Keen and Horace Mewborn, *43rd Battalion Virginia Cavalry Mosby's Command* (Lynchburg, VA: H.E. Howard, Inc. 1993), 240; Thomas J. Evans and James M. Moyer, *Mosby's Confederacy: A Guide to the Roads and Sites of Colonel John Singleton Mosby* (Shippensburg, PA: White Mane Publishing Company, Inc. 1991), 18.

46. Rusty Dennen, "Fauquier Deal Shrinks Subdivision," in *Fredericksburg Free Lance Star*, 27 December 2004.

Carters Run Rural Historic District
Name of Property

Fauquier County, Virginia
County and State

Carters Run Rural Historic District



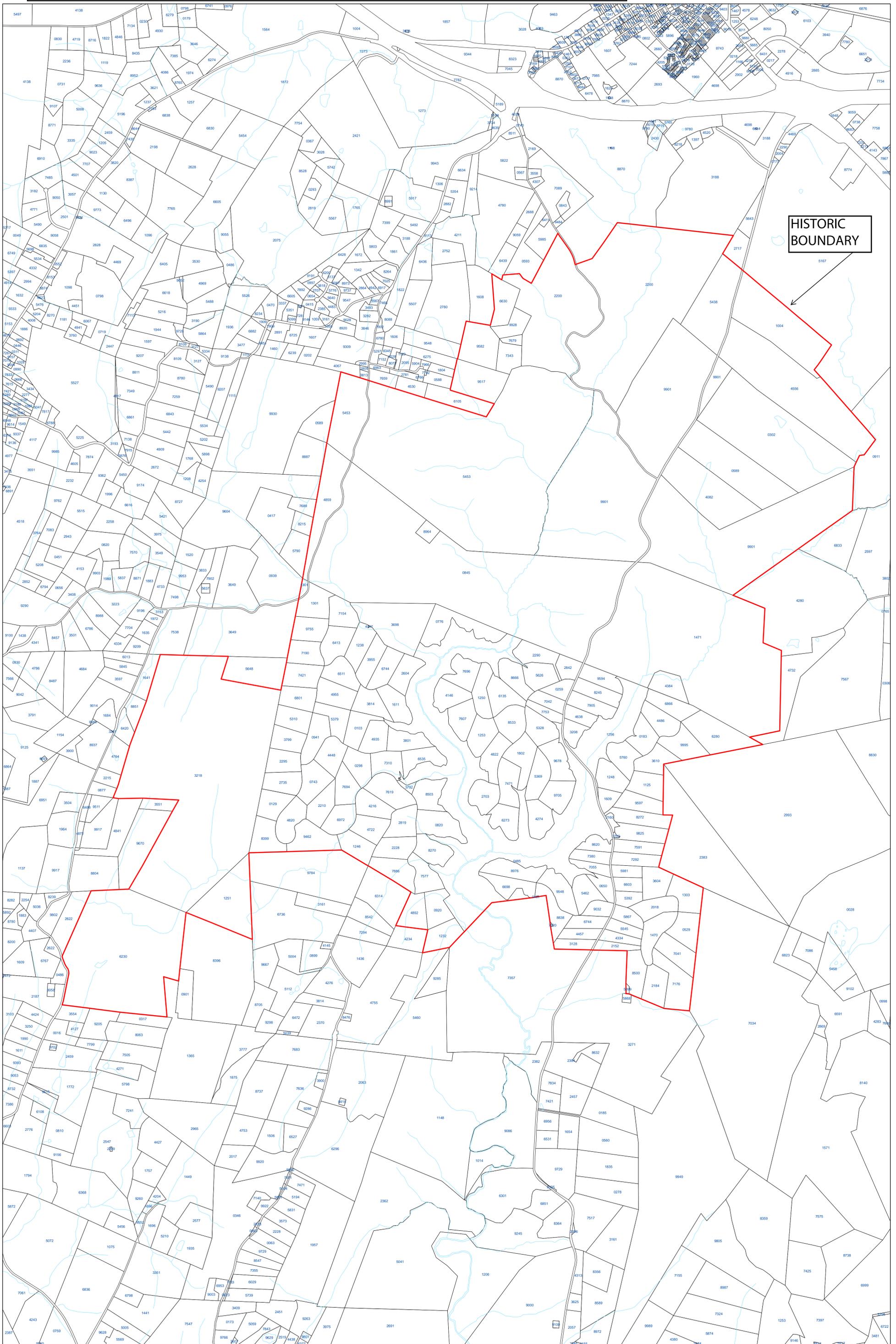
Orlean Quad

Marshall Quad

1 inch = 1,000 feet



CARTERS RUN RURAL HISTORIC DISTRICT, FAUQUIER COUNTY, VIRGINIA DHR NO. 030-5603, TAX PARCEL MAP



HISTORIC
BOUNDARY

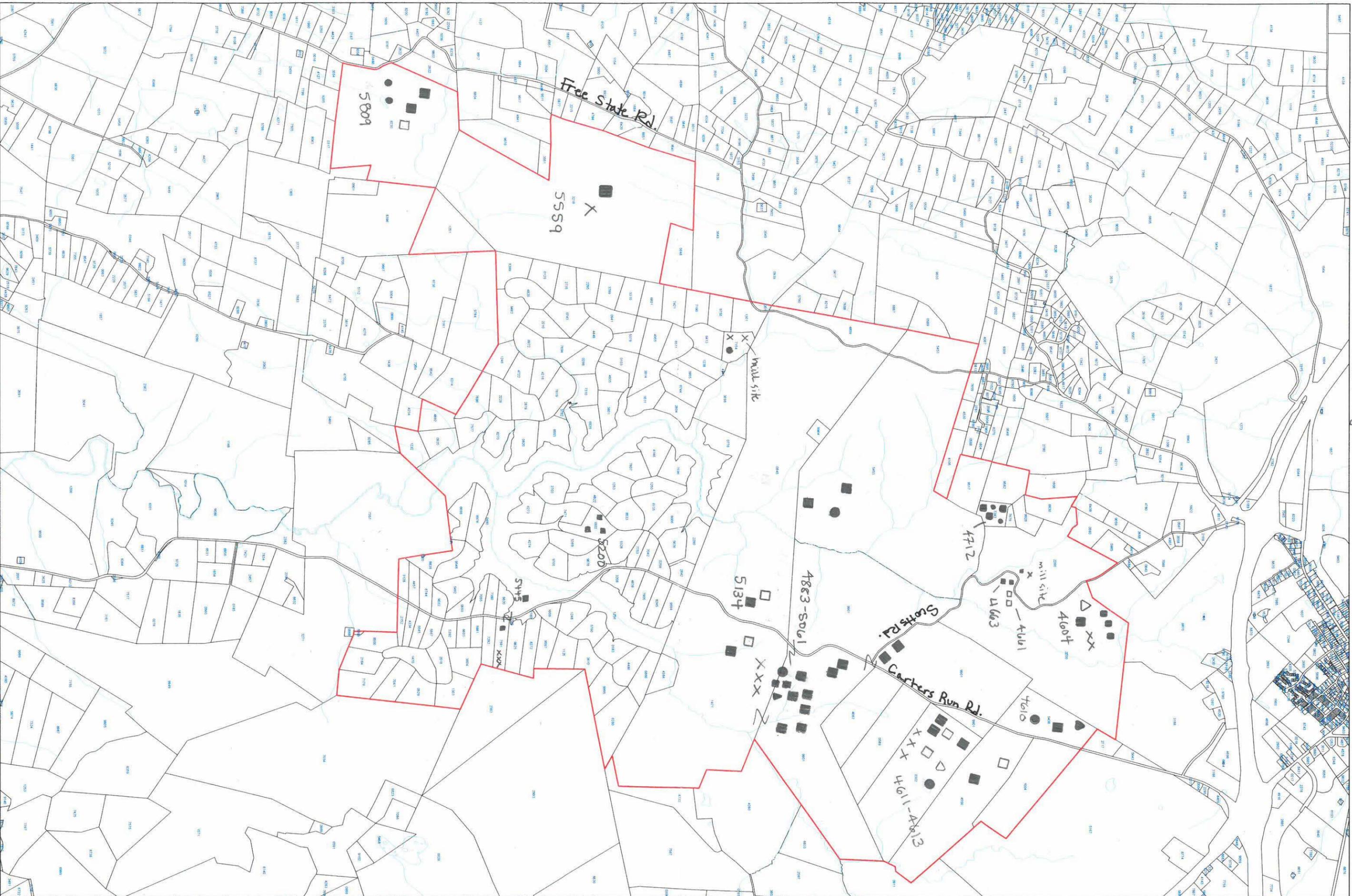
1 inch = 1,000 feet



030-S603

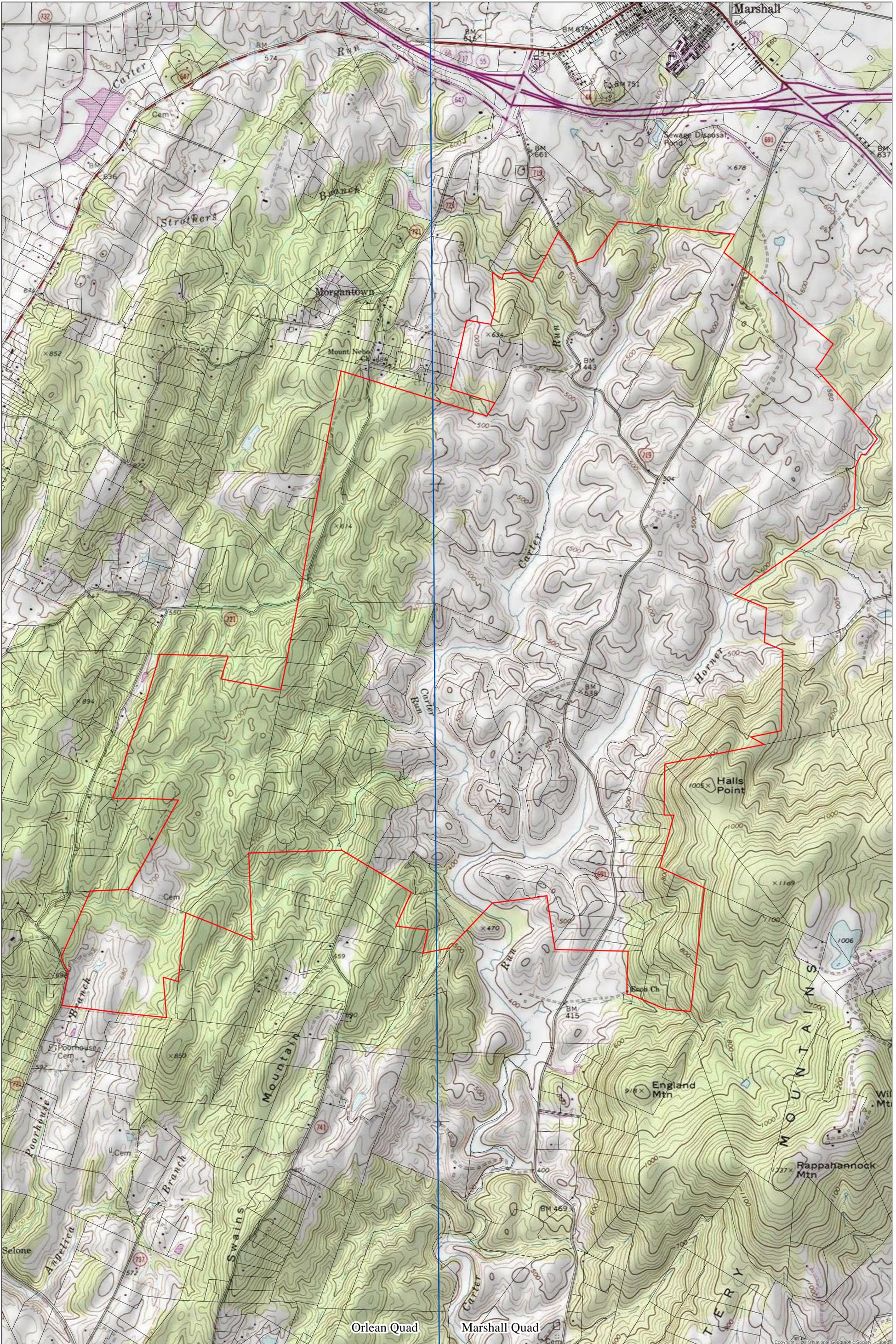
Carters Run Rural Historic District

- cont. bldg
- cont. structure
- ▲ cont. object
- X cont. site
- non-cont. bldg
- non-cont. structure
- △ non-cont. object



1 inch = 1,000 feet

Carters Run Rural Historic District



Orlean Quad

Marshall Quad

1 inch = 1,000 feet





















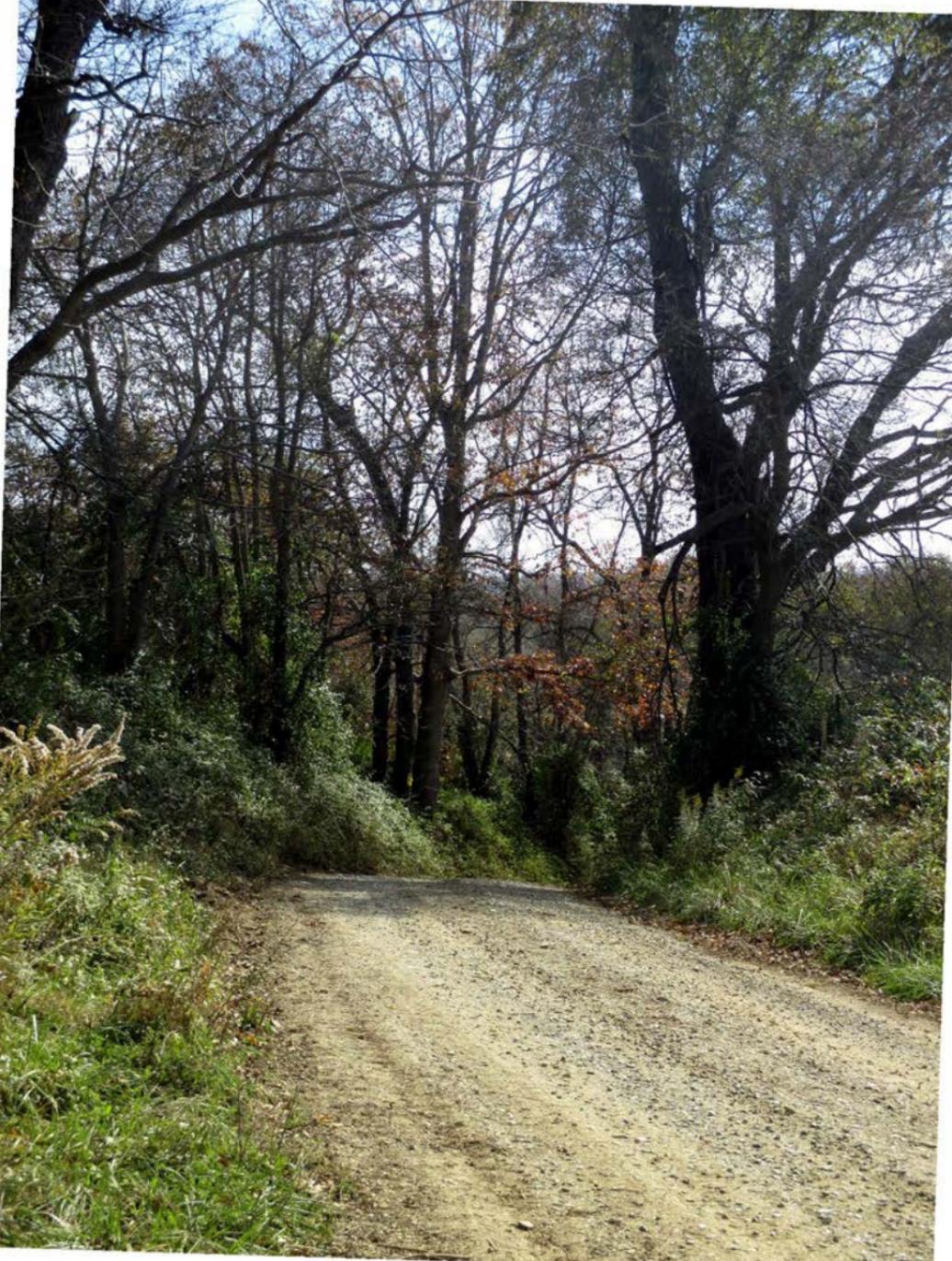


























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Carters Run Rural Historic District

MULTIPLE
NAME:

STATE & COUNTY: VIRGINIA, Fauquier

DATE RECEIVED: 3/31/14 DATE OF PENDING LIST: 4/25/14
DATE OF 16TH DAY: 5/12/14 DATE OF 45TH DAY: 5/17/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000236

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/15/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A, B & C
REVIEWER Patrick Andrews DISCIPLINE Historian
TELEPHONE _____ DATE 5/15/2014

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**COUNTY OF FAUQUIER
OFFICE OF THE COUNTY ADMINISTRATOR**

PAUL S. McCULLA
County Administrator

10 Hotel Street, Suite 204
Warrenton, Virginia 20186
PHONE 540-422-8001
FAX 540-422-8022

CATHERINE M. HERITAGE
Deputy County Administrator

E-mail: katie.heritage@fauquiercounty.gov

March 18, 2014

Julie Langan
Director and State Historic Preservation Officer
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Re: Carter's Run Rural Historic District National Register Nomination, Fauquier County

Dear Ms. Langan:

During the past ten years, Fauquier County has made significant process towards identifying, documenting, and inventorying the County's diverse heritage resources. County preservation planning efforts have been complimented with privately-initiated survey work and National Register nominations, like the proposed Carter's Run Rural Historic District nomination. This nomination records unique and rare heritage resources within the Carter's Run Valley, including the historic estates of Barrymore with its unusual stone carriage house/barn, Clover Hill, and Waveland, as well as several previously-unidentified resources, like a ca. 1806 log house near Morgantown.

The property owners have maintained the rural character of the land through continued agricultural use, maintenance, and care. In addition, some of the parcels have been placed in easement to ensure continued land preservation. We understand that if listed in the National Register, the owners hope to take advantage of rehabilitation tax credits.

Fauquier County is exceptionally proud of the settlement, agricultural, architectural, and military history represented in the Carter's Run Rural Historic District nomination. Fauquier County strongly supports the nomination and prospective listings in the National Register of Historic Places and the Virginia Landmarks Register.

Sincerely,


Catherine Heritage
Deputy County Administrator

cc: David Edwards, DHR Community Services Director
Lena Sweeten McDonald, DHR Register and Highway Marker Programs
Wendy Wheatcraft, Fauquier County Department of Community Development



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

March 27, 2014

Mr. Paul Loether
Chief, National Register of Historic Places and National Historic Landmarks Programs
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

RE: Carters Run Rural Historic District, Fauquier County, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Carters Run Rural Historic District** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Administrative Services
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Petersburg, VA 23803
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Fax: (804) 862-6196

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Richmond, VA 23221
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14415 Old Courthouse Way
2nd Floor
Newport News, VA 23608
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Fax: (757) 886-2808

Western Region Office
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Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
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P.O. Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033