

VR 3/17/4  
NHP 12/14/4

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Carder, George L., House  
other names/site number Boxwood Hill DHR File # 078-5078

2. Location

street & number 456 Scrabble Road not for publication N/A  
city or town Castleton vicinity X  
state Virginia code VA county Rappahannock code 157 zip 22716

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      nationally      statewide X locally. (     See continuation sheet for additional comments.)

Yaditter Hussar 11/1/04  
Signature of certifying official Date  
Virginia Department of Historic Resources

In my opinion, the property      meets      does not meet the National Register criteria. (     See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:  
     entered in the National Register  
     See continuation sheet.  
     determined eligible for the National Register  
     See continuation sheet.  
     determined not eligible for the National Register  
     removed from the National Register  
     other (explain): \_\_\_\_\_

Signature of Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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5. Classification

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Ownership of Property (Mark "X" in as many boxes as apply)

private  
 public-local  
 public-State  
 public-Federal

Category of Property (Mark "X" in only one box)

building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property

Contributing	Noncontributing	
<u>  4  </u>	<u>  4  </u>	buildings
<u>      </u>	<u>      </u>	sites
<u>      </u>	<u>      </u>	structures
<u>      </u>	<u>      </u>	objects
<u>  4  </u>	<u>  4  </u>	Total

Number of contributing resources previously listed in the National Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)   N/A  

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat:   DOMESTIC   Sub:   single dwelling    
Cat:   DOMESTIC   Sub:   secondary structure    
Cat:   DOMESTIC   Sub:   secondary structure    
Cat:   AGRICULTURAL   Sub:   storage/animal facility  

Current Functions (Enter categories from instructions)

Cat:   DOMESTIC   Sub:   single dwelling    
Cat:   DOMESTIC   Sub:   secondary structure    
Cat:   DOMESTIC   Sub:   secondary structure    
Cat:   DOMESTIC   Sub:   secondary structure  

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7. Description

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Architectural Classification (Enter categories from instructions)

       MID-NINETEENTH-CENTURY        Federal         
       OTHER        Vernacular Farmhouse       

Materials (Enter categories from instructions)

foundation        STONE        Limestone         
roof        WOOD        Shingle         
walls        BRICK         
other        WOOD        Logs        (secondary structures)       

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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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 a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

architecture \_\_\_\_\_

Period of Significance  1831-1921 \_\_\_\_\_

Significant Dates  1833 \_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  N/A \_\_\_\_\_

Cultural Affiliation \_\_\_\_\_

Architect/Builder  unknown \_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) was requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government Name of Repository: Culpeper County and Rappahannock County Clerk's Offices

University

Other

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## 10. Geographical Data

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Acreage of Property 3.9562

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing
17	749280	4276040

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

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name/title Camille Wells, Architectural Historian  
organization N/A date 10 January 2004  
street & number 103-6 Ivy Drive telephone 434-971-1974  
city or town Charlottesville state VA zip code 22903

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## Additional Documentation

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Submit the following items with the completed form:

### Continuation Sheets

- Narrative Description
- Statement of Significance
- Major Bibliographical References
- Verbal Boundary Description
- Boundary Justification

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

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## Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name Peter H. Brink and Susan G. Brink  
street & number 1870 Wyoming Avenue N. W., Apartment 102  
telephone 202-588-6165  
city or town Washington state DC zip code 20009

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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. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

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**SUMMARY DESCRIPTION**

George L. Carder built the house that is currently referred to as Boxwood Hill about 1833. It is a two-story brick house set on a limestone foundation that becomes, as the land behind the house slopes away, a lowest third story. Built for a prosperous but middling Rappahannock County farming family, the house has ground dimensions of about thirty by twenty feet. Plain in form, its original details are molded and composed in the Federal style. One notable component of its design is an original kitchen built into the cellar. Far more common in antebellum Tidewater and Piedmont Virginia was the situation of a kitchen in an entirely separate building. Another characteristic of note is the pair of front entrances. The two-door facade offered Virginians a way of permitting independent, and potentially selective, access to the two principal rooms in a traditional house. By the time the Carder house was built, however, the preferred plan for substantial houses such as this involved a single main entrance that opened into a central or side passage. This space, in turn, offered opportunities for differentiated use and occupation of individual rooms.<sup>1</sup>

Significant auxiliary buildings include a one-room log house, heated by a fireplace set into a limestone chimney, situated to the southeast of the main dwelling. It probably predates the brick house that now dominates the site, and once may have been the principal dwelling on this farm. As this tract was occupied well back into the eighteenth century, it is not likely the earliest house on the farm. In addition to the log dwelling, there is an early but much-altered log shed situated farther to the southeast, along an old fence line. A third attendant building of note is the wood-framed barn situated to the west of the main house. Planned for both the storage of fodder and the stabling of draft animals, the barn probably was built during the latter half of the nineteenth century. Two wood-framed sheds of much more recent date stand near this barn. A twentieth-century brick garage and a stone-and concrete pump house stand near the main dwelling.

**DETAILED DESCRIPTION**

SETTING

The Carder House was constructed to face north toward a road that is described in early deeds as leading from Rock Mills to Mount Lebanon Church. It is now called "Scrabble Road." This house was the residence of a farmer whose land was bounded in part by this road and from the road slopes at a steep grade southward into a level valley watered by a branch of Blackwater Run. From there, the farm at one time extended farther south to the base of a mountain that may be what colonial deeds call "Hannons Mountain."<sup>2</sup> At its largest, the farm encompassed 300 acres.<sup>3</sup> The present tract on which this house stands contains 3.9562 acres by recent survey.

EXTERIOR

The Carder House is a two-story gable-roofed house built of brick above a coursed-rubble limestone foundation. Oriented to the north so that it faces Scrabble Road, the house is sited on land that descends in a pronounced slope, southward toward the branch at the base of the valley. As a result, what figures as a low

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stone foundation on the front of the house becomes a full third story on the rear elevation. The bricks from which the house was built were shaped in oiled molds and were laid up on every elevation in five-course common bond. In one protected section on the east gable end, there survives evidence that the masons chalked the mortar joints to give the bond a more regular look and to heighten the contrasting red and white of the masonry. In this same sheltered part of the house, there are also traces of the whitewash that at one time covered the limestone foundation.

Both gable ends of the house are distinguished by chimney structures set outside the plane of the exterior walls. The chimneys each have one pair of stepped shoulders set above the level of second-story fireplaces. The east gable end has only one opening: a small window that was added to help illuminate the cellar through a four-light glazed sash. The west gable end has two four-paned casement windows set in at the attic level. The slightly disturbed look of the brick around these two openings confirm that they were added, although they were positioned quite carefully. The gable roof is covered with modern wood shingles that are probably similar in dimension to those with which the house originally was roofed. Each of the dwelling's windows and doorways is surmounted by a flat arch fashioned from stretchers that are neatly beveled, to give the arch a slight splay. The original windows have a six-over-six double-hung sash design. The exterior wood enframements of all openings are mortised and tenoned, but otherwise are completely plain. Only the frames of the two north doorways are trimmed with a quarter-round bead along their inner edges. At the top of the north and south walls is a course of row-lock bricks set in alternating advanced and recessed pairs to represent a dentiled cornice.

The facade of the Carder House has four openings into the first-story level; two windows illuminate the second story. As the house has side-by-side front doors, it is clear that it encloses a two-room plan with no interior provision, in the form of a passage, for circulation. These two doors also confirm that the house always had a front porch, a kind of "exterior passage" that offered independent access to each room. That this arrangement of entries was meant to help manage interactions between the residents of the house and outsiders is clear because there always was a doorway in the partition wall between the two first-story rooms. The design of the original porch is unclear, though it apparently sheltered only the two doorways and not the flanking windows, as the brickwork above the windows has never been in contact with an abutting structure. The existing porch replaces a structure with a steep-pitched roof which, when investigated, was found to conceal the ghost of an earlier structure. The existing porch was built in the 1990s by Peter and Susan Brink according to the suggestions of folklorist Henry Glassie.<sup>4</sup> Its roof has a low hipped pitch that conforms with the outlines of an earlier porch that may well have been the original one, as no other ghosts are visible. The hole into which the two hip rafters once were inserted to meet and form the peak of the porch roof manifestly was chopped into the brickwork. This likely is the porch that appears in an oblique view of the house taken in the early twentieth century. A more steeply pitched roof, the delineation of which also survives on the brickwork of the facade, was built during the 1950s. Both front doors are original. They are designed with six flush panels and the jointing between the panels and their frames are emphasized by a small bead.

The south elevation of the house has three bays at the cellar level: a doorway near the southeast corner flanked on one side by a pair of windows. On the first and second stories, windows are situated

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opposite those on the north facade. A third bay on the main story is a doorway that opens into the west room. The door has the same design as those on the facade, but its wooden enframing is entirely plain. Within the house, this frame has two iron staples set to receive a batten that could block access to the interior. As there originally was no interior communication between the cellar and the first story, there almost certainly was an exterior wooden staircase rising from the cellar level to a stoop at this south doorway. Scars in the brickwork near this south entrance indicate that the porch was small, perhaps only a stoop. Today, both the cellar and the main-story levels are partially concealed behind a modern shed-roofed wooden addition that touches, but does not intrude upon or obscure from interior view, the original house.

INTERIOR

Within the Carder House, all first- and second-story rooms are finished with plaster, excepting the second-story enclosure for the original ladder stair to the attic. In this relatively sequestered location, the scratch coat of plaster never received a smoother finish coat. Where it has fallen away, it is possible to see riven lath secured with cut nails and brick nogging set between the studs of a second-story partition wall. This is almost certainly the structural composition of the partition wall on the first story as well. All of the floors above the cellar level are pine with tongue-and-groove edges. All of the windows have beveled reveals. Fresh coats of interior paint around these windows cannot conceal deep striations in the wood caused by years of exposure to the weather during warm months of the year. The doorways have flush rather than beveled jambs, but they are similarly worn.

Architectural trim is plain; baseboards are treated with a quarter-round bead at the top edge; chair boards with a pedestal composition are beaded at the lower edge and along both edges of the surmounting cap; doorways and windows are surrounded by single architraves finished by a quarter-round bead at the inner edge and a cyma-curved backband. All original interior doors are made of battened boards. Both first- and second-story mantels have very plain Federal-style designs, all of which are variations of the same composition: pilasters support a deep frieze with wide blocks enframing it and a smaller block centered within it. The frieze is surmounted by a cornice that supports the mantel shelf.

The enclosed staircase to the second story is situated along the wall that separates the two first-story rooms, and this structure has sustained some alteration in connection with the construction, beneath it, of an interior staircase to the cellar. It may also have been widened, as the chair boards embellishing its enclosing walls have been disturbed. The entrance to the staircase, situated very near the south exterior doorway, is almost certainly in its original location. This staircase rises to a small landing from which opposing doorways open into the east and west bedrooms. There are moderate alterations here: the west room has been partitioned to create a modern bathroom and a closet has been enclosed in one corner of the east bedroom.

The ladder stair to the attic is accessible through a doorway situated in the northeast corner of the west bedroom, and its location is articulated by a panel of horizontal beaded boards, rather than the lath and plaster that finish all other interior surfaces. This ladder stair and the original attic flooring indicate that this

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space always was intended for use as storage or, quite plausibly after the west gable-end windows were added, as unheated sleeping space.

The house's cellar encloses the original kitchen as well as an unheated store room. The dimensions of these rooms are undoubtedly original, for the partition wall is laid up in limestone. That the arrangement of doorway and windows on the south wall also is original is confirmed by the decision of the stonemason to insert iron plates several courses above each opening to help carry the weight of the surmounting stone. The store room, situated on the west side of the cellar, could be closed off from the kitchen with a wide board-and-batten door hung on three mis-matched iron strap hinges. It probably never received any interior finish until it recently was subdivided and converted into a utility room and a bathroom. The stone walls and exposed joists of the kitchen were whitewashed more than once, although few traces now remain. A raised stone hearth extends along the entire east side of the kitchen, and the exceptionally large cooking fireplace gains particular distinction from a lintel formed of a single piece of limestone. An open-stringer staircase that descends from the first story has occupied the southwest corner of the cellar kitchen since the turn of the century. Wire nails used in its construction indicate a date of addition sometime after 1890. It has been present, however, long enough to bear signs of heavy use. One additional change to the kitchen, made in time to appear in an early twentieth-century photograph, is the elongated window set into the north wall and glazed with two six-over-six double-hung sash laid sideways and end-to-end.

## ROOM FUNCTIONS

The cellar rooms of the Carder House retain the clearest indications of their original functions, and the unusual incorporation of a cellar kitchen into an antebellum house suggests that the Carder family, who built the house, may have owned no slaves as a matter of principle, rather than of economic restraint.<sup>5</sup> The second-story rooms are almost as readily assigned their original functions. Both were bedrooms, and the east room was significantly more private, as any traffic to and from the attic had to intrude upon the occupants of the west bedroom.

The double entrances offer more than one possible strategy for original designation and use.<sup>6</sup> The west room on the first story has two doorways to the exterior as well as direct access, by way of the enclosed stair, to the second story. This "open" quality suggests that it originally was the hall, a room for general reception of visitors as well as day-to-day living and dining. By contrast, the east room has but one exterior entrance, and the only other access to the room is through the doorway in the partition wall. This suggests efforts to give the occupants of this room some opportunities for seclusion. Thus this room may have been the original chamber, or principal bedroom.<sup>7</sup> At least one alternative scheme is possible: The Carder House had not a hall-chamber plan but rather a hall-dining room plan, and the chamber was located in the more private of the two rooms on the second story.<sup>8</sup> If this were the original configuration of room names and functions, then the hall was situated in the east room.<sup>9</sup> From there, guests of the inhabitants might advance into this space but, at the discretion of their hosts, no farther into the house. The west room was then a dining room less encumbered by other uses, but still informal enough to accommodate traffic to or from the enclosed staircase.



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ENDNOTES

<sup>1</sup> Mark R. Wenger, "The Central Passage in Virginia: Evolution of an Eighteenth-Century Living Space," in Camille Wells, editor, Perspectives in Vernacular Architecture II (Columbia: University of Missouri Press, 1986), pp. 137-149.

<sup>2</sup> "Hannons Mountain" first appears in descriptions of the tract in Thomas Gaines to Daniel Deal, 21 October 1774, Culpeper County Deed Book H, pp. 322-324.

<sup>3</sup> The land was almost certainly unimproved when Warner Washington, who lived elsewhere, sold 600 acres of his land in Culpeper County to Thomas Gaines. Within four years, Gaines has sold half of the land to Daniel Deal, who lived on the land for eighteen years, long enough to put it into cultivation. Warner Washington to Thomas Gaines, 8 December 1770, Culpeper County Deed Book H, pp. 276-280; Gaines to Deal, pp. 322-324; Daniel Deal to John Anderson, 3 March 1792, Culpeper County Deed Book R, pp. 159-161.

<sup>4</sup> Peter and Susan Brink, conversation with Camille Wells, 22 June 2002.

<sup>5</sup> A kitchen built into the Carder's cellar suggests an anticipation that family or free hired laborers would be doing most of the house work. Since the late seventeenth century, Virginia slave owners had been organizing their dwelling sites so that slaves not only lived in separate quarters but also dressed the food and cooked the meals they served to their owners in detached kitchens, dairies, and smokehouses. Other outbuildings sheltered domestic work of every description. See Dell Upton, "The Origins of Chesapeake Architecture," Three Centuries of Maryland Architecture (Annapolis: Maryland Historical Trust, 1982), pp. 44-57 and Camille Wells, "The Planter's Prospect: Houses, Outbuildings, and Rural Landscapes in Eighteenth-Century Virginia," Winterthur Portfolio 28 (Spring 1993), pp. 1-31.

<sup>6</sup> Only one probate inventory was taken at the Carder House. It is for the estate of George L. Carder, who died in 1833, the year the value of his new house was first acknowledged on the Rappahannock County land tax list. Not only are there no room names, but household furnishings are interspersed, to a remarkable degree, with farming tools of every sort. It is possible that the new household was not arranged fully when Carder's neighbors came to take stock of his personal property. Inventory of the Estate of George L. Carder, 7 October 1833, Rappahannock County Will Book A, pp. 20-21; Rappahannock County Land Tax Records, 1833.

<sup>7</sup> Through his study of early Virginia probate records, Dell Upton has shown that houses with two-room plans almost always were organized into a room called the "hall" and a room called the "chamber." The hall was the all-purpose living-dining room, while the chamber was not only the bedroom for the head of household, but was also used during the day for more selective forms of entertaining. Any loft space or second-story rooms usually were furnished as additional bedrooms. Dell Upton, "Vernacular Domestic Architecture in Eighteenth-Century Virginia," Winterthur Portfolio 17 (Summer/Autumn 1982), pp. 95-119.

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<sup>8</sup> In George L. Carder's inventory, "one bureau and dining table" were among the most expensive household furnishings, second only to "two feather beds, steads & furniture." Carder Inventory, p. 21.

<sup>9</sup> Mark Wenger has shown that separate dining rooms became increasingly popular in the houses of the Virginia gentry after about 1750. By the end of the century, many members of the gentry had moved their chambers to the greater privacy of their upper story. Mark R. Wenger, "The Dining Room in Early Virginia," Thomas Carter and Bernard L. Herman, editors, Perspectives in Vernacular Architecture III, (Columbia, 1989), pp. 149-159; Mark R. Wenger, "Architecture and Privacy in Early Virginia," a paper presented at the annual conference of the Vernacular Architecture Forum, Annapolis, Maryland, 9 May 1998. Studies of individual Virginia houses built after 1800 indicate that dining rooms and second-story bedrooms became popular among Virginians of substantial but lesser means during antebellum period. See Camille Wells, "New Light on Sunnyside: Architectural and Documentary Testaments of an Early Virginia House," Bulletin of the Northumberland County Historical Society 32 (1995), pp. 3-26 and Henry Kerr Sharp, "An Architectural Portrait: Prospect Hill of Spotsylvania County, Virginia," (M.A. Thesis: Department of Architectural History, University of Virginia, 1996).

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**STATEMENT OF SIGNIFICANCE**

Boxwood Hill is the name given by the current owners, Peter and Susan Brink, to a house built in the early 1830s as the principal dwelling on a farm located in Rappahannock County, Virginia. Known at the time of its construction as The Carder House, the farm was owned and cultivated by George L. Carder and his family. Carder's 139 acres gave him status as a typical Rappahannock County landholder of the era.<sup>1</sup> For this reason, the two-story brick house with a two-room plan and a cellar kitchen suggests what was possible, though not always what was executed, by successful middling farmers in Piedmont Virginia during the first half of the nineteenth century. The documentary history associated with the Carder House has much to say about the organization of prosperous but unpretentious Virginia households and farms of the antebellum period and after. The Carder family's apparent determination to sustain their livelihood without owning slaves, however, distinguishes them from most of their neighbors and is implied by choices they made when planning and building their house.<sup>2</sup>

**HISTORICAL BACKGROUND**

The rolling, fertile land now encompassed by Rappahannock County officially became available for ownership and settlement in 1745, when Thomas, Lord Fairfax won his audacious claim that the western boundary of his Northern Neck Proprietary was not at the Fall Line, as colonial Virginians had long assumed, but indeed extended deep into the back country to the "first springs" of the Potomac and the Rappahannock Rivers. Fairfax quickly began granting land in this vast region to individual owners, from whom he profited through the collection of quitrents. In many instances, the manager of these transactions was his cousin William Fairfax, who had settled in Virginia precisely for this purpose.<sup>3</sup>

EARLY SETTLEMENT 1748 - 1818

In June of 1748 Lord Fairfax granted to William Fairfax a tract of 3250 acres of land located, at that time, in Orange County. It was described as situated "in one of the forks of Rappahannock River called Gourd Vine . . . and on Blackwater Run."<sup>4</sup> William Fairfax conveyed the entire parcel to Warner Washington sometime after 1749, when Orange County was divided to create Culpeper County.<sup>5</sup> By 1770 Warner Washington was partitioning and conveying the tract to colonists interested in settling and cultivating this inland countryside. Thomas Gaines, already living in Culpeper County, purchased 600 acres of the land in December of 1770.<sup>6</sup> Four years later he sold half of it to Daniel Deal, another county resident, and the two cultivated the land as neighbors until 1792, when Deal sold his 300 acres "in the Gourdvine Fork of Rappahannock River" to John Anderson.<sup>7</sup> The following year, Anderson sold 103 acres of the total 300 acres "whereon the said Anderson now lives" to John McCoull.<sup>8</sup> This sale likely was intended to fund improvements to Anderson's remaining 197 acres.

In 1802 John McCoull sold his 103 acres to Samuel Butts, another resident of Culpeper County. Butts owned and paid taxes on this tract until 1815, but sometime during this span of thirteen years he decided to resettle in Kentucky.<sup>9</sup> He was living there when he conveyed his Culpeper County property to Benjamin

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and William Johnson, members of a family that owned and frequently traded moderate-sized tracts of land in the southeastern part of Culpeper County.<sup>10</sup> The Johnsons added this 103 acres to contiguous tracts, all "located on the east side of Bessie Ball Mountain" to create a farm of 330 acres.<sup>11</sup> In 1818 they sold 200 acres of it to George L. Carder, whose relatives in Culpeper County already were numerous.<sup>12</sup>

A CARDER FAMILY FARM 1818 - 1857

Carder kept this farm and cultivated it for the rest of his life. In the 1830 census, he was identified as between thirty and forty years of age. He headed a household populated by one woman aged between fifty and sixty years, one younger man who was between twenty and thirty years old, and a youth aged between fifteen and twenty years. Carder owned no slaves.<sup>13</sup> Thus his was a family farm cultivated, perhaps with seasonal hired assistance, through his own labor and that of the two other men in his household. In the same year the census was taken, Carder sold to his kinsman John Carder 111 acres "of the tract of land on which the said [George L.] Carder now resides." The price was \$600.00.<sup>14</sup>

The collector of land taxes in Culpeper County added a category to his chart of landowners, acreage, and land values in 1828. Its purpose was to distinguish from the taxable value of the land per acre any value added on account of buildings. Between 1828 and 1832, the assessor saw no building on George L. Carder's land substantial enough to motivate a notation in this category. The following year, however, when the Carder farm was encompassed in the newly formed Rappahannock County, the collector raised Carder's assessment from \$7.00 to \$10.00 per acre, noting that the change took into account one or more buildings valued at \$550.00.<sup>15</sup> Thus it appears that George Carder used some or all of the \$300.00 he had received from the sale of his 111 acres to build a new and substantial brick house.<sup>16</sup> Clearly it was in place by 1833.

George L. Carder did not long enjoy his new dwelling, for he had died by October of 1833. At no more than 43 years of age, his death apparently was unexpected and he had not written a will. His inventory, submitted to the new county magistrates on October 17, 1833, recorded personal property worth a total of \$1,150.12, including \$455.67 in loans outstanding to John Carder and James Simms.<sup>17</sup> The inventory offers glimpses of a thrifty and diligent farming household. Carder died in possession of three horses, thirteen head of cattle, fourteen hogs, seven sheep, and twelve geese. He owned all the proper equipment for the cultivation of grain, and as his inventory was taken in the fall of the year, he had on hand 150 bushels of wheat, 50 bushels of rye, 60 bushels of oats, and 25 barrels of corn. Tools for tanning hides and as well as equipment associated with distilling indicate that crops and preserved meat were not Carder's only sources of income.

Carder's inventory also suggests that his new house was plainly and sparsely furnished, perhaps entirely with the contents of the smaller house from which he and his family recently had moved. He owned three sets of andirons to serve three of the five fireplaces in his new house, but only seven chairs, three candlesticks and one lantern. There also were a total of three bedsteads with bedding, a large cupboard, a small chest, two bureaus, one of which also was described as "small," a looking glass, and a dining table. The total assessed value of these furnishings came to a little over \$90.00 or about eight percent of Carder's total personal estate.

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In terms of mixed agriculture in antebellum Virginia, then, George L. Carder's allocation of his resources was wise and sustaining.

George L. Carder left no obvious heirs. Thus a commissioner appointed by the Rappahannock County court offered his farm at public sale in 1834. Robert Carder, then a resident of Page County, bought the land "supposed to contain about one hundred and fifty acres," for \$1,335.00.<sup>18</sup> In 1841 he conveyed it to Coleman Carder of Rappahannock County for \$1,250.00. At that time, the Carder farm was still reckoned as about 150 acres in size.<sup>19</sup> Coleman Carder may already have been residing on his late kinsman's farm. In the 1840 census, he was represented as a mature man of between 40 and 50 years of age. His wife Margaret was several years older. There was also in the household a single man between 20 and 30 year old. The other residents of the Carder house were Coleman and Margaret Carder's children: their son William was between 15 and 20 years old. So were two of their four daughters. The younger two girls were aged between 10 and 15 years. All but the two youngest girls were "employed in agriculture." Coleman Carder, like his predecessor George L. Carder, owned no slaves.<sup>20</sup>

In 1846, perhaps at about the time the boy came of age, Coleman Carder sold the entire "tract of land in the county of Rappahannock on which I now reside" to his son William H. Carder. There were several stipulations to this conveyance: William H. Carder could not take possession of the land until after his mother Margaret Carder had died, and then only on the condition that he pay \$200.00 to each of his four sisters, Jane, Hester Ann, Amanda, and Frances.<sup>21</sup> Essentially, Coleman Carder was handing over status as head of household to his son. Beginning in 1847 William H. Carder was listed as responsible for taxes on the Carder farm, although the tax collector annually noted in the margin of his entry that William H. Carder was paying "for Coleman Carder."<sup>22</sup>

This arrangement proved unsatisfactory. In 1850 Coleman and William H. Carder conveyed to Albert H. White "a certain tract of land . . . of which [sic] the said Coleman now resides," for \$200.00.<sup>23</sup> This modest sum hints at the intentions behind this deed, which was not entered into record until 1854. Albert H. White had married Frances Carder and the conditions for his taking possession of the farm included allowing Coleman and Margaret Carder "a support from the proceeds of the said land for and during their natural life," and at their death, White was obliged to pay to Amanda Carder, Jane Carder, and Hester Ann Carder Rouse \$200.00 each. In effect White was assuming the property, with its encumbrances, of his brother-in-law. William H. Carder thereafter was not involved with the family farm.

For some reason, this arrangement also proved unsatisfactory, or perhaps the circumstances that occasioned it changed for the better. In April of 1856 Albert H. White returned legal possession of the Carder farm to his father-in-law. The following year Coleman and Margaret Carder sold the farm, reckoned by this time at 156 acres, to Thomas J. Bywaters for \$1,100.00.<sup>24</sup> A description of the land noted for the first time that it was bounded in part "by the road from Rock Mills to Mount Lebanon Church." Although the orientation of the Carder House indicates the road was in place by at least 1833, its use as a referent in a property description indicates how much more fully settled, cultivated, and dotted with commercial and social destinations Rappahannock County had become by the last few years of the antebellum period. Among the earlier deeds

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associated with this parcel of land, those that note metes and bounds all refer to natural features such as creeks, rivers, or mountains as points of reference.

**AFTER THE CARDERS 1857 - 1992**

Thomas Bywaters and his family owned and occupied the Carder House and the surrounding farm through the era of the Civil War and into the twentieth century. In 1921 he at last sold it to James and Goldie Coughlin for \$2,800.00.<sup>25</sup> Nineteen years later, the Coughlins conveyed to their son Woodrow Coughlin 15 acres of the farm, a tract on which he subsequently built a house for himself.<sup>26</sup> After Woodrow Coughlin acquired his parents' entire interest in the farm, he had a surveyor delineate a parcel of about 4 acres surrounding the old brick house and its curtilage. This he sold to John and Helen Guthrie of Fairfax County, Virginia in 1957.<sup>27</sup> The widowed Helen Guthrie sold this same tract in 1992 to Peter and Susan Brink, current owners of the Carder House, now called Boxwood Hill.<sup>28</sup>

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**ENDNOTES**

<sup>1</sup> Among 372 Rappahannock County landholders in 1835, the average tract encompassed 125.5 acres. Subtracting as exceptional the six individuals who owned more than 1000 acres, the average landholding may be adjusted to 131 acres. By 1830, Carder owned 139 acres. Rappahannock County Land Tax Records for 1835.

<sup>2</sup> Confirmation that George L. Carder owned no slaves is in the 1830 census data for his household, National Archives, Records of the Bureau of the Census, Fifth Census [1830], Culpeper County, Virginia, v. 9, ff. 123. Coleman Carder likewise owned no slaves according to the 1840 census data for his household, National Archives, Records of the Bureau of the Census, Sixth Census [1840], Rappahannock County, Virginia, v. 14, ff. 22.

<sup>3</sup> Douglas Southall Freeman, George Washington: A Biography (New York: Charles Scribner's Sons, 1948), v. 1, pp. 501-510; Fairfax Harrison, Landmarks of Old Prince William: A Study of Origins in Northern Virginia (Richmond: 1924; reprint: Baltimore: Gateway Press, 1987), pp. 271-272; Warren M. Billings, John E. Selby, and Thad W. Tate, Colonial Virginia: A History (White Plains, New York: KTO Press, 1986), p. 210.

<sup>4</sup> Northern Neck Grant Book G, p. 58, Library of Virginia.

<sup>5</sup> For details of the formation of Culpeper County, see Martha Hiden, How Justice Grew: Virginia Counties: An Abstract of Their Formation (Williamsburg: Virginia 350th Anniversary Celebration Corporation, 1957), p. 85. The Fairfax-to-Washington transaction is described but not assigned a date in Deed of Warner Washington to Thomas Gaines, 8 December 1770, Culpeper County Deed Book H, pp. 276-280.

<sup>6</sup> Washington to Gaines, pp. 276-280.

<sup>7</sup> Deed of Thomas Gaines to Daniel Deal, 21 October 1774, Culpeper County Deed Book H, pp. 322-324; Deed of Daniel Deal to John Anderson, 3 March 1792, Culpeper County Deed Book R, pp. 159-161.

<sup>8</sup> Deed of John Anderson to John McCoull, 20 May 1793, Culpeper County Deed Book R, pp. 555-556.

<sup>9</sup> Deed of John McCoull to Samuel Butts, 18 January 1802, Culpeper County Deed Book W, pp. 354-355. Several years before Butts sold the land, the county tax assessor began listing him as "of Kentucky." Culpeper County Land Tax Records, 1802-1815.

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<sup>10</sup> Deed of Samuel Butts to Benjamin and William Johnson, 10 May 1815, Culpeper County Deed Book GG, pp. 267-269. The Johnsons figure prominently among the those who were buying land in Culpeper County during the late eighteenth and early nineteenth centuries. Culpeper County Index to Grantees, 1749-1974.

<sup>11</sup> Culpeper County Land Tax Records for 1816, 1817, and 1818.

<sup>12</sup> Deed of Benjamin and William Johnson to George L. Carder, 10 July 1818, Culpeper County Deed Book KK, pp. 61-62. The 1830 census lists nine households headed by Carders or Corders in Culpeper County. Fifth Census [1830], Culpeper County, Virginia, v. 9, ff. 96, 104, 107, 117, 123, and 149.

<sup>13</sup> Fifth Census [1830], Culpeper County, Virginia, v. 9, ff. 123.

<sup>14</sup> Deed of George L. Carder to John Carder, 3 March 1830, Culpeper County Deed Book XX, pp. 36-37.

<sup>15</sup> Culpeper County Land Tax Records for 1828 through 1832. Rappahannock County Land Tax Records for 1833.

<sup>16</sup> The agreement was that John Carder would pay George L. Carder \$300.00 in 1830 and \$100.00 each consecutive December until 1833. Inventory of the Estate of George L. Carder, 7 October 1833, Rappahannock County Will Book A, pp. 20-21.

<sup>17</sup> Inventory of George L. Carder, pp. 20-21.

<sup>18</sup> The price for which George L. Carder sold 111 acres to John Carder in 1830 amounted to \$5.41 per acre. Assuming Carder's remaining acreage, estimated by the commissioner as about 150, was worth a similar amount, then his new house represented about \$523.50 of the total \$1,335.00 Robert Carder paid for the farm in 1834. Deed of Francis L. Smith, Commissioner to Robert Carder, 21 March 1834, Rappahannock County Deed Book B, pp. 88-89.

<sup>19</sup> Deed of Robert Carder to Coleman Carder, 4 February 1841, Rappahannock County Deed Book D, p. 117.

<sup>20</sup> Sixth Census [1840], Rappahannock County, Virginia, v. 14, ff. 22. The identities of the family members are drawn from Coleman Carder's encumbered conveyance of 1846 to his son. Deed of Coleman Carder to William H. Carder, 2 February 1846, Rappahannock County Deed Book F, p. 389.

<sup>21</sup> Carder to Carder, p. 389.

<sup>22</sup> Rappahannock County Land Tax Records, 1847-1854.

<sup>23</sup> Deed of William H. Carder and Coleman Carder to Albert H. White, 9 January 1854, Rappahannock County Deed Book I, pp. 57-58.



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<sup>24</sup> Deed of Albert H. White to Coleman Carder, 25 December 1850, Rappahannock County Deed Book J, p. 402; Deed of Coleman Carder to Thomas J. [later R.] Bywaters, 1 January 1857, Rappahannock County Deed Book K, pp. 138-139.

<sup>25</sup> Deed of Thomas R. [formerly J.] and Mary Bywaters to James and Goldie Coughlin, 11 October 1921, Rappahannock County Deed Book 30, pp. 480-481.

26 Deed of James and Goldie Coughlin to Woodrow Coughlin, 23 August 1940, Rappahannock County Deed Book 43, pp. 99-10.

27 Deed of Woodrow and Doris Coughlin to John J. and Helen J. Guthrie, 14 September 1957, Rappahannock County Deed Book 67, pp. 371-375. This deed includes a plat showing the house and its historic outbuildings.

28 Deed of Helen J. Guthrie to Peter H. and Susan G. Brink, 15 April 1992, Rappahannock County Deed Book 191, pp. 269-270. The property was surveyed and platted again on 19 March 1992.

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**GEOGRAPHICAL DATA**

VERBAL BOUNDARY DESCRIPTION

"Beginning at A. in plat, an iron rod driven on the north east side of Caughlin's drive way or outlet, also on the south east side of the road leading from Hope Hill to Scrable [sic], a corner to said Caughlin, thence with the north east side of outlet, South 62 [degrees] 15 [minutes] East 2.38 Chains, to B. in plat, a large iron rod driven on the north east side of outlet, a corner to Caughlin, thence with his line, North 34 [degrees] 45 [minutes] East 6.13 Chains, to C. in plat, an iron pin driven as a corner to Caughlin, thence with his line, North 21 [degrees] 35 [minutes] East 4.70 Chains, to D. in plat, an iron pin driven a short distance north of a creek corner to said Caughlin, then with his line, North 49 [degrees] 25 [minutes] West 6.76 Chains, to E. in plat, an iron rod driven on the north east side of the aforesaid Hope Hill Road, thence with the east side of said road as follows: driven a short distance north of a creek a corner to said Caughlin, then with his line, North 49 [degrees] 25 [minutes] West 6.76 Chains, to E. in plat, an iron rod driven on the north east side of the aforesaid Hope Hill Road, thence with the east side of said road as follows: South 18 [degrees] 15 [minutes] East 4.00 Chains; South 6 [degrees] 15 [minutes] East 1.75 Chains; South 35 [degrees] 45 [minutes] West 3.75 Chains, South 20 [degrees] West 4.39 Chains, to the Beginning and Containing 3.94 ACRES." Deed of John J. Guthrie and Helen J. Guthrie to James W. Fletcher, Trustee, 14 September, 1957, Rappahannock County Deed Book 67, pp. 365-368.

BOUNDARY JUSTIFICATION

These are the surveyed and legal boundaries of this parcel.

CARDER HOUSE

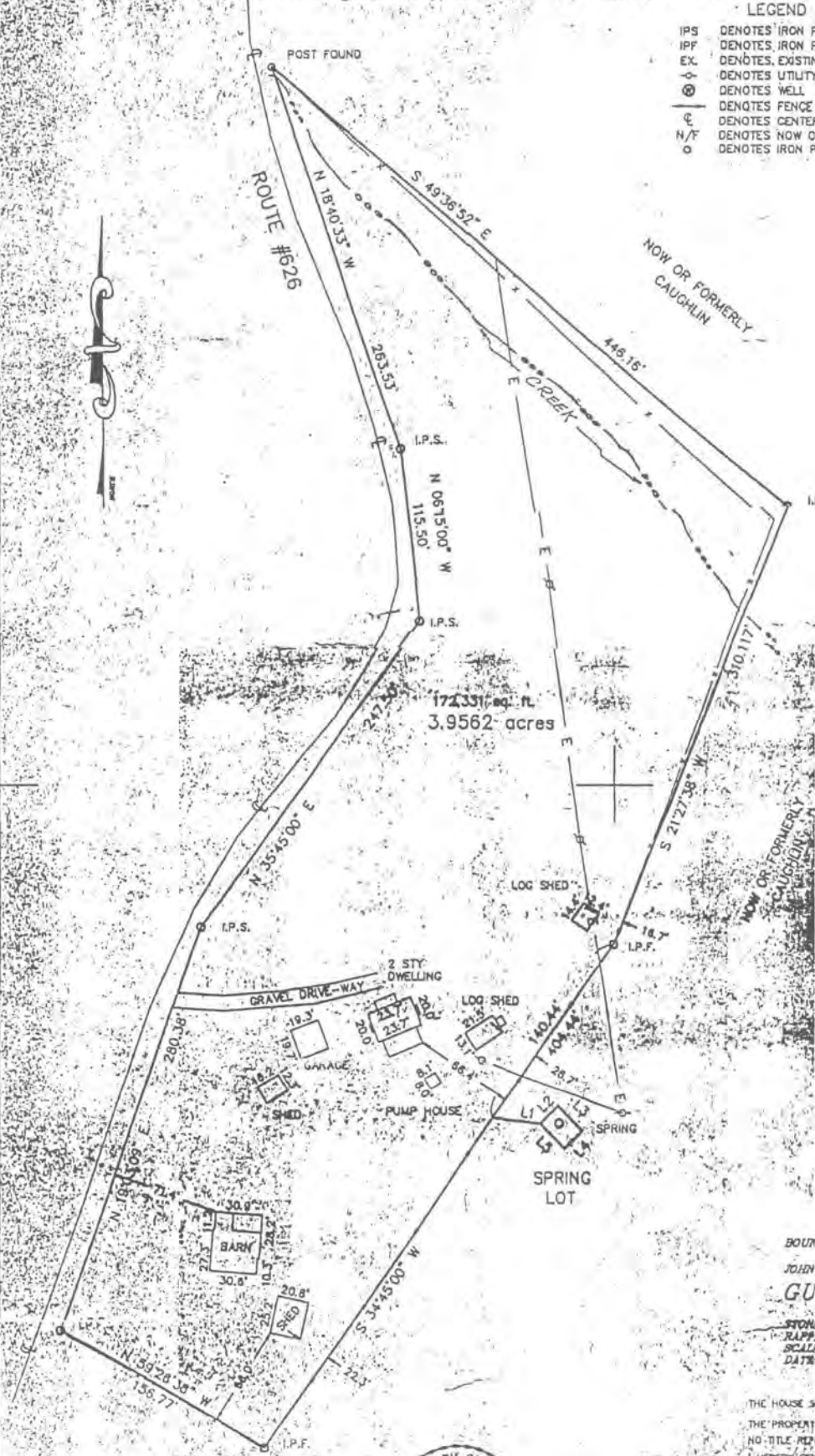
Plan of Boxwood Hill parcel dated 19 March 1992.

LINE BEARING TABLE		
LINE	DIRECTION	DISTANCE
L1	S 83°30'00" E	32.30'
L2	N 45°30'00" E	16.50'
L3	S 44°30'00" E	23.10'
L4	S 45°30'00" W	16.50'
L5	N 44°30'00" W	23.10'

- LEGEND
- IPS DENOTES IRON PIPE SET
  - IPF DENOTES IRON PIPE FOUND
  - EX. DENOTES EXISTING
  - DENOTES UTILITY POLE
  - ⊙ DENOTES WELL
  - DENOTES FENCE
  - ⊕ DENOTES CENTERLINE
  - N/F DENOTES NOW OR FORMERLY
  - DENOTES IRON PIPE FOUND

4/15/92  
#15980  
BB 191, pg. 269

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BOUNDARY AND IMPROVEMENT SURVEY  
JOHN J. & HELLEN J.  
**GUTHRIE**

APPROVED  
TOWNSHIP ADMINISTRATOR  
RAPPAHANNOCK COUNTY  
DATE 4-17-1992

STONEMAN DISTRICT  
RAPPAHANNOCK COUNTY, VIRGINIA  
SCALE: 1" = 50'  
DATE: MARCH 19, 1992

THE HOUSE SHOWN HEREON IS NOT LOCATED IN ANY KNOWN FLOOD HAZARD AREA.  
THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 50 PARCEL 46-A.  
NO TITLE REPORT FURNISHED, EASEMENTS MAY EXIST THAT ARE NOT SHOWN.  
I HEREBY CERTIFY THAT THE LOCATIONS OF EXISTING IMPROVEMENTS SHOWN ON THIS PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRANT / TAPE SURVEY AND UNLESS SHOWN, THERE ARE NO ENDOACHMENTS. (IPF DENOTES IRON PIPE FOUND), FENCES, IF SHOWN, ARE GRAPHIC AND DO NOT NECESSARILY INDICATE BOUNDARY LINES. C/L DENOTES CENTER LINE. N/F DENOTES NOW OR FORMERLY.

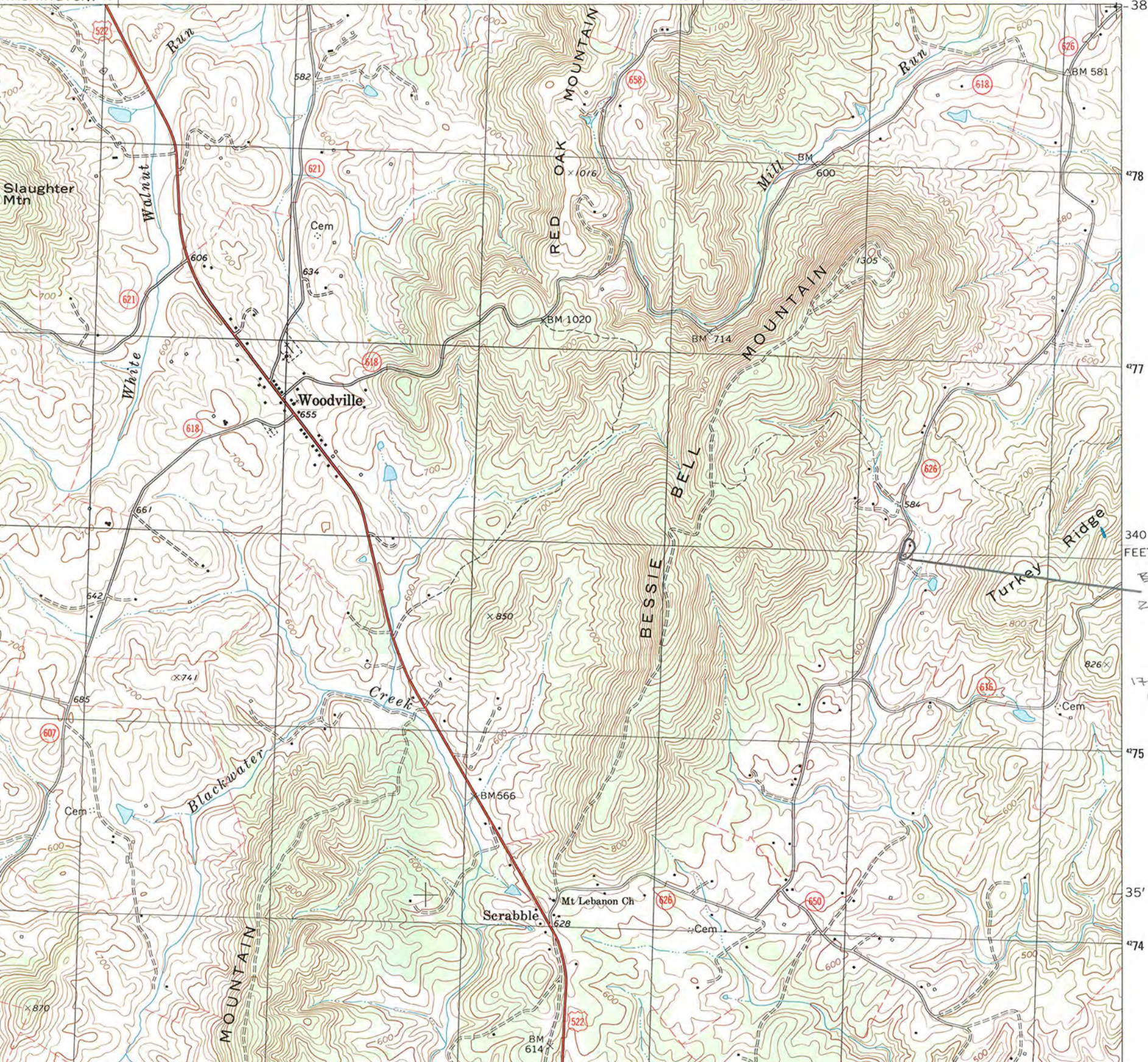


NOW OR FORMERLY CAUGHLIN

**LEONARD SURVEYS, INC.**  
LAND PLANNING LAND SURVEYING SUBDIVISION DESIGN  
ROUTE 1, BOX 450 WARRENTON, VIRGINIA 22186 PHONE: (703) 348-8017

5361 11 NE  
(MASSIES CORNER)

5361 11 NW (WASHINGTON)'45      '46      10'      '47      '48      2 100 000 FEET      '49      '50      78° 07' 30"      38° 37' 30"



340 000  
FEET  
CARDER HOUSE  
BARNWOOD HILL  
ZAPPANASHOCK  
COUNTY, VA  
17/749280/  
9276090  
078-5078