

**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 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.

**VLR Listed: 6/21/2018**  
**NRHP Listed: 1/14/2019**

**1. Name of Property**

Historic name: Deerfield  
Other names/site number: Willow Brook; Beaulieu; DHR #s030-5439, 030-5438-0002, 053-6087-0256  
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: 9009 John S. Mosby Highway  
City or town: Upperville State: VA County: Fauquier  
Not For Publication:  Vicinity:

**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      \_\_\_ B      X C      \_\_\_ D

<p><b>Signature of certifying official/Title:</b> <u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government</p>	<p><b>Date</b></p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p><b>Signature of commenting official:</b></p>	<p><b>Date</b></p>
<p><b>Title :</b></p>	<p><b>State or Federal agency/bureau or Tribal Government</b></p>

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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC/ Federal

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/fieldstone

### 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.)

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### Summary Paragraph

The 221 pastoral acres (of which 211 are included in this nomination) of Deerfield are located in northern Fauquier County, immediately southwest of the village of Upperville (DHR 030-5438) along the John S. Mosby Highway. Deerfield is bounded by the village of Upperville to the north, Buchanan Hall (DHR 030-5438-0143) to the east, the open acreage of Oakley (NRHP 1983; DHR 030-0046) to the south, and a wooded lot of The Hill (DHR 030-0054) to the west. The two-story manor house, the primary resource, was built in 1844 as a vernacular adaptation of the Federal style with two distinct additions, including a two-story rear ell added in the mid-19<sup>th</sup> century and a two-story frame addition added c. 1983. Although enslaved African Americans worked at Deerfield, today's landscape does not retain visible traces of slave quarters or cemeteries dating to the 19<sup>th</sup> century. However, archival research has led to new insight into African American heritage associated with Deerfield and the McArtor family. The farm continues to be a working farm, retaining its historic, agricultural character. In addition to the main dwelling, contributing resources include a c. 1844 springhouse, c. 1828 road trace, and two Civil War era funerary markers. The non-contributing resources, all of which were constructed outside the property's period of significance, consist of a ca. 1983 guest house/barn, c. 1920 concrete silo, two c. 1983 garden sheds, a c. 1983 swimming pool and pool house, a c. 1983

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reconstructed log dwelling, a c. 1940 stable and riding arena with early 2000s additions, a mid-20<sup>th</sup> century tenant house, and two loafing sheds built in the early 2000s. The barn/guest house and silo are located south of the primary dwelling, while the other non-contributing resources are on the property's eastern side and do not impinge on the core domestic complex. The historic boundaries include the historic farm owned by the McArtor family during the period of significance. The current owners, Paul and Victoria Hasse, have purchased additional surrounding acreage, which they have placed into conservation easement; about 10 of these acres are not associated with Deerfield's significance and are not within the historic boundaries herein. Some of Deerfield's open acreage at the northeast corner of the farm is within the Unison Battlefield Historic District (NRHP 2011; DHR 053-6087), but Deerfield has no contributing resources within the district's boundaries. Deerfield's also is within the Upperville Historic District (NRHP 1972; DHR 030-5438), for which a nomination update with comprehensive survey that includes Deerfield's historic resources is pending.

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## Narrative Description

### Setting

Today, the farm is accessed from John S. Mosby Highway via a landscaped, wooded lot along a 21<sup>st</sup>-century gravel drive through the former Hodgin Nursery Tree Farm. The entrance contains English yews, naturalized American hollies, saucer magnolias, Japanese lilacs, hemlocks, flowering quince, and allspice bushes (all survivors of the nursery stock), with the additional planting of dogwoods and redbuds. Although no longer in use, Henry Street, an abandoned c. 1828 road trace (and a contributing structure), served as the original access to Deerfield from Upperville, and is still visible a short distance from the western edge of today's entrance. Approaching the manor house, the c. 1844 fieldstone springhouse, a contributing building, sits to the west of the main drive in a low swale below a man-made pond. The house site is elevated above the springhouse, creating a commanding front elevation facing north towards Upperville. Immediately behind the main house are two c. 1863 funerary footstones, contributing objects, marking the memory of two Civil War soldiers who died at Deerfield after the Battle of Upperville. Further south across the rear lawn is the 19<sup>th</sup>-century guesthouse/ barn, a non-contributing building, which may have been built during the period of significance but was heavily renovated c. 1983. Continuing south is a c. 1920 concrete silo, a non-contributing structure, that postdates the period of significance. The silo marks the sites of a cow barn, associated milk house, mill, corn house and tenant dwelling, which have all been lost.

To the east of the manor house, sited on a rising slope, is the landscaped pool area, centered around a c. 1980, in-ground pool (a non-contributing structure), and composed of a 19<sup>th</sup>-century log cabin relocated during the early 1980s, a c. 1983 pool house and two garden sheds. Continuing east beyond the pool and across large, fenced paddocks is the Equestrian Center, located on a prominent high ridge that forms the farm's east boundary. The Equestrian Center is composed of an indoor riding arena with attached stables, tenant cottage, and loafing sheds, all non-contributing buildings built outside the period of significance. Beyond the main house are vast hayfields, with expansive open vistas to the south.

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### **Inventory of Resources**

The following architectural resources are associated with Deerfield. Their contributing status is based first on whether they date to the property's period of significance, 1844-1870, and second on whether they contribute to the property's significance in the areas of Military and Architecture. Contributing resources also display good integrity of location, setting, design, workmanship, materials, feeling, and association. Each resource is keyed numerically to the attached Sketch Map/Photo Key.

1. Primary Dwelling, c. 1844, mid-19<sup>th</sup> century, c. 1983, contributing building
2. Springhouse, c. 1844, contributing building
3. Historic road trace, Henry Street, c. 1828, contributing structure
4. Civil War-era funerary markers, c. 1865, contributing objects (2)
5. Guest house/ barn, c. 1983, non-contributing building
6. Concrete silo, c. 1920, non-contributing structure

### Pool Area

7. Frame Garden Shed, reconstructed c. 1983, non-contributing building
8. Log Garden Shed, reconstructed c. 1983, non-contributing building
9. Swimming pool, c. 1983, non-contributing structure
10. Pool house, c. 1983, non-contributing building
11. Log cabin, reconstructed c. 1983, non-contributing building

### Equestrian Center

12. Stables and attached riding arena, c. 1940 and early 2000s, non-contributing building
13. Tenant cottage, mid-20<sup>th</sup> century, non-contributing building
14. Loafing sheds, 2000s, non-contributing buildings (2)

### **Primary Dwelling, c. 1844, mid-19<sup>th</sup> century, c. 1983, contributing building**

#### **Exterior**

A c. 1865 photograph demonstrates the degree to which Deerfield's primary dwelling has remained largely unchanged from its 19<sup>th</sup> century appearance. Although there are some exterior alterations, comprised of copper gutters, stair rail, and storm sash, these are minimal in appearance and do not detract from the house's overall historic integrity.

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*Figure 1. Ca. 1865 Photograph of Main Dwelling*

Distinctive Federal-style massing, symmetry, and austere detailing characterize the dwelling. A one-story front porch, stretching across the central three bays, dominates the five-bay north facade. The porch has classical detailing of pilasters with bas-relief detailing, which are a nod to the Greek Revival style that also was popular in Virginia at the time. Of note are the exceptional interlocking diagonals of the porch railing, creating a Chinese-Chippendale appearance, a nod to architectural influences pre-dating the construction of Deerfield. Large windows with six-over-six wood sashes with shutters punctuate the facade. The walls are built of six-course running bond with stone lintels above window openings at the front elevation and brick jack arches at the rear elevation.

A simple, classically inspired door-surround with eared or crossetted cornered architrave molding, also typical of the Federal style, graces the front entryway. Pilasters with simple fluting flank the front door and support a six-lite transom above with three-lite dado panel sidelights. The centered entry has a single-leaf, raised four-panel wood door and is now protected by a more recently installed storm door.

The side gable main roof has a low pitch and features a wood cornice adorned with simple hand-carved modillions under the soffit. The front porch roof features a reverse pitch, draining to the

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intersection of roof and front elevation. The front porch cornice features vernacular-style dentil work under a boxed cornice.

The west, or side elevation, shows the original three-story main block with a mid-19<sup>th</sup> century brick three-story ell addition, and c. 1983 frame, two-story addition. The 1844 main block features two windows with six-over-six double-hung sash that originally faced Henry Street, formerly a public thoroughfare in Upperville. A pair of gable-end attic windows with wood louvers flanks the interior-end chimney. A flush wood rake board and box cornice terminate the gable-end roof. The mid-19<sup>th</sup> century brick addition features a walk-out basement and first and second stories above. Six-over-six double-hung sash windows topped with jack arches light the west elevation at the first and second levels; a six-over-three, double-hung sash window lights the basement level. The walk-out basement is accessed by a half-lite Dutch-type door.

The east elevation is similar to the west elevation. The original two-story main block is un-fenestrated except for two square four lite attic level casement windows. The rear brick and frame additions are dominated by a large two-story, four-bay sleeping porch built during the 1980s renovation. The porch has square posts and a balustrade and railing with square spindles. The porch roof is low sloped.

## Interior

### Main floor

The 1844 main block has a typical, single-pile center hall plan with flanking parlors. The mid-19<sup>th</sup> century ell now consists of a dining room with bedroom above and farm office below and extends south through a modified window, now door, from the west parlor. Woodwork, including mantels, regular 5"- to 7"-width flooring, flat and raised four-paneled doors, scrolled stair-ends, and moldings date to the period of construction. Of note are the three buffets in the public rooms (south parlor, dining and basement farm office) and the shuttered cupboards in the second floor bedrooms, which are all built-in to the interior chimney wall. 20<sup>th</sup> century woodwork in the east parlor, including built-in wood shelving and simple crown molding, dates outside the Period of Significance but does not detract from the historic appearance.

Continuing south, the c. 1983 kitchen is accessed from the mid-19<sup>th</sup>-century dining room. The contemporary kitchen is well-designed and does not distract from the historic integrity of the 19<sup>th</sup>-century dwelling. The kitchen features handmade tiles created by Joan Gardner, widely considered one of Loudoun County, Virginia's, more talented artisans. A wide, two-story side porch, running the combined length of the rear ell and kitchen, is accessed from the east pair of doors.

### Second floor

A generous closed stringer staircase with rounded newel post and banister with turned spindles and a curved handrail accesses the second floor. At the top of the stair, turning right, a door with four raised panels on its hall side and flat panels facing the private bedroom accesses the east



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bedroom. The simple rim lock and butt hinges are likely original hardware. A fireplace, with period pine mantle, is centered on the east wall and flanked by large built-in cupboards. Original flooring is 5" wide pine. Two pairs of windows with large six-over-six double-hung sash face north and south. The configuration and detailing of the west bedroom largely mirrors that of the east bedroom, except for the large six-over-six double-hung wood window sash, which faces west, originally to Henry Street, formerly the public access to the farm.

Continuing south from the west bedroom, a door leads to the mid-19<sup>th</sup> century bedroom. A fireplace is centered on the south wall, and two large windows with six-over-six double-hung sash face west towards Henry Street. A newer bathroom has been compatibly inserted into the east wall and encompasses the garret stair to the attic above.

Leaving through a doorway in the east wall, one enters a hall leading to the stairs to the dining room below or turning right, to the c. 1983 bedroom addition further south. The two-story sleeping-porch can be accessed from this bedroom.

### **Basement**

The basement is accessed from a stairway leading from the dining room. Single-board pine treads show wear from years of foot traffic, evidencing their age. The narrow width and lack of ornament indicate these stairs were created for more utilitarian purposes and to provide access to a tertiary space. The basement area under the 1844 dwelling has largely been remodeled into a laundry and mechanical room (west side) and home gymnasium (east side.) A drywall-encased bulkhead hides the interior chimney. These rooms originally were possibly used for services areas, such as the winter kitchen.

Continuing south, the basement under the mid-19<sup>th</sup> century addition has exposed timbers with plaster shadowing and woodwork, including a period mantle and window casing, that may indicate the room was originally finished. At one time this room was possibly used as a summer dining room and during a later renovation a side entry was added when the room was possibly being used as a farm office.

### **Outbuildings in the Historic Core**

#### **Springhouse, c. 1844, contributing building**

The stone springhouse has a side-gabled, shingled roof with board and batten siding at the gable ends. The springhouse interior is accessed from the south elevation down steps in the sloped grade. More recent alterations, including a small brick and concrete box, possibly to house pump machinery, indicate the springhouse was used into the 20<sup>th</sup> century. The springhouse was built directly along Henry Street, providing easy access from the Manor House. The springhouse was inspected during a week of sub-freezing temperatures and still had running water.

#### **Historic road trace, Henry Street, c. 1828, contributing structure**

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Henry Street, noted on George Love's 1828 map of "Upperville Farm," extends directly south from Route 50. Henry Street was the original access into the property, passing between the springhouse and the manor house and continuing to the rear of the farm, serving as the 'spine' to connect the other now-lost farm dependencies. Henry Street remains an unimproved road trace and today serves as a right of way for a small electrical line.

**Civil War-era funerary markers, c. 1865, contributing sites (2)**

Two stone funerary markers sit immediately south of the main house. The markers bear no inscription and are plain except for a simple, segmented arch. The markers are set in contemporary plantings of periwinkle and a contemporary low iron fence.

**Guest house/ barn, c. 1983, non-contributing building**

Located southwest of the main house directly in the backyard, this frame, board and batten, "barn" was built on the site of an earlier structure and houses a home theater and guest rooms. The rear of the barn is an open shed for mechanical storage.

**Concrete silo, c. 1920, non-contributing structure**

Located southwest of the main house, a single cylindrical concrete silo marks the site of an earlier barn, which has since been lost.

**Pool Area**

**Vertical board Garden Shed, reconstructed c. 1983, non-contributing building**

This gable-roofed, frame shed with vertical board siding, located northwest of the Log Cabin, may have been moved to the site. A single leaf access door faces south and hangs on bean strap hinges.

**Log Garden Shed, reconstructed c. 1983, non-contributing building**

This gable-end, log garden shed sits to the northwest of the log cabin and may have been constructed of remaining material when the log cabin was re-constructed. The shed faces south towards the pool and has a single-leaf vertical-board door with strap pintle hinges. The roof is wood shingle with board and batten siding in the gable end.

**Swimming pool, c. 1983, non-contributing structure**

The small, in-ground swimming pool is discreetly placed into the garden landscape, with lawn reaching the edges of the pool. The swimming pool is located directly in front of and to the south of the log cabin.

**Pool house, c. 1983, non-contributing building**

This frame building with board and batten siding and pyramidal hipped roof clad in wooden shakes houses pool machinery and is located at the south end of the swimming pool.

**Log cabin, reconstructed c. 1983, non-contributing building**

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The log cabin, located directly east of the main house, was reportedly moved to Deerfield from Lexington, Virginia. It has a wood-shake roof and a single story, shed-roofed porch stretching across the front elevation. The foundation and exterior end chimney are stone. The cabin likely dates to the early 19<sup>th</sup> century. There is a c. 1983 one-story frame addition located at the east end of the cabin.

### **Equestrian Center**

#### **Stables and attached riding arena, c. 1940 and early 2000s, non-contributing building**

A concrete stable with interior stalls and perimeter walking-track is located on the ridgeline above the house, immediately south of Vineyard Hill. A contemporary, indoor riding area is attached to the north end of the concrete barn, connected by a frame addition to the stable.

#### **Tenant cottage, mid-20<sup>th</sup> century, non-contributing building**

A remodeled, gable-end tenant cottage is located immediately west of the stables and faces east back towards the stables. A wraparound porch with hipped roof marks the front entrance. Windows have double-hung six-over-six sash; those to the right of the front entrance are paired and have floor-to-ceiling nine-over-nine sash. The side gable roof is covered with asphalt shingles.

#### **Loafing sheds, 2000s, non-contributing buildings (2)**

Two loafing sheds are located to the south and east of the barn, are of frame construction with vertical board siding, and are open on one side.

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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.)

ARCHITECTURE

MILITARY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1844-1870

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1844

1863

1870

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_  
\_\_\_\_\_

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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.)

Deerfield is a remarkably intact example of Federal-style architecture in rural Northern Virginia. The dwelling, originally a two-over-two Virginia I-house, remains almost exactly as constructed c. 1844 with a mid-19<sup>th</sup> century rear ‘ell,’ which is equally pristine. The farm is significant locally under Criterion A (Military) for its military history and association with the Civil War. The Battle of Upperville at Vineyard Hill was fought along the high ridgeline marking Deerfield’s east boundary. Today’s property boundaries nearly follow the 1860 boundaries of the 150-acre McArtor farm. Family diaries record tending to wounded Union soldiers who fell in Deerfield’s orchard. Two funerary markers to the memory of these soldiers remain in the backyard. Two McArtor sons fought in the Civil War and, although Robert McArtor did not fight, he was a courier during the Civil War, delivering letters for the Confederacy, a federal offense. Some of Deerfield’s open acreage is within the Upperville Historic District (NRHP 1972; DHR 030-5438) and the Unison Battlefield Historic District (NRHP 2011; DHR 053-6087); however, Deerfield has no contributing resources within either district’s boundaries. Deerfield is also locally significant under Criterion C (Architecture) as a vernacular adaptation of the Federal style with some Greek Revival influences. It is noteworthy that Deerfield is built of brick when most residences in this region were constructed of stone. Additionally, the house has historic integrity as it is in excellent repair with very few intrusive, contemporary alterations. The view of the house from Henry Street remains almost exactly as it did in 1860; the view from the house facing south across open agricultural fields retains its near-1860 appearance as well. The original springhouse, two Civil War era funerary markers, and the original roadway to the house support the integrity of Deerfield. A corn house, milk house, mill, and cow barn have been lost to neglect. The 221-acre farm has been protected by perpetual easement and is surrounded by adjacent farmland also protected by conservation easement, which protects in perpetuity Deerfield’s setting and viewshed. The dwelling’s modern intrusions, namely the 1983 two-story kitchen and sleeping porch addition, are not visible from the primary elevation and are compatible with the historic fabric in terms of scale, design, and materials. Deerfield’s period of significance extends from c. 1844, when Robert C. McArtor built the house, to 1870, the last known date of 19<sup>th</sup>-century improvements at Deerfield.

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

### **18<sup>th</sup> Century in Northern Fauquier**

In the early 18<sup>th</sup> century, Fauquier was Virginia’s frontier. Land speculators, who held the earliest of patents in Fauquier and Loudoun counties, typically lived in Virginia’s Tidewater region, holding their ‘frontier’ property as an investment, usually leased to a tenant farmer. The Carter family was no exception to this pattern. Patenting some of Northern Fauquier’s richest and most productive soils in the early 18<sup>th</sup> century, the Carters remained in the Tidewater region until the end of the 1700s. Landon Carter (1710-1778), who patented the land where Deerfield is

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located in 1731, may have never seen the property; he lived at Sabine Hall in Richmond County.

Of the thousands of acres which he inherited, John Carter (1773-1838) reserved a 1,000-acre parcel for his personal use. Known as Reserved Lot No. 6, John Carter's residence was bounded by the Fauquier / Loudoun County line to the north, Rokeby Road to the east, and Gap Run to the south. John and his wife Eliza lived at No. 6; their house was later demolished by Grafton Dulany in the 1880s.

Typical of the late 1700s and early 1800s banking system, land was mortgaged to raise cash through private loans. Between 1829 and 1836, John Carter, land-rich and cash-poor, mortgaged Lot No. 6 several times with the help of his business partner and banker, John Lufborough of Washington D. C. <sup>1</sup> In addition to mortgaging the property, Carter sold a portion of the 1,000-acre No. 6, carving off 100 acres to William Rust in 1831.<sup>2</sup> Rust was a local businessman and Carter may have been indebted to Rust; the deed was not descriptive, possibly indicative that both parties entered the transaction in good faith.

By 1836, it appears Lufborough may have called the note on Lot No. 6. In order to liquidate for cash payment, Lufborough advertised a portion of Lot No. 6 for sale. Richard E. DeButts was the highest bidder, purchasing 326 acres of Lot No. 6 in March 1844.<sup>3</sup> In April of the same year, R. E. De Butts, through public auction, divided the Carter acreage<sup>4</sup> equally between two buyers: Daniel Hitt, who owned East View Farm (today's Salem Farm, north of Route 50) and Robert C McArtor.<sup>5</sup> Hitt's parcel encompassed today's Horsefields (formerly Dunvegan) and Buchannan Hall.

McArtor's parcel included what would become the 9-acre 'Vineyard,' adjoining the 'Turnpike' to the north, Henry Dulany's land to the east, and Carter's to the south.<sup>6</sup> Two years later, in 1846, Hitt sold his entire farm – both the north and south portions – to George Brown.<sup>7</sup> However, chancery suits indicate there were questions with the title for this transaction.<sup>8</sup> Fifteen years later in 1860, George Brown's portion was advertised for sale as decreed by the Circuit Court "R. E. DeButts vs. Brown."<sup>9</sup>

It is not clear who built the Deerfield main house, but it was likely constructed during this period of rapid turnover. It is possible that any of the investor/owners – John Carter, Nathan Lufborough, or R. E. De Butts – built the house. However, McArtor's 1844 purchase price of \$8,000 for 159 acres represents a value of roughly \$50 per acre, a reasonable rate for raw land without improvements,<sup>10</sup> leading to the probable conclusion that McArtor built the main house at Deerfield.

### **Construction of a Federal Style Dwelling**

In 1844, Robert C McArtor was 31 years old, married with four children, and living in or near Upperville.<sup>11</sup> This same year, there is an invoice documenting the sale of 7,000 bricks,<sup>12</sup> supporting speculation that McArtor built Deerfield's primary dwelling. At that time, McArtor also owned at least two lots in the village of Paris, possibly for investment.<sup>13</sup> As well, McArtor

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owned three wood lots, at Upperville's west end near Patrick Street and one wood lot near Tanyard Creek. A wood lot is acreage where firewood can be harvested or an 'industrial' village lot, which could have possibly been later used for his tan yard. McArtor would continue to buy and sell lots, including some investment houses, in Upperville for the next two decades.<sup>14</sup>

According to the 1850 U.S. Census, McArtor had moved to Deerfield<sup>15</sup> and was working as "Tanner." According to the 1860 Census, McArtor still owned the Deerfield property but was residing in Upperville.<sup>16</sup> Robert's oldest son, Thos. W McArtor, was living nearby in Upperville working as a "merchant."<sup>17</sup>

Deerfield is located on Tanyard Creek in Upperville, a name that predates McArtor's ownership of Deerfield. McArtor and his family were known for their sheep,<sup>18</sup> possibly Robert McArtor learned the tannery trade from his family and purchased Deerfield for its access to Upperville's tan yard. Sometime during the Civil War, Robert McArtor purchased the adjoining property to the east [today's Horsefields], which bordered the "old Tan yard,"<sup>19</sup> located at the intersection of Green Garden Road and the Ashby Gap Turnpike,<sup>20</sup> possibly acquiring a second production site for his tannery.

McArtor may have earned substantial cash income from his tannery operations. In the 19<sup>th</sup> century, leather goods were in high demand ranging from harnesses, to boots and shoes, to machinery belts. Most leather was produced locally; tan yards existed throughout Loudoun and Fauquier and often each village had its own tannery, feeding raw material to local bookmakers or shipping to larger manufacturing centers such as Alexandria. Located along the Ashby Gap Turnpike, near the village of Upperville, Deerfield's tanneries would have had ready access to both the local and metropolitan markets. The 1860 U. S. Census places two "boot and shoe makers" immediately next door to McArtor; obviously the tannery and boot maker were related businesses. According to historian Eugene Scheel, William May of the William H. May & Son Company, a leading agricultural supplier in Alexandria, apprenticed at McCarter's [sic] tannery in Upperville.<sup>21</sup> Deerfield's tannery was a family business; McArtor's nephew also worked as a tanner in Upperville; the 1860 Census lists his son-in-law Thomas. H. "Hick" McArtor [sic],<sup>22</sup> as a "Tanner & Courier." The tannery may have produced more income than was needed for the family; McArtor often made cash investments into foreclosed lots in Upperville.<sup>23</sup>

McArtor also appears to have been a proficient farmer. It is well documented that McArtor planted an orchard along the high ridge on the northeast boundary of the farm. As well, it appears that McArtor was responsible for planting the 9-acre Vineyard Hill. In 1846, McArtor sold 9 acres "south side of the Turnpike known as the Vineyard ..." for \$2,000, or \$220 per acre, well above the typical \$50 per acre for uncultivated farmland<sup>24</sup> Robert McArtor was also a Justice of the Peace, a position he was elected to for a period of four years.<sup>25</sup> Family diaries record "Pap" traveling from Upperville to Warrenton with regularity.<sup>26</sup>

By 1860, Fauquier land tax records list McArtor's farm buildings as having a value of \$2,500, an amount reflecting a comfortable dwelling and farmyard. Personal interviews indicate the Deerfield agricultural dependencies included a dairy, corncrib, cow barn and mill, located along



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an extension of Henry Street, which served as the spine to organize Deerfield's farmyard. By contrast, next door, the buildings at Oakley (NRHP 1983; DHR 030-0046) were valued at \$6,000, a scale commiserate with the elevated economic status of the Dulany family. William Fletcher's Stoneleigh Farm [DHR 030-0904] was valued at a more modest \$1,500.<sup>27</sup>

### Architectural Analysis

The Federal style was in vogue in northern Fauquier County during the second quarter of the 19<sup>th</sup> century, a time when rural Fauquier enjoyed enormous prosperity. The year 1806 marked the completion of the Little Turnpike reaching from Alexandria to Aldie, sparking a wave over the next several decades of investment into transportation improvements including the Ashby's Gap Turnpike, which ran through Upperville and passed Deerfield's north boundary. Improved transportation enabled farmers and plantation owners to deliver produce to markets, and then in turn, realize enormous profits from Fauquier's rich soils. Kimberly Williams, in her study of rural residences of Fauquier County, refers to this period in the early 19<sup>th</sup> century as the "Golden Age of Fauquier."<sup>28</sup> This period of prosperity coincided with the development of the New Republic, a time in which the U.S. federal system of governance was being established. The Federal architectural style was an opportunity to embody and reflect these American ideals and to break ties with the 18<sup>th</sup> century English systems of proportion, which had previously been in vogue. The Federal style was intended as a truly American style of architecture, and the bounties of northern Fauquier's agricultural system provided the economic surplus to build lasting architecture.

The vernacular interpretation of the Federal style in northern Virginia was austere, with exterior decoration confined to a porch or entry door. Deerfield's unadorned exterior façade, with detailing reserved for the front entry, is typical of this style. The rectilinear front entry, consisting of side-lites and transom, rather than a more ornate fanlight, is indicative of the vernacular adaptations at Deerfield, as skilled labor still would have been limited in rural areas. Also typical of the Federal style is the effort to minimize the appearance of the roofs. Deerfield's low-sloped main roof and reversed pitched porch roof render both roofs almost invisible from ground level.

Deerfield is similar to Belle Grove [DHR 030-0008] and Rockburn Stud [DHR 030-0622] in their Federal style of massing, symmetry, and austerity. However, only Deerfield retains its intact 19<sup>th</sup> century appearance, as later additions visible at the front elevation at both Belle Grove and Rockburn have affected the purity of their original designs. There is no doubt there are architectural similarities between Deerfield and nearby Green Garden [DHR 053-0509], which displays elements of both the Federal and Greek Revival styles. Most notable is the common detailing of the almost anachronistic Chinese-Chippendale railing on the front porches of the two dwellings. It is also worth noting that both buildings are brick at a time when native fieldstone was the preferred building material as it was cheap and widely available. A period photograph dating to the mid-19<sup>th</sup> century indicates Deerfield's rear brick ell was built during this time. The cold joint between the main house and rear ell demonstrates the two were built separately.

Deerfield's high degree of integrity is augmented by its near-original interior. Most woodwork

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including floors, doors, moldings, cabinetry, and mantles, date to within the period of significance. Only modest intrusions of low profile crown molding and shelving in the east parlor are contemporary additions. Also of note is Deerfield's cabinetry. The 1850 census shows several cabinet makers were working in Upperville, and Deerfield's were likely locally built. Having built-in furniture was indicative of an elevated financial status at the time. Valuable items, such as china, silver and books, could have been both displayed and neatly stored. Cupboards, installed in dining rooms and formal parlors, were placed adjacent to interior fireplaces where the adjacent recessed walls provided logical space for shelving.

### **The Virginia I-house**

In addition to featuring Federal architectural design, Deerfield is an example of the Virginia I-house, which represents an evolution from the more modestly sized 18<sup>th</sup>-century hall-and-parlor plan. Early prototypes of this plan evolved from a one-story, side hall and adjoining parlor to include a later flanking parlor addition, thus creating a central-passage, single-pile form. As economic means and materials permitted, a second story could be built, with the central passage becoming a stair hall and bedrooms to either side on the upper story. Deerfield appears to have been constructed in a single campaign as a Virginia I-house. The center stair hall was a public entry space, where the owner of the house was able to govern access to the private parlors at the first floor and sleeping chambers at the second floor. Nearby Green Garden's [DHR 053-0509] main block was also built as a Virginia I-house.

### **Brick**

Also of note is Deerfield's brick construction, which is more consistent with the "urban" type of construction typical of the village of Upperville, than the "rural" stone construction typical of Fauquier's countryside. Northern Virginia's rocky soil provided fieldstone, an abundantly available construction material. As well, fieldstone walls could be assembled with unskilled labor, as the stones did not have to be dressed or cut to construct a stable dwelling. In contrast, brick was a more laboriously produced construction material, requiring digging of suitable clay, molding, drying, firing, and transporting. Upperville's earliest structures were built of log, such as the Carr House [DHR 030-5470] and stone, with its earliest brick building reportedly the Caldwell Carr House, [DHR 030-0015] built c. 1810 in the Federal style.

### **Deerfield's Association with African American Heritage and Slavery**

The 1861 'Persons and Personal Property' tax rolls indicate Robert McArtor owned one enslaved person. However, his farm was likely operated to some extent by enslaved labor, the prevailing practice among well-to-do landowners of the era. It is possible that McArtor owned more than one enslaved individual at earlier times, but family diaries indicate McArtor leased some enslaved workers for his farm operation.<sup>29</sup> Leasing was a common practice during the antebellum era, not only for agriculture but road-building and industrial concerns such as milling, tanning, and quarrying.

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Deeds of trust also record McArtor using enslaved people as personal property to settle debts, another common practice of the antebellum period. In 1851, McArtor secured a \$600 debt to Colonel Powell with "... the following property one negro girl named Rose ... one Negro woman named Margaret and her female child ..."<sup>30</sup> The following year in 1852, these same enslaved persons were again used to secure a debt "... assigned forever the following property one negro woman named Margaret and her child Mariah[, and] one negro girl name Rose," along with "five head of horses two cows and thirty head of hogs in trust to secure payment of a debt of \$2,000 dated 1852."<sup>31</sup> These deeds provide insight into Virginia's rudimentary antebellum banking system and the practice of using enslaved persons as chattel.

### Civil War, 1861-1865

As with all of northern Virginia, the Civil War impacted Deerfield. During this time, Robert McArtor, as a courier, carried mail for the Confederacy. In Ida Dulany's diary, she notes receiving a letter from her husband Hal, who was an officer in the Confederate Cavalry, delivered by a "Mr. McA." Likely, this was Robert McArtor, as Mrs. Dulany lived near Deerfield. Carrying mail for Confederate soldiers was a federal offense.<sup>32</sup> Several of the extended McArtor family served in the Confederate Army; John McArtor (1842-1863) was killed at Gettysburg. Family diaries confirm T. W. 'Hick' McArthur (1833-1917), a son-in-law, and Henry McArtor (1843-1887) were Confederate soldiers.

On November 1-3, 1862, during the Battle of Unison, troops moved between Unison (then called Union) and Upperville, and exchanges of heavy artillery fire occurred as well. At Oakley, directly east of Deerfield, Ida Dulany witnessed the collapse of the 5<sup>th</sup> Virginia's line and the Union troops advancing slowly rolling across her family's fields and pastures. After preparing lunches for Confederate troopers who had stayed on the farm the previous night, she wrote,

...we all together watched the skirmishing, our field being entirely covered with [Confederate] Videttes, and our pickets at Number Six [a tract owned by Ida's brother], then the Videttes going across the fields towards Upperville. ...looking to the right I saw our Videttes coming in more rapidly; then looking to the hills beyond Number Six, I saw them covered with Yankees and soon the field in front of our house was filled with sharpshooters. They fired frequently at our retreating Videttes, the firing being occasionally returned, no one being struck on either side....Soon there were no more Southerners in sight and the house was surrounded by Yankees.<sup>33</sup>

The Battle of Unison occurred less than two months after the carnage at the Battle of Antietam with losses that totaled 23,000 soldiers in just 24 hours. Scholars today assert that the Battle of Unison represented an opportunity to cut off Confederate General Robert E. Lee's Army of Northern Virginia from the Confederate capital in Richmond. Confederate General J.E.B. Stuart, however, successfully slowed the advance of Union troops under command of General George McClellan, which allowed Lee's army to escape. Afterward, Union forces occupied Upperville, but with Confederate commander John S. Mosby's men, popularly known as Mosby's Rangers, operating outside the traditional chain of command and conducting guerilla raids in the area.

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Upperville's occupation by both armies depleted local food stores. Although Union armies pressured farmers for crops, over the next two years local sympathizers willingly fed and housed Mosby's men.

On June 21, 1863, during the Battle of Upperville, Confederate and Union forces met along the high ridge at Deerfield's east boundary, known as 'Vineyard Hill.' Although McArtor had previously owned the eponymous 9-acre vineyard, the Dulany family owned it at the time of the battle.<sup>34</sup> Confederate soldiers were defending the east boundary of Upperville, and both fighting and retreating soldiers spilled into McArtor's orchard, adjoining the vineyard. Family diaries record caring for wounded soldiers and burying them on the property.<sup>35</sup> Two footstones remain in the Deerfield backyard commemorating the memory of these soldiers.

The Battle of Upperville occurred during the Gettysburg Campaign of June-August 1863. It involved a total of 10,000 troops, consisting of approximately 7,000 Union soldiers under the command of Major General Alfred Pleasonton and about 3,000 Confederate troops under the command of Brigadier Generals Wade Hampton and Beverly Robertson. An estimate 400 casualties resulted from the battle. Although the results of this battle were inconclusive, the events at Upperville are associated with efforts by Union leadership to curtail the momentum of Confederate troops moving north under General Robert E. Lee's command, which ultimately led to the Battle of Gettysburg in Pennsylvania. The Civil War Sites Advisory Commission has ranked the Battle of Upperville as having a preservation priority of III.3 (Class C), which is based on the battle's level of historical significance as being inconclusive in outcome, while the battlefield itself has good integrity of the remaining battlefield features, with a considerable share of its acreage under protective easements.

In the summer of 1864, Union General Philip Sheridan launched the Shenandoah Valley Campaign, during which Mosby's Rangers engaged repeatedly in successful hit-and-run skirmishes and raids against the Union forces. In August that year, Ulysses Grant, general in chief of the Union army, ordered Sheridan to send a division of troops through Loudoun and Fauquier counties to destroy Mosby's ability to continue operations by having them "destroy and carry off the crops, animals, negroes, and all men under fifty years of age bearing arms. In this way you will get many of Mosby's men. All male prisoners under fifty can fairly be held as prisoners of war, not as citizen prisoners. If not already soldiers, they will be made so the moment the rebel army gets hold of them." Sheridan's forces were occupied with the Shenandoah campaign through the fall, during which time Grant tempered his orders by advising Sheridan that many of Loudoun's farmers were Quakers who favored the Union and that Sheridan therefore could order payment rendered for confiscation of crops and livestock as he found necessary. An early November communique from Grant added that Sheridan could warn anyone east of the Blue Ridge Mountains to move their crops and livestock north of the Potomac River, into Union territory to avoid confiscation; this also would prevent sympathizers from rendering aid to Mosby's Rangers.

On November 28-December 2, 1864, Sheridan launched what became known as the "Burning Raid" in northern Fauquier and western Loudoun counties. Although Sheridan instructed his men

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not to burn dwellings or use personal violence against civilians, the raid still resulted in catastrophic damage that was emblematic of the Civil War having become a “total war.” Unarmed civilians stood directly in harm’s way not only through direct action on the battlefield, but also through extreme deprivations caused by destruction of food supplies, loss of commercial and industrial infrastructure, and removal of even basic means to raise future crops. Olivia Jane McArtor described the raid at Deerfield as

“... A body of Yankee cavalry came in Monday evening [December 1, 1864] and burned all the barns that had hay in (we lost both of ours full of clover hay.) They burned mills & haystacks, took all the horses, cows & sheep they could find. We lost nearly everything, had just killed hogs. They took 70 pieces, some sausage, 15 or 20 shoats [baby pigs], 40 sheep & calves, 1 horse, all the chickens they could get.”<sup>36</sup>

In her diary, Ida Dulany next door at Oakley described a similar experience at Oakley, the adjoining farm.<sup>37</sup> Dulany cousins described Union soldiers who “behaved outrageously” by looting the Oakley house and personal belongings and “kicking everything that came in their way...”<sup>38</sup>

### **Reconstruction and Freed African Americans**

Union victory in the Civil War assured the end of slavery throughout the United States. Newly emancipated African Americans quickly seized opportunities to establish their own church and school in the village of Upperville and to purchase their own plots of land in segregated areas. A parcel along Deerfield’s old road trace, Henry Street, has been identified as formerly belonging to Syd Pinkett,<sup>39</sup> who was born into slavery. Freed after the war, Pinkett purchased at foreclosure a half-acre lot with dwelling near the Deerfield main house in 1875.<sup>40</sup> Typical of what was affordable to African Americans at this time, the parcel was an often-swampy residual piece, with Tanyard Creek crossing through. In the 1880 U. S. Census, Syd Pinkett was listed as a farmer and may have worked a larger acreage than just his small plot. The U. S. Census also shares insight into discriminatory real estate practices, social customs, and laws quickly established by whites to limit African Americans’ ownership of land. Syd Pinkett’s neighbors were listed as “Mulatto” or “Black Mulatto” or “Black;” illustrating that persons of color were only allowed ownership in certain areas of less desirable quality such as, in this case, the swampy sections along Henry Street, leading to McArtor’s old tan yard.

### **Post-War Decline**

During and immediately after the Civil War, Robert McArtor continued to buy and sell real estate. In 1864, he sold “a brick store and dwelling together with the lot in Upperville.”<sup>41</sup> Possibly McArtor moved from his Upperville residence to the Deerfield farmhouse this same year. Sometime between 1861 and 1865, McArtor annexed the adjoining farm to the east (today’s Horsefields) from George Brown.<sup>42</sup> Land tax records in 1867 indicate McArtor improved his Upperville dwelling at “Lot No 14” by \$1,000, a sizable increase, doubling the value of the structures, and all the more remarkable considering the economic destruction many of his neighbors faced. McArtor mortgaged Deerfield several times during and after the war,

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presumably to finance this land acquisition and these construction projects.<sup>43</sup> Although McArtor's actions are suggestive of relative prosperity despite the war's deprivations, they may instead represent continual efforts to preserve his family's financial wellbeing.

Postwar McArtor family diaries describe economic hardship, including burning furniture as a heat source.<sup>44</sup> By 1880, McArtor had sold the 152-acre piece adjoining Deerfield.<sup>45</sup> In 1878, Robert McArtor declared bankruptcy claiming, "homestead for the use of myself and family." Through the courts, McArtor provisioned personal property "free and exempt from garnish or sale," listing various items to keep the farm operational such as "one mowing machine" and livestock to keep the family fed "... 3 calves and 2 Heifers @ \$85.00 70, sheep @ \$175.00, 10 [bushels] Buckwheat @ \$5.00"<sup>46</sup>

Robert McArtor died in 1888, and the Deerfield property passed to his widow, Sarah, who appeared to have financial struggles of her own keeping the farm.<sup>47</sup> Sarah McArtor died shortly after, and willed her entire estate "to B F Poston ...the power to sell the real and personal property [to] take care of my two single daughters O. Jane and Emma C. McArtor and give them a good and sufficient support while they shall remain unmarried."<sup>48</sup> At this point, Deerfield had entered a state of decline; the value of the improvements had dropped to \$1,500 at the time of her death.<sup>49</sup>

Across subsequent decades, Deerfield repeatedly changed ownership, sometimes to creditors or investors who did not occupy the property. Surrounding acreage was sold to pay debts; dwindling the size of the property to a single 9-acre parcel by the third quarter of the twentieth century. In 1983, with the property in foreclosure, Margaret Church Dudley, locally known for her expertise in historic preservation, purchased the farm and faithfully restored the house as she had with others, such as Much Haddam [DHR 259-164.] The current owners, Paul and Victoria Hasse, have continued stewardship, maintaining the house and farm dependencies in impeccable condition, as well as reassembling the farm's historic acreage and retaining its rural setting and feeling by operating it as an equestrian center.

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## 9. Major Bibliographical References

### **Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Chappelear, B. Curtis, Maps and Notes Pertaining to the Upper Section of Fauquier County. 1954.

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Williams, Kimberly Prothro, A Pride of Place, Rural Residences of Fauquier County, Virginia. University of Virginia Press, Charlottesville. 2003.

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**Previous documentation on file (NPS):**

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- 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 - VA Department of Historic Resources  
 Other State agency - Library of Virginia  
 Federal agency - Library of Congress  
 Local government - Loudoun County, Fauquier County  
 University - Mary Washington  
 Other - Balch Library  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** DHR #s030-5439, 030-5438-0002, 053-6087-0256

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**10. Geographical Data**

**Acreage of Property** 211.5

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: 38.992620 | Longitude: -77.879530 |
| 2. Latitude: 38.990560 | Longitude: -77.876040 |
| 3. Latitude: 38.989410 | Longitude: -77.870820 |
| 4. Latitude: 38.983650 | Longitude: -77.872120 |
| 5. Latitude: 38.982770 | Longitude: -77.885160 |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983



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- |          |           |           |
|----------|-----------|-----------|
| 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 acreage encompassed by the historic boundary is coterminous with the perimeter lines of three tax parcels, recorded by Fauquier County as 6054-93-8929-000, 6064-93-2064-000, and 6064-11-1812-000. The true and correct historic boundary is shown on the attached Aerial View and Location Map.

**Boundary Justification** (Explain why the boundaries were selected.)

The historic boundary is drawn to encompass the farmland purchased by Robert McArtor in 1844 and additional tracts purchased by the McArtors through the late 1870s, and therefore captures the property's historic setting as well as all known historic resources.

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**11. Form Prepared By**

name/title: Jane Covington  
organization: Jane Covington Restoration  
street & number: PO Box 741  
city or town: Middleburg state: VA zip code: 20118  
e-mail: jane@janecovington.com  
telephone: 434-960-4678  
date: 03 - 02 - 2018

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**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.)

**Photographs**

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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: Deerfield  
City or Vicinity: Upperville  
County: Fauquier, Virginia  
Photographer: Jane Covington  
Location of files: VDHR  
Date Photographed: December 2017  
Total photographs 32

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

- 1 of \_32 Main House, north elevation
- 2 of \_32 Main House, northwest elevation, as viewed from Henry Street, now private drive
- 3 of \_32 Main House, west elevation
- 4 of \_32 Main House, southwest elevation
- 5 of \_32 Main House, south elevation
- 6 of \_32 Main House, east elevation
- 7 of \_32 Main House, porch detail
- 8 of \_32 Main House, detail or front door surround
- 9 of \_32 Main House, interior front door
- 10 of \_32 Main House, front hallway stair
- 11 of \_32 Main House, view from east parlor to front hallway
- 12 of \_32 Main House, detail stair stringer
- 13 of \_32 Main House, east parlor
- 14 of \_32 Main House, west parlor
- 15 of \_32 Main House, south parlor/dining room
- 16 of \_32 Main House, basement farm office
- 17 of \_32 Main House, east bedroom
- 18 of \_32 Main House, south bedroom
- 19 of \_32 Main House, kitchen
- 20 of \_32 Spring house, southeast elevation
- 21 of \_32 Henry Street, facing north towards Upperville
- 22 of \_32 Civil War funerary markers
- 23 of \_32 Guesthouse/ barn, east elevation

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- 24 of \_32 View of silo in far pasture; view of pool in foreground, facing southwest  
25 of \_32 Garden sheds, south elevations  
26 of \_32 Log cabin, south elevation  
27 of \_32 Pool House, north elevation  
28 of \_32 Tenant House, east elevation  
29 of \_32 Stable, original mid-century aisle  
30 of \_32 Stable, 20<sup>th</sup> century aisle  
31 of \_32 Stable, indoor arena  
32 of \_32 Loafing shed

**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.

## ENDNOTES

<sup>1</sup> FCDB 30-366, \$6,000 (1829); FCDB 33-329, \$4,000 (1833); FCDB 36-124, \$3,000 (1836); “In consideration for the premises, same tract of land where Carter resides...”

<sup>2</sup> FCDB 31-319 (1831) The property was not surveyed for this deed; adjacent owners, not metes and bounds, describe the property lines. The property acreage in the deed is described as ‘unknown.’

<sup>3</sup> FCDB 45-361 (1844)

<sup>4</sup> RE De Butts purchased 326 acres but only auctioned 318. It’s not clear what happened to the remaining 8 acres.

<sup>5</sup> FCDB 45-373, R E DeButts to Hitts (1844); FCDB 44-334 RE DeButts to McArtor (1844)

<sup>6</sup> Chancery Case 061-1883 RE DeButts vs. Brown

<sup>7</sup> FCDB 45-374 (1846)

<sup>8</sup> Chancery Case 061-1883 RE DeButts vs. Brown

<sup>9</sup> Virginia Chronicle August 2, 1860

<sup>10</sup> This land price is compared to FC land tax records

<sup>11</sup> US Census, 1840 Upperville TWP

<sup>12</sup> Chancery Case Jackson vs. McArtor (1869)

<sup>13</sup> McArtor’s lots in Paris:

- FCDB 39-188: Albert Ashby Trustee to McArtor, \$180, Town Lot 2, Square No 7 “before the door of the store of WW Rogers ... at public auction for cash... McArtor became purchaser ... he being the highest bidder. (1839)
- FCDB xx-xxx: Squire Mathews, trustee, Paris Lots 2 and 3 in Square 2 from Elizabeth Lemart (1840)

<sup>14</sup> McArtor’s lots on Upperville:

- FCDB 41-36: “parcel of woodland being a partition purchased by Calvert from Wm Rust being lots 17, 19, 21” [these lots straddle Patrick Street]; “also lot 10” [one lot west of Tanyard Creek] (1841)

Deerfield  
Name of Property

Fauquier County, VA  
County and State

- FCDB 44-336: Vincent Mofs to McArtor “part of the lot purchased by Mofs of the estate of Calvert bounded beginning at the bridge and west of the tan house; Joseph Gibson; D S Kerfoots; A S Tidball
- FCDB 54-416: Henry Rust to McArtor “in occupancy of Jack Ward in Upperville bounded on the south by the paved road one the west by a lot belonging to E L Calvert on the north by the land of Joseph Gibson and the east by BF Sinkeinses (1850)
- FCDB 60-298: McArtor to Johnson and Lewis Palmer of Loudoun “a brick store and dwelling together with the lot bounded ... on the north the Turnpike, on the east by the lot of James Hunter on the south by the land of McArtor formerly John M Scotts, on the west by the lots of John N Harper and the late Cuthbert Petitt...” (1864)
- FCDB 62-391: McArtor to Scott, lot in Upperville; “south of Turnpike 20’ from north edge of Calvert’s lot,” (1869)
- FCDB 62-157: Wm Payne, Special Commissioner “in decree made Dec 1869 Payne doth grant to McArtor a certain house and lot in Upperville lately held by Joshua Wood ... \$300 debt to McArtor” (1870)
- FC Land Tax Books list ownership of Lots 14 and 29 in 1867;
- Joseph McArtor (1849-1914, son) owns “the white house in Upperville during the period 1881-1885

<sup>15</sup> The 1850 US Census lists McArtor living between George Brown (Horsefields) and Thomas Smith (who owned Rebecca Boggess lot in Upperville. This lot would later become the Hodgkin Nursery.)

<sup>16</sup> The 1860 US Census enumeration firmly places McArtor in the village of Upperville, “free inhabitants in the village of Upperville.” FC Land Tax Books record McArtor’s ownership of the 150-acre property assumed to be Deerfield and also “Lot 14” and “Lot 29” in the village of Upperville.

<sup>17</sup> U. S. Census (1860)

<sup>18</sup> Robert Clyde McArtor, McArtor Some Virginia Families, page 35

<sup>19</sup> FCDB 45: 374 Hitt to George Brown, later George Brown to McArtor as seen in 1865 FC Land tax book

<sup>20</sup> Loudoun County Road Order 1833-001; “Jesse Richards Mill to George Calvert’s tan yard on the Turnpike.” Also see plat in chancery suit R. E. DeButts vs. Brown; the “old tan yard” is noted in the metes and bounds of this plat

<sup>21</sup> Eugene Scheel, Loudoun Discovered, Volume 3. The Friends of the Thomas Balch Library, Leesburg 2002. Page 31

<sup>22</sup> T. H. “Hick” McArthur is listed in the family diaries as Robert McArtor’s son-in-law, married to his oldest daughter, Sarah “Ella” McArtor. The spelling change in the U. S. Census may have been a mistake. [see McArtor and Poston Diaries page iii]

<sup>23</sup> See lists of properties under footnotes 13 and 14

<sup>24</sup> 45-628 (1845)

<sup>25</sup> FCDB 59-49

<sup>26</sup> Robert Clyde McArtor, McArtor and Poston Family Diaries

<sup>27</sup> Fauquier County land tax records

<sup>28</sup> Kimberly Prothro Williams, A Pride of Place, Rural Residences of Fauquier County Virginia. University of Virginia Press, Charlottesville 2003, p. 29.

<sup>29</sup> McArtor diaries page

<sup>30</sup> FCDB 50-591 (1851)

<sup>31</sup> FCDB 51-419 (1852)

<sup>32</sup> Ida Powell Dulany, In the Shadow of the Enemy

<sup>33</sup> Ida Powell Dulany, In the Shadow of the Enemy.

Deerfield  
Name of Property

Fauquier County, VA  
County and State

<sup>34</sup> FCDB 59-262 (1860)

<sup>35</sup> Robert Clyde McArtor et al, McArtor Some Virginia Families, “Mrs S E McArter Thanked for Tending Dying,” page 70

<sup>36</sup> McArtor and Poston diaries, page 24

<sup>37</sup> Ida Powell Dulany, In the Shadow of the Enemy

<sup>38</sup> Margaret Anne Vogtsberger, The Dulanys of Welbourne: A Family in Mosby’s Confederacy.” Page 242

<sup>39</sup> Deerfield private files, survey for Margaret Church Littleton The name is also spelled Sindor Pinckett and Sydnor Pinkett

<sup>40</sup> FCDB 202-530; Chancery Case Willard & Co va Katherine Hutchinson, 1881-0189 The house and lot were owned by Samuel and Catherine Hutchinson. At his death, the property was auctioned to repay his debts. It is not clear if he lived here or if the property was rented. It’s interesting to note that Hutchinson was the Upperville Post Master in 1860. McArtor was a courier.

<sup>41</sup> FCDB 60-298 McArtor to John and Lewis Palmer of Loudoun, \$3,000 (1864)

<sup>42</sup> FC Land Tax records, 1865. 1863 and 1864 are missing. McArtor owned the 150 acre piece Deerfield and an adjacent 152 acres (today’s Horsefields)

<sup>43</sup> Chancery Case R E De Butts vs. Brown. Also FCDB 63-507, \$2,000 (1871); FCDB 67-90, \$150 (1875); FCDB 66-412, \$1,600 (1875)

<sup>44</sup> McArtor, McArtor Some Virginia Families page 42

<sup>45</sup> FC Land Tax 1881 The value of the Deerfield structures had declined from \$3,000 after the war to \$1,500 in 1881

<sup>46</sup> FCDB 69-120 (1878)

<sup>47</sup> FCDB 78-281, (1888)

<sup>48</sup> FCWB 40:75 Jan 13 1890

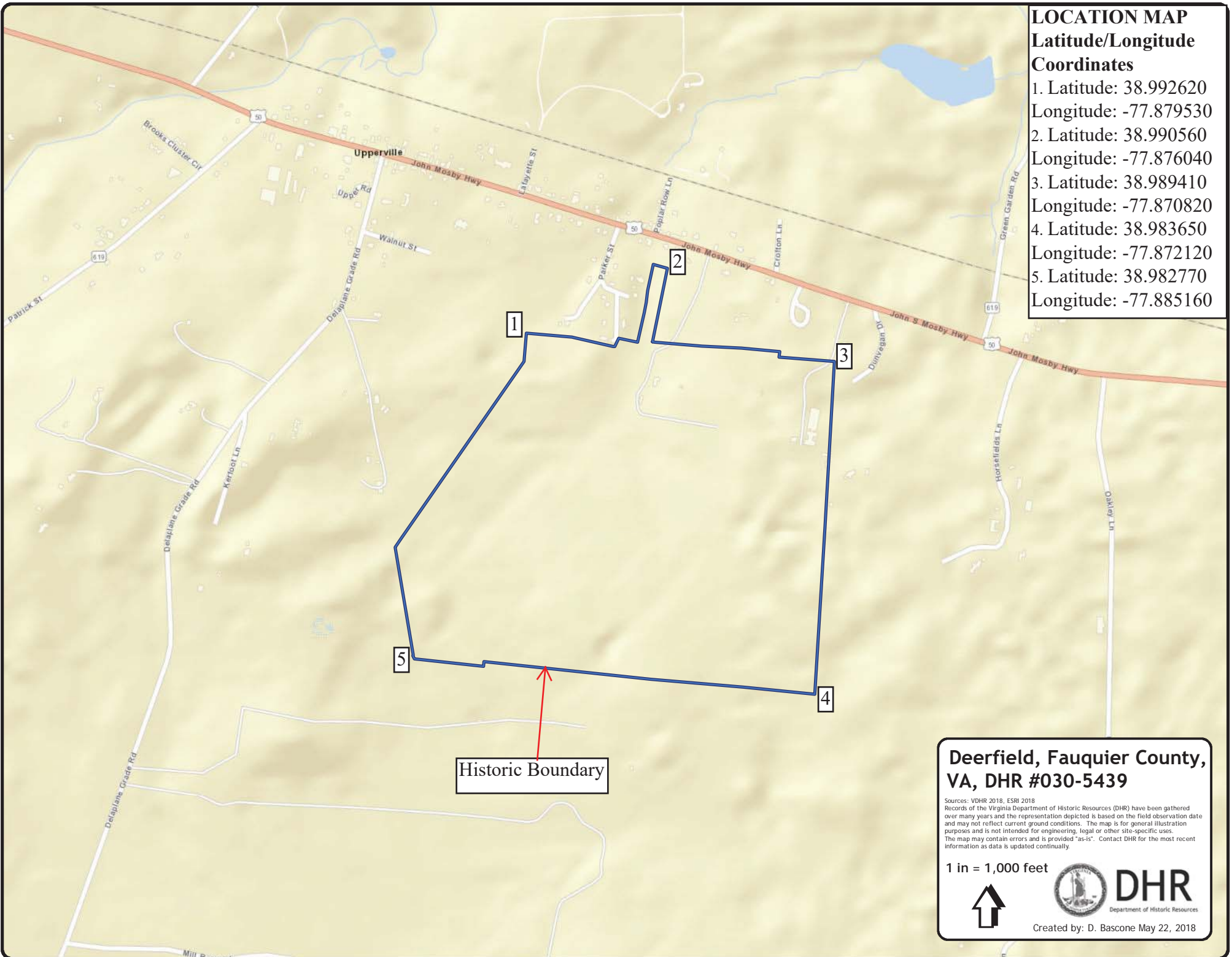
<sup>49</sup> FC Land Tax Book 1865-1885

# LOCATION MAP

## Latitude/Longitude

### Coordinates

1. Latitude: 38.992620  
Longitude: -77.879530
2. Latitude: 38.990560  
Longitude: -77.876040
3. Latitude: 38.989410  
Longitude: -77.870820
4. Latitude: 38.983650  
Longitude: -77.872120
5. Latitude: 38.982770  
Longitude: -77.885160



Historic Boundary

**Deerfield, Fauquier County, VA, DHR #030-5439**

Sources: VDHR 2018, ESRI 2018  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 in = 1,000 feet



**DHR**  
Department of Historic Resources

Created by: D. Bascone May 22, 2018

# SKETCH MAP/PHOTO KEY

Deerfield  
Fauquier County, VA  
DHR No. 0305439

- 1. Main House (contributing)
- 2. Springhouse (contributing)
- 3. Henry Street road trace (contributing)
- 4. Civil War markers (contributing)
- 5. Guest house/Barn (noncontributing)
- 6. Silo (noncontributing)
- 7. Garden shed (noncontributing)
- 8. Log garden shed (noncontributing)
- 9. Swimming pool (noncontributing)
- 10. Pool house (noncontributing)
- 11. Log cabin (noncontributing)
- 12. Stables and riding arena (noncontributing)
- 13. Tenant cottage (noncontributing)
- 14. Loafing sheds (2) (noncontributing)

20 ↗  
Photo Locations  
(photos 29-31  
are interior  
views of stable)



Not to scale



PHOTO KEY/ FLOOR PLAN  
(1 of 3) - First Floor  
Deerfield  
Fauquier County, VA  
DHR No. 030-5439

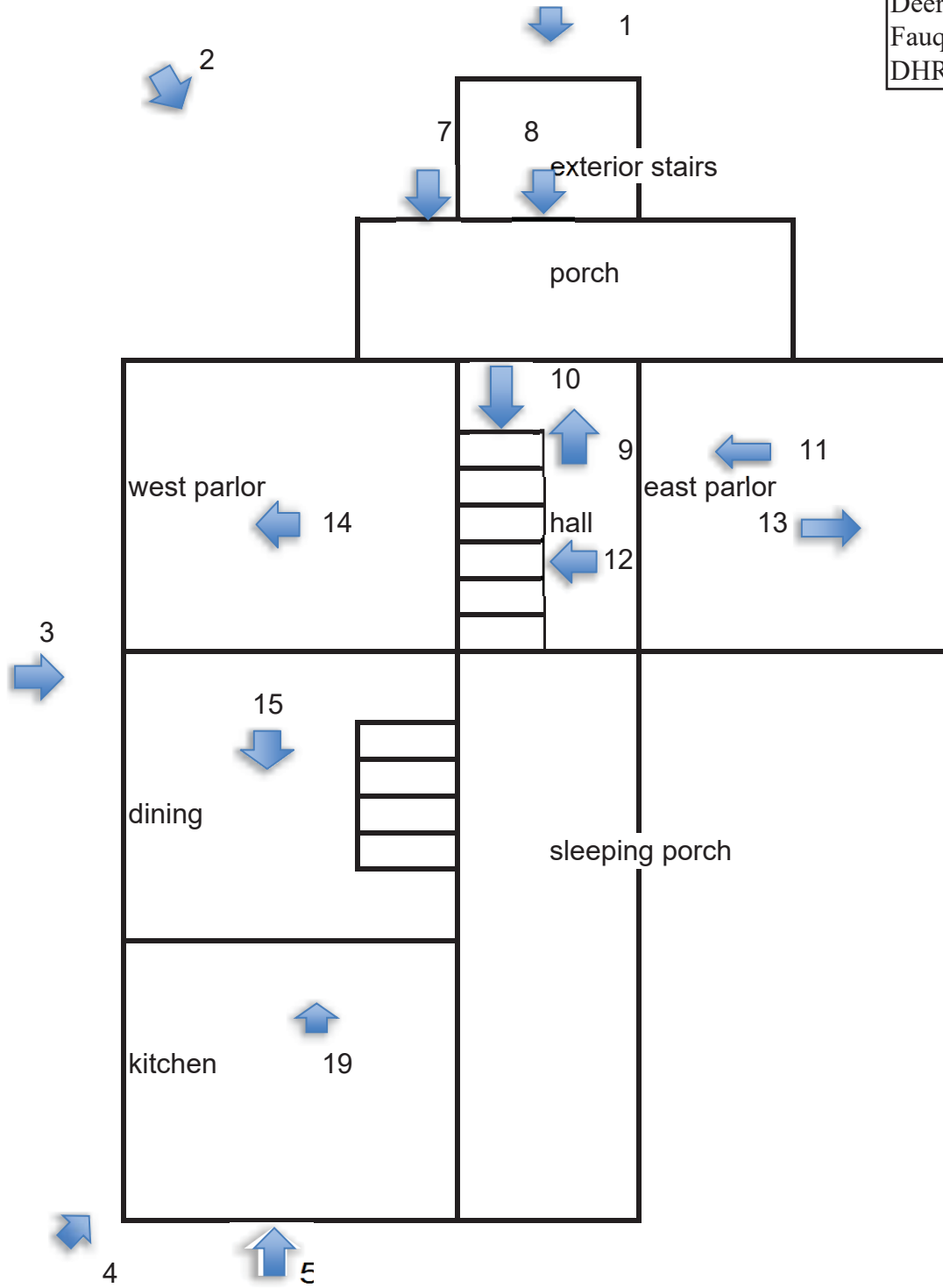
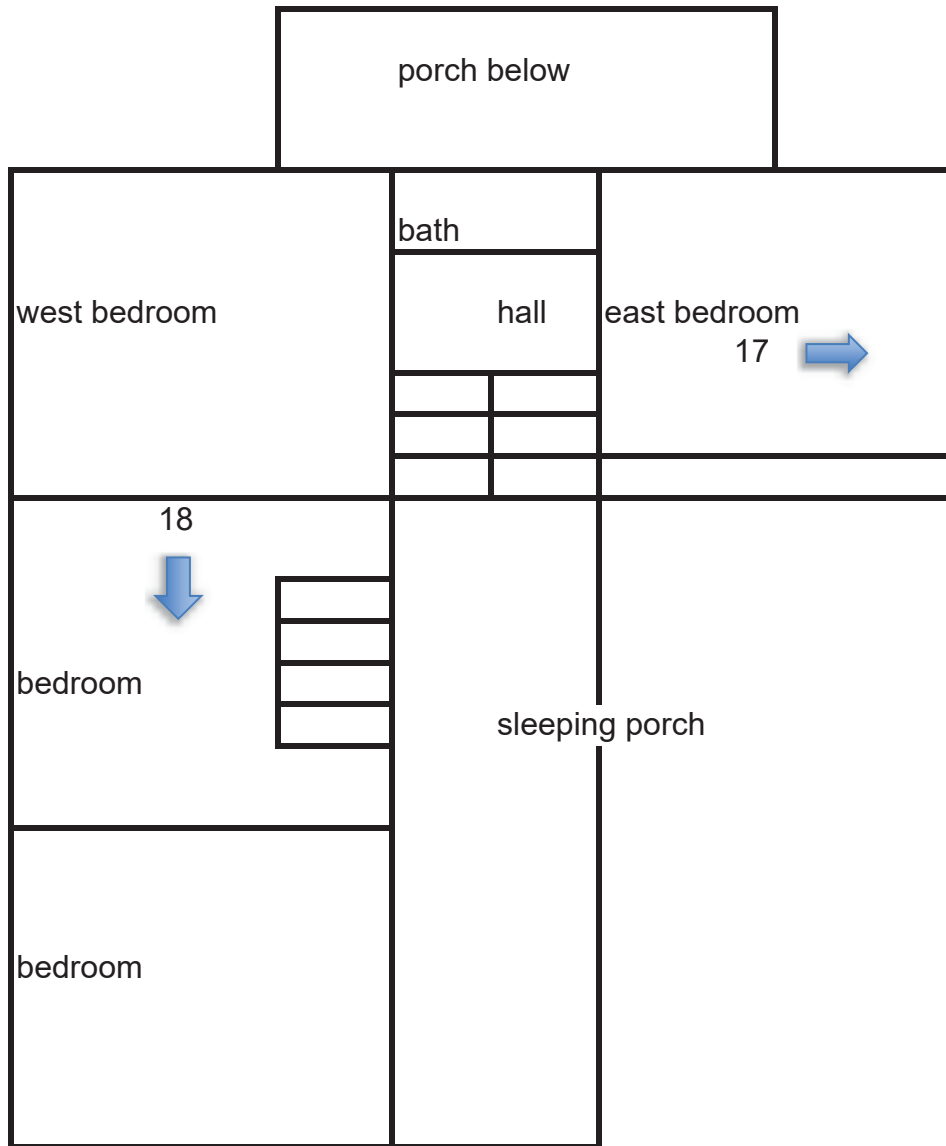
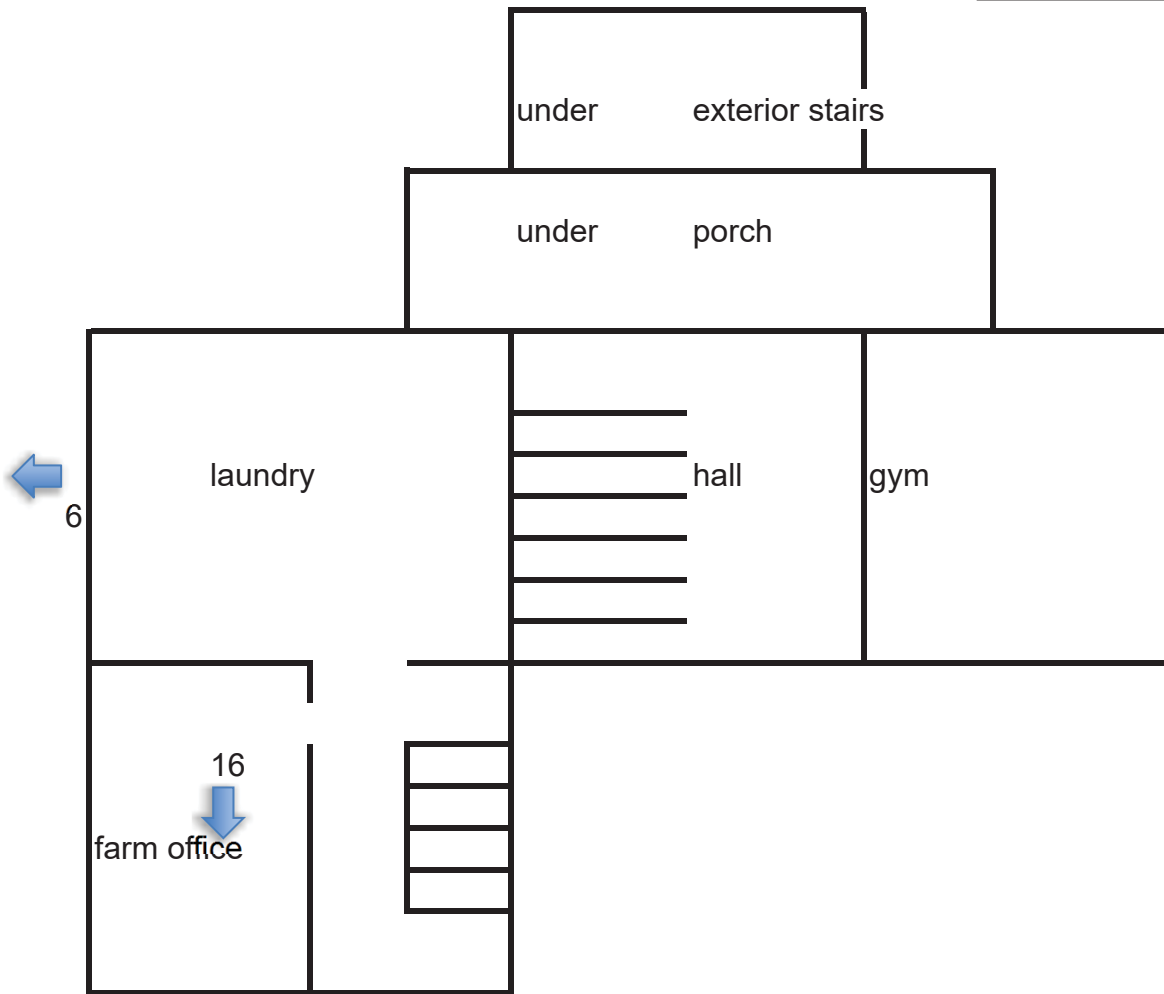




PHOTO KEY/ FLOOR  
PLAN (2 of 3) - Second Floor  
Deerfield  
Fauquier County, VA  
DHR No. 030-5439







# Deerfield Fauquier County, 030-5439

Sources: VDHR 2018, ESRI 2018  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 in = 507 feet



## DHR

Department of Historic Resources

Created by: D. Bascone May 22, 2018

### AERIAL VIEW

**Historic  
Boundary**



Parker St

John S Mosby Hwy

Dunvegan Dr