

Form No. 10-300 (Rev 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Prospect Hill
AND/OR COMMON

2 LOCATION

STREET & NUMBER
Approximately one mile south of U. S. Route 17; .3 mile west of Snow Creek; 2.2 miles west of intersection of U.S. Route 17 and State Route 610.

CITY, TOWN
Rappahannock Academy
STATE
Virginia

CONGRESSIONAL DISTRICT
Seventh (J. Kenneth Robinson)

COUNTY
Caroline

CODE
51

CODE
033

NOT FOR PUBLICATION

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Austin Hoyt
STREET & NUMBER
Prospect Hill, Tidewater Trail
CITY, TOWN
Fredericksburg

STATE
Virginia 22401

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Caroline County Courthouse

STREET & NUMBER
CITY, TOWN
Bowling Green
STATE
Virginia 22427

6 REPRESENTATION IN EXISTING SURVEYS (2). (See Continuation Sheet #1)

(1) TITLE
Historic American Buildings Survey Inventory

DATE
1957
 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
Library of Congress
CITY, TOWN
Washington, D. C.

STATE

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Prospect Hill is a rolling, twenty-acre tract situated near the Rappahannock River. It is entirely surrounded by lands belonging to Sanjee, a National Register property. The dwelling house at Prospect Hill, a two-story, five-bay structure with four interior end chimneys and a high hipped roof is set atop a grassy rise facing north toward the river.

The house is built of brick, skillfully laid in Flemish bond, with white-painted mortar joints. There are well-crafted flat arches over the basement windows and a gauged elliptical arch over the front doorway. The first- and second-floor windows have plain white sandstone lintels and sills, six-over-six sash, and louvred blinds. Doors were originally located in the second-floor center bays of both the front and the rear facades, but these were converted to windows when the original porches were removed in the late nineteenth century. The present front porch, with its slender, coupled Tuscan columns and modillion cornice, is a recent replacement, but the sandstone front steps are original. The rear porch is a reconstruction of a late nineteenth-century porch with turned columns.

The principal exterior decoration is the handsome front entrance. The wide single door is enframed by unfluted Roman Doric columns supporting a plain entablature. These are flanked by sidelights, and the whole is surmounted by an elliptical transom. The mullions of both the sidelights and the transom are composed of tangential segments of circles; the sidelights use quarter-circles to create a series of lozenges with concave sides. In the transom, a graduated series of tangential circles is surrounded by graduated tangential arcs. The soffit of the arch is treated with recessed panels.

The house has a double-pile plan with four square rooms of equal dimensions flanking a central hall. At the rear of the hall rises an open-well stair with an open string and round handrail which is scrolled at the inconspicuous newel. The handrail is supported on rectangular balusters, two to a tread. Sawn brackets ornament the step ends. The hall has symmetrically molded door and window trim with bull's-eye paterae, as do the other rooms.

The northwest (living) room is decorated with a modern molded cornice and an original mantel consisting of paneled, pulvinated pilasters supporting entablature blocks with incised panels. Two long, superimposed incised panels embellish the frieze, and the shelf is supported on moldings with sharp, boldly projecting profiles.

The mantel in the southwest parlor is similar to the one in the living room, but the pilasters are reeded. A chair rail and closets flanking the projecting chimney breast are recent alterations.

In the dining (northeast) room, the pulvinated pilasters of the living room are used again. Here, the entablature blocks are also pulvinated, and two superimposed pulvinated bands occupy the frieze. A modern molded cornice and chair rail appear again. The door to the passage retains its original graining. The southeast room has been divided into a kitchen and bathroom. The exterior door in this room

*See Continuation Sheet #2

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CONTINUATION SHEET

#1

ITEM NUMBER

6

PAGE

1

6. REPRESENTATION IN EXISTING SURVEYS :

- (2) Virginia Historic Landmarks Commission Survey
1968, 1971, 1972, 1976 State
Virginia Historic Landmarks Commission
Richmond, Virginia

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CONTINUATION SHEET #2

ITEM NUMBER 7

PAGE 2

7. DESCRIPTION :

is the only opening in either of the end walls of the building.

One frame slave house survives about 200 yards east of the main house. It is a two-room, four-bay, center-chimney building which has been heavily altered. However, original clay-lump wall fill is still visible in the rear (north) wall.

DTU

Totally surrounded by lands belonging to Santee, Prospect Hill's 20 acres form a compact complete unit of land.

18 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

ca. 1842

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Prospect Hill was originally the country home of the prominent Falmouth merchant, Basil Gordon. The house ranks among the finest examples of provincial, mid-nineteenth-century plantation architecture in the Tidewater region of Virginia. Its refined Flemish-bond brickwork, beautiful fanlight doorway, and well-crafted interior trim all contribute to its eminence among buildings of its era. In addition, its setting, in an area of the Rappahannock Valley known for its fine houses and unspoiled countryside, makes it an integral part of the historic fabric of Caroline County.

Because of the destruction of many of the records of Caroline County for the period 1758-1845, little is known of the history of Prospect Hill. Originally part of the Battaile, and later the Fitzhugh, lands, and thought to be the site of a predecessor of the present house at Santee, an adjacent plantation, Prospect Hill became the property of Basil Gordon in the nineteenth century. His brother, Samuel Gordon, owned Santee, a National Register property, the acreage of which now surrounds Prospect Hill. By 1840, Basil Gordon had accumulated 930 acres of land, a holding which increased to over 1,200 acres three years later. An 1843 tax assessor valued his buildings at \$4,000, of which \$2,500 was noted as having been "added for new building," suggesting that the present house was built the previous year. Its form, like that of its contemporary Santee, suggests a strongly conservative taste in design. The symmetrically molded door and window trim, the plain sandstone window lintels and some of the interior moldings are all concessions to the prevailing Greek Revival style. However, the proportions of the house, its high hipped roof, its use of Flemish-bond brickwork on all four sides, its elliptical transom doorway, its use of Roman orders and many elements of its interior trim all recall the taste of at least twenty or thirty years earlier and give an impression of the detachment of this area from the fashionable architectural modes of the mid-nineteenth century.

The house has been restored in recent years and is now the property of Mr. and Mrs. Austin C. Hoyt.

DTU

MTP

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Caroline County Land Books, 1834-1843.

Virginia Historic Landmarks Commission, National Register of Historic Places Nomination form for Santee, Caroline County, Virginia, October 1975.

Wingfield, Marshall. History of Caroline County, Richmond: 1924.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20 acres

UTM REFERENCES

A 1,8 29,31,2,0 4,23,34,0,0
 ZONE EASTING NORTHING

B 1,8 29,31,2,0 4,23,30,8,0
 ZONE EASTING NORTHING

C 1,8 29,27,6,0 4,23,31,0,0

D 1,8 29,27,6,0 4,23,34,1,0

VERBAL BOUNDARY DESCRIPTION

The twenty acres comprising the Prospect Hill property are bounded by a line beginning at a point 2.1 miles WSW of the intersection of U.S. Route 17 and State Route 610, east of a dirt road running from Route 17 through the entire property; then extending approximately 400 feet west, then 200 feet south, 75 feet west to dirt road, 100 feet north, 100 feet west to dirt road and then 200 feet south; then curving 400 feet westward, then 700 feet southward, then approximately 600 feet eastward to intersection with dirt road, then continuing 200 feet eastward crossing dirt road. (See cont. Sheet #3)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Virginia Historic Landmarks Commission Staff

ORGANIZATION

Virginia Historic Landmarks Commission

DATE

August 1976

STREET & NUMBER

221 Governor Street

TELEPHONE

(804) 786-3143

CITY OR TOWN

Richmond

STATE

Virginia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Junius R. Fishburne, Jr., Executive Director
 Virginia Historic Landmarks Commission

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET #3 ITEM NUMBER 10 PAGE 1

VERBAL BOUNDARY DESCRIPTION: (cont.)

thence extending 200 feet ENE; then 800 feet northward; then curving 300 feet westward;
thence extending 100 feet northward to point of origin.

5560 N SW
(FREDERICKSBURG)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF VIRGINIA
DIVISION OF MINERAL RESOURCES
JAMES L. CALVERT, Director

