NAME
Prospect Hill
AND/OR COMMON

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

CLASSIFICATION
CATEGORY
PRIVATE
PUBLIC
STRUCTURE
BUILDING(S)
SITE
OBJECT

PRESENT USE
AGRICULTURE
COMMERCIAL
MUSEUM
PARK
PRIVATE
MUSEUM
EDUCATIONAL
WORK IN PROGRESS
PRIVATE RESIDENCE
ACCEntABLE
ENTERTAINMENT
ACCESSIBLE
RELIGIOUS
IN PROCESS
SCIENTIFIC
BEING CONSIDERED
GOVERNMENT
TRANSPORTATION
UNOCCUPIED
INDUSTRIAL
RESTRICTED
RESIDENCE
MILITARY
OTHER:

OWNER OF PROPERTY
NAME
Mr. and Mrs. Austin Hoyt
STREET & NUMBER
Prospect Hill, Tidewater Trail
CITY, TOWN
Fredericksburg
STATE
Virginia

LOCATION OF LEGAL DESCRIPTION
COURTHOUSE,
Caroline County Courthouse
STREET & NUMBER
CITY, TOWN
Bowling Green
STATE
Virginia

REPRESENTATION IN EXISTING SURVEYS
(1) Historic American Buildings Survey Inventory
DATE
1957
DEPOSITORY FOR SURVEY RECORDS
Library of Congress
CITY, TOWN
Washington, D. C.
Prospect Hill is a rolling, twenty-acre tract situated near the Rappahannock River. It is entirely surrounded by lands belonging to Sanpee, 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 louvered 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
6. REPRESENTATION IN EXISTING SURVEYS:

(2) Virginia Historic Landmarks Commission Survey
Virginia Historic Landmarks Commission
Richmond, Virginia
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.

DIU

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

PERIOD

- PREHISTORIC
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- XARCHITECTURE
- ART
- COMMERCE
- COMMUNICATIONS
- COMMUNITY PLANNING
- CONSERVATION
- ECONOMICS
- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- INVENTION
- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS/GOVERNMENT
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION
- OTHER (SPECIFY)

SPECIFIC DATES  ca. 1842

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
MAJOR BIBLIOGRAPHICAL REFERENCES

Caroline County Land Books, 1834-1843.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20 acres

UTM REFERENCES

ZONE EASTING NORTHING
A [1,8] [29,3]1,2,0 [4,2]3,3]4,0,0
B [1,8] [29,3]1,2,0 [4,2]3,3]0,8,0

ZONE EASTING NORTHERN
C [1,8] [29,2]7,6,0 [4,2]3,3]1,0,0
D [1,8] [29,2]7,6,0 [4,2]3,3]4,1,0

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

<table>
<thead>
<tr>
<th>STATE CODE</th>
<th>COUNTY CODE</th>
</tr>
</thead>
</table>

FORM PREPARED BY

NAME / TITLE
Virginia Historic Landmarks Commission Staff

ORGANIZATION
Virginia Historic Landmarks Commission

STREET & NUMBER
221 Governor Street

CITY OR TOWN
Richmond

STATE
Virginia

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL __ STATE X 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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

KEEPER OF THE NATIONAL REGISTER
thence extending 200 feet ENE; then 800 feet northward; then curving 300 feet westward; thence extending 100 feet northward to point of origin.
USGS 7.5' quadrangle
Rappahannock Academy, Va.
PROSPECT HILL, CAROLINE COUNTY, VIRGINIA

UTM References:
A - 18/293120/4233400
B - 18/293120/4233080
C - 18/292760/4233100
D - 18/292760/4233410