

VLR- 3/17/99
NRHP - 5/26/00

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Carlbrook DHR # 041-5034

other names/site number N/A

2. Location

street & number VA Route 663 at intersection with VA Route 684

city or town Halifax not for publication N/A
state Virginia c o d e x county Halifax code 083 vicinity X
Zip 24558

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Catherine Pinner 4/21/2000
Signature of certifying official Date

Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: other (explain):

 entered in the National Register

 See continuation sheet,

 determined eligible for the

National Register

 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

Signature of Keeper

Date of Action

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Carlbrook
Halifax County, Virginia

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

Number of Resources within Property

Contributing	Noncontributing	
<u> 5 </u>	<u> 1 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 2 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 7 </u>	<u> 1 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

 N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u> DOMESTIC </u>	Sub: <u> Single dwelling </u>
<u> DOMESTIC </u>	<u> Secondary structure </u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u> DOMESTIC </u>	Sub: <u> Single dwelling </u>
<u> DOMESTIC </u>	<u> Secondary structure </u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Georgian Revival

Materials (Enter categories from instructions)

foundation STONE

roof STONE: Slate

walls STONE

other _____

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

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 a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance _ 1928 to 1935 _____

Significant Dates _ 1928 _____

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

Cultural Affiliation _ N/A _____

Architect/Builder _ Luther P. Hartsook _____

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

___ preliminary determination of individual listing (36 CFR 67) 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 # _____

Primary Location of Additional Data

State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

___ Other

Name of repository: _____

10. Geographical Data

Acreage of Property _ 105 _____

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

Zone	Easting	Northing	Zone	Easting	Northing						
1	17	665970	4	17	666460	4066300	7	17	666260	4066950	
2	17	666090	4066670	5	17	666510	4066100	8	17	666040	4066950
3	17	666250	4066390	6	17	666250	4066750	9	17	665730	4066570

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

11. Form Prepared By

name/title: Ann L. Miller

Organization: Consultant date 5 Feb. 1999

street & number: P.O. Box 29 telephone 540-923-5079

city or town Somerset state VA zip code 22972

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name Mr. and Mrs. Jesse R. Spencer, Jr.

street & number P.O. Box 1878 telephone 804-476-7887

city or town Halifax state VA zip code 24558

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Summary Description:

Located in western Halifax County, Carlbrook is an impressive Georgian Revival residence with a remarkable collection of landscape features. Built in 1928-1930 as the centerpiece of a 1750-acre retirement estate, the house was designed by Richmond architect Luther P. Hartsook. Constructed of native stone quarried on the property, the Carlbrook house is virtually unchanged since its completion, with the exception of updating the kitchen. An elaborate stone garage, a lake with a stone spillway, stone bridges and garden features, and several smaller outbuildings also survive, and contribute to the significance of the property. A modern stable, built in the mid-1990s on the site of an earlier house, is the sole non-contributing element.

At its greatest extent (from the late 1920s until 1962), the Carlbrook estate extended from present State Route 360 south some four miles to Barley Creek. The original estate road, which was taken into the state secondary system in the mid-twentieth century, is now Virginia Route 663. The original stone gateposts, with marble plaques inscribed "Carlbrook," are located at the intersection of State Route 360 and Virginia Route 663, two miles north of the Carlbrook house. The old county road that ran through the property (known locally as "Carlton Road," after the owners of the property) is now Virginia Route 684. The house is located near the middle of the original Carlbrook estate, at the intersection of Virginia Routes 663 and 684.

The Carlbrook house stands two-and-a-half stories high over a low basement. The five-bay central block measures 50 feet across and 34 feet deep. To each side are slightly lower, single-bay wings, each set back 13 feet from the front line of the central block and measuring 15 feet across and 41 feet deep. These wings extend 20 feet beyond the rear line of the central block, framing a small service court. Including the wings, the house has a total depth of 54 feet. A massive stone interior chimney rises from each end of the central block. A third, smaller stone chimney with a copper cap, serves the kitchen in the north wing. The foundation and the core of the walls are reinforced concrete, faced with native stone quarried on the estate near the house site. The stonework on both the walls and the chimneys is coursed ashlar masonry. No water table is expressed. A stone belt course, however, defines the division between the first and second floor levels. The hipped roof is clad with slate shingles. The flashing, gutters and downspouts of the roof are copper. The eaves are embellished with a modillion cornice. Three hipped-roof dormer windows pierce the roof of the central block on the front (east) and rear (west) facades.

The facade wall immediately surrounding the front (east) doorway is brought forward to increase the depth of the entry, an effect that is further heightened by the recessing of the doorway itself within an archway. A deep, elaborate frontispiece defines the entry, paired Corinthian columns support a broken pediment embellished with modillions and dentils; pilasters frame the sandstone arch, complete with

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keystone, which leads to the fully glazed double entry doors. Directly above the front entry is a tripartite window, which consists of a central eight-over-eight double-hung window, flanked by four-over-four double-hung windows, framed by stone urns in strong bas-relief.

The majority of the windows in the house are eight-over-eight double hung; symmetrically placed along the facades. A few smaller windows (six-over-six and nine-over-nine double hung) are unobtrusively placed near corners on the sides and rear facade to light service areas, hallways and bathrooms. A single roundheaded eight-over-eight double-hung window on the front (east) facade of the north wing is balanced by a stone archway at the corresponding location on the south wing, marking the location of the sun porch (the south side of the sun porch is defined by paired Corinthian columns, similar to those on the front door). Wooden raised panels are located under the first floor front and side windows of the central block. The larger first floor windows on the central block and the wings are topped with stone jack arches; the smaller windows have plain stone lintels. The scale of the ashlar stone blocks decreases towards the top of the second story, and all second story windows are topped with one or two narrow stone blocks instead of jack arches or stone lintels. Stone window sills are used throughout the house.

On the rear (west) facade, small pents are set into the angles between the central block and the extensions of the wings. The northernmost pent acts as a service porch for the kitchen door; the south pent contains the hallway serving the first floor bedroom. The central entrance door, which opens into what was originally the office, is surrounded by a simple frontispiece consisting of half-glazed double doors, flanked by nine-over-nine double-hung windows which serve as sidelights, and surmounted by a simple pediment. Directly above this door, in an echo of the tripartite window on the front facade, there are four-over-four double hung windows flanking a solid center panel.

In his design for Carlbrook, Hartsook aimed to evoke eighteenth century elegance rather than produce absolute historical accuracy, a philosophy common to much of the Georgian Revival. In concept and layout, the Carlbrook house is very much an upper-class residence of the early twentieth century. A noticeable attribute of the house is its light-filled interior. White-painted walls, glazed doors (both interior and exterior) and extensive window space provide natural light to both principal rooms and subsidiary spaces. The original design of the house also featured a number of uncommon technological elements. A private electrical system generated electricity, and room-to-room telephones fostered communication within the large residence. Another notable feature of the house is its fireproofing: in addition to the stone-faced reinforced concrete walls, a majority of the interior walls are of portland cement-based plaster over expanded mesh, and the areas between the floor joists are filled with mortar to provide a fire break; fire hoses were located on each floor, and the connections for these have been preserved in place.

The front entry door leads into a vestibule, where paneling on the walls conceals doors to storage areas. From the vestibule, a short flight of two steps leads to a combination reception area and stair hall,

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which communicates with all of the major public spaces in the house via glazed double doors, complete with transoms. These doors, along with the tripartite window over the stair landing, provide natural daylight to even the interior areas of the house. To the west of the reception area is the room originally designed as an office; it is accessible either from the interior of the house (the reception area) or the exterior, via the rear (west) door of the central block. To the north is the dining room, and to the south is the living room. The public spaces on the first floor--the vestibule, reception area, dining room, living room and office--all have fully-paneled walls, and are further embellished with chair rails and cornice molding. In addition to the hidden storage areas behind the paneling of the vestibule, decorative paneling under several windows in the dining room and living room opens to reveal small built-in storage closets. Recessed radiators occupy the corresponding spaces under other windows.

The original first floor service area consisted of a small room used as a butler's pantry and storage space, located to the rear (west) of the dining room. The wing to the north of the butler's pantry originally held the kitchen and several other small service rooms. One wall between the kitchen and a storage area was removed in the 1990s to create a modern kitchen. The other small service room at the west end of this wing is now used as a family room. Additional service areas, primarily for mechanical systems, were located in the basement.

The living room, located to the south of the reception area, runs the full depth of the central block of the house. In addition to its paneled walls, this room has two built-in bookcases set off by molded, arched surrounds with decorative carved keystones. Glazed double doors in the south wall of the living room lead to the sun porch, located in the south wing. The rear (west) end of this wing contains a bedroom and bath, accessible via the hallway located in the south pent, off the southwest corner of the living room.

The stair rises to the second floor from the reception area. The tripartite window on the east second story facade provides light for the landings and stairway, which are set off by delicate turned balusters and posts. Above the first floor level, the full height paneling becomes wainscoting along the stairway, then ceases at the second floor level. The second floor contains eight bedrooms and four baths. The walls are plastered, and molded baseboards are present. The top landing, at the head of the stairs, contains a small sitting area, defined by several arches decorated with carved keystones. The rooms are accessed via a transverse hallway running through the middle of the central block, and connecting with smaller hallways, which run along the common walls between the central block and the wings.

A service stair rises from the kitchen to the second floor hallway adjoining the north wing. A door at the head of this service stair leads, via an enclosed stair, to the third floor. Much plainer in finish than the first or second floors, the third floor contains two bedrooms, a bath, and numerous storage closets in the central block. A large attic is located under the roof area of each wing.

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Directly to the west of the main house stands the garage. A four-bay building measuring 45 feet by 24 feet, this building is similar in style and construction to the main house. Like the main house, the garage is designed in the Georgian Revival style, with masonry walls and a hipped roof, which is covered with slate and pierced by hipped-roofed dormers and stone chimneys with copper caps. In another echo of the main house, there are three dormers on the front and back facades, although the garage also has an additional dormer on each end of the roof, and in contrast to the dormer windows of the main house, those in the garage are six-over-six double-hung. The four stone chimneys serve the servants' quarters located on the second level. The garage's position as an outbuilding, albeit an important outbuilding, is expressed in a subtle differentiation in design elements: the walls and chimneys of the garage are laid in random-ashlar masonry, instead of the more formal coursed ashlar masonry seen in the main residence. On its east facade, facing the main house, the garage resembles a three-bay stone cottage. Four car bays, along with the entrance to the upstairs living quarters, face westward, away from the house.

To the north of the main house is a five-acre lake built for the Carltons. It combines aesthetic, recreational, and functional elements. Although carefully designed as an attractive, integral landscape feature, the southeast corner of the lake has stone walls and coping, and originally functioned as a swimming pool. The spillway, located in the center of the dam at the east end of the lake, is faced with stone, with the overflow in the form of stone steps, that form a cascading waterfall. As originally built in the era prior to rural electrification, a turbine positioned at the spillway gates generated electrical power for the residence and associated buildings.

Just north of the main house, built into the slope overlooking the lake, is a small poured concrete building with a concrete slab roof. Measuring only 16 feet by 14 feet, the structure is underground except for the north front, facing the lake, which has glazed windows and a half-glazed door. Reportedly, this building housed a changing room for swimmers using the swimming area in the lake; the roof slab may have been used as a patio and overlook area for the lake and surrounding fields. Stone steps lead from the rear of the house, past this building and down to the swimming area of the lake. The surrounding area is now in grass, but originally contained a variety of ornamental plantings.

The property also contains two simple utilitarian buildings of humbler construction. To the west of the main house, on a slope near the rear of the lake, stands a sturdy yet plain storage building, measuring 31 feet by 21 feet, and built of concrete block with a standing seam metal roof. The storage buildings location suggests that it may have been associated with the caretaker's house (the old Archer Farmer residence) which stood slightly farther to the west. The old Farmer house originally stood on the site of the present Carlbrook residence, and was moved to the rear of the property prior to construction of the new house. Abandoned for years and near collapse, the house was removed in the mid-1990s, and a small stable was built

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on the site of the old Archer Farmer residence. Southwest of the domestic complex, near the rock garden, is a small building, measuring 25 feet by 13 feet, that served as a potting shed and storage for garden supplies. Now ruinous, this building was constructed of rough frame walls covered with tarpaper, set on a low concrete foundation. The original roof was subsequently replaced with v-crimp metal panels. The remains of concrete-set posts indicate that the shed was formerly surrounded by a fence which may have served to screen this rudimentary little building from the surrounding gardens.

The original landscape plan for Carlbrook featured a variety of landscape and garden elements and designs. Although neglected from the end of the Carlton ownership until the Spencers purchased the property in 1994, the gardens, which are currently being reclaimed, still exhibit elements of the original, masterful combination of formal and naturalistic layouts. The impressive use of native stone seen in the house and outbuildings is continued in the gardens and related structures. Unfortunately, no landscape architect or gardener has been identified as the author of the Carlbrook landscape design.

The overall landscape plan featured a sweeping landscape garden stretching from the lake area northwest of the residential complex to the east front of the house. A striking series of large rock outcroppings southeast of the main house provide both a connection and delineation between the naturalistic landscape areas and the formal, terraced garden to the south. South of the house, the plan became both more intimate as well as more formal, reminiscent of a small Italian Renaissance garden. A series of terraces and stone steps lead down from the sun porch on the south end of the house to a stone-walled overlook. From the sides of the overlook, symmetrical curving stone stairways lead down to a stone walkway which crosses a small stone arched bridge and leads to a *bosco* with a stone retaining wall, pathways and an elaborate stone-walled spring. The slope to the southwest of the house held an extensive rock garden. Although now ruinous, traces of stone steps, retaining walls, rockery areas, and walkways can still be noted in this area. The outlying wooded areas to the south of the formal garden area and rock gardens still contain the remains of a woodland garden with stone paths and stonework elements.

The original landscape plan also included a number of bridges, all of different design and all built of the same native stone facing (over reinforced concrete) used in the house, garage and dam. The two smallest bridges were located south of the main house and carried garden walkways. The most modest of these, near the rock garden, was destroyed by a flood years ago. The other garden bridge, a small arched structure, carries the walkway of the Italian garden. Three larger stone bridges were built to carry the main estate road (now Virginia Route 663) and county road (Virginia Route 684). A single span arch with solid stone parapets is located approximately .10 mile north of the house entrance on Rt. 663, and does not adjoin the present Carlbrook land. Two other bridges are located on the state secondary roadway forming the eastern boundary of the present Carlbrook house tract, and contribute to the nominated property. The most elaborate of these bridges, a single span arch with crenellated stone parapets, is located on Route 663, east of the lake. A double box culvert with low stone parapets is located on Route 684 east of the formal garden. A fourth

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highway bridge is located on Rt. 684, about 200 feet east of the present Carlbrook property line. Although this bridge was designed and built by the Virginia Department of Highways in 1935, several years after the other construction at the property, it too was stone-faced with the same stone used elsewhere in the Carlbrook design. There is no surviving documentation to indicate whether the stonework was done by the Department of Highways or by stonemasons employed by the Carltons. However, the appearance of the bridge, in harmony with the other landscape elements, suggests some sort of cooperation between the Highway Department and the Carltons in order to preserve the aesthetics of the estate's landscape design.

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8. Statement of Significance

Located in western Halifax County, Carlbrook was built ca. 1928 as a country place and retirement home for Imperial Tobacco Company executive Luther E. Carlton and his wife, Myrtle Boyd Carlton. The Carlbrook dwelling and its associated outbuildings, garden and landscape features were designed by Richmond architect Luther P. Hartsook, his only documented design in southern Virginia. Carlbrook stands as a rare example of a sophisticated Georgian Revival estate complex in the Virginia Southside. The house is virtually unchanged since built, with the exception of updating the kitchen. The dramatic setting retains much of the original landscape features, including terraces, walkways, sunken gardens and a lake with a spillway in the form of a stone-lined cascade. It is eligible for listing in the National Register under Criteria C as an outstanding example of the Georgian Revival style.

Historical Background

The region around the Carlbrook estate in western Halifax County was home to the interrelated Carlton, Farmer and Boyd families by the beginning of the nineteenth century. By the second quarter of the century, what is now the Carlbrook property was the farm of Archer Anderson Farmer and his wife Lydia Ann Jane (Carlton) Farmer. The Farmers, who married in 1833, were the parents of four daughters and one son. The son died young; the four surviving daughters included Mary Ellen Farmer, who married her cousin Joseph Washington Carlton.

Like many other Virginians of their era, Joseph Washington Carlton's parents had left Virginia for new lands in the west, settling in Missouri around 1840. Just prior to the Civil War, Joseph W. Carlton briefly returned to Virginia, married his cousin, Mary Ellen Farmer, then went back to Missouri with his bride. The marriage produced seven children. Two died young, the five surviving children included four sons, Edgar, Luther, Herbert, and Pleasant Joseph Carlton. After Archer Anderson Farmer's death in the late 1870s, his farm was divided among his daughters. Taking possession of Mary Ellen Carlton's legacy, the Carlton family left Missouri and returned to Virginia to live on a permanent basis in Halifax County.¹

The four Carlton sons all worked for the Imperial Tobacco Company of Great Britain and Ireland, Ltd., headquartered in Richmond; all four eventually held executive positions with the company. In 1907 Edgar Carlton became the Resident Director in charge of the company's business operations in the United States. A lifelong bachelor, he accumulated a fortune in the course of his career, and following his death in the early 1920s, his estate was divided among his siblings. This bequest enabled Luther and Pleasant Carlton to acquire the extensive landholdings later known as Carlbrook, and construct the house and other improvements.²

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Between 1926 and 1929, Luther and Pleasant Carlton acquired ten tracts of farmland in western Halifax County. By 1930, the property totaled some 1750 acres. The tracts included property which had been the family farms of the Farmers and the Carltons, as well as property formerly owned by other related families, such as the homeplace of Scott Boyd and his wife Ann Farmer Boyd, parents of Luther Carlton's wife, Myrtle Boyd Carlton. The site chosen for the location of the new house was the old Archer Farmer homeplace. Prior to the construction of the main residence, the existing nineteenth-century frame Farmer house was moved to the rear of the property, where it became the caretaker's residence. The elaborate plan and construction of the new Carlbrook complex is indicated by valuations in the Halifax County tax records. The improvements on the old Farmer house tract (a two story frame farmhouse and associated domestic and agricultural buildings), valued at a total of \$1000 in the 1926 Halifax County Land Tax Book, jumped to \$26,000 in the 1929 Land Book, with the notation "\$25,000 added for improvements." The house plans, which survive, actually cite Pleasant Carlton as the client, suggesting that Pleasant was the primary contact for the architect, and that the brothers may have planned to occupy the large house jointly, much as they owned the land and operated the estate in partnership. However, Pleasant died only a few years after the house was completed, and the Carlbrook residence served primarily as the retirement home for Luther and Myrtle Carlton.³

Construction of the house and work on the grounds, as well as subsequent jobs on the farm, provided much-needed jobs and money to numerous families in the locality, particularly during the Depression. In that time and place, the possession of an extensive estate also brought with it an implicit position of community leadership, especially for a couple such as the Carltons, with deep roots in the county. The Carltons felt strongly that with their social standing and wealth came certain responsibilities. Aware of their position, they took considerable pleasure in providing special favors, picnics and other gatherings for neighborhood children, and in supporting church, social and charitable events in the county. Mr. and Mrs. Carlton are still remembered with deep affection by many middle-aged and older residents of Halifax County. By all accounts they seem to have been a genuinely kindhearted couple who felt a strong responsibility to use some of their wealth, comfortable position in life, and social standing to improve conditions in their community.⁴

The architect of Carlbrook, Luther P. Hartsook, was active from 1913 to 1940, practicing in Richmond. Beginning his career as a draftsman for W. Duncan Lee, he was later associated with Alfred G. Lambert in 1916-1918, and with Edward F. Sinnott in 1924-1929. Over two dozen of Hartsook's architectural commissions, nearly all of them in the city of Richmond, have been identified. His known projects were primarily large residences, but also include a few commercial buildings, schools, and several church designs with alterations. Besides Carlbrook, his few documented non-Richmond commissions included high school buildings in Hanover County, a sizable private residence in Williamsburg, and alterations to the mid-eighteenth century Bewdley mansion in King and Queen County. He was apparently quite well-versed in the structural aspects of large buildings (including the use of reinforced concrete) as well as the architectural

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vocabulary of the large Neoclassical and Georgian Revival designs that he produced for wealthy clients; one 1930 reference refers to him as an "architect/engineer."⁵

In addition to the architectural design work, Hartsook apparently designed the concrete reinforcing, water and drainage systems, and mechanical systems for Carlbrook as well. For the building and garden stonework, a quarry crew, reputedly including a number of Italian stonemasons, was brought in from Roanoke. Additional labor was hired locally, bringing jobs and salaries to area residents during a time of economic stress in the region. Both in size and scope, Carlbrook was the largest construction undertaking in local memory. The workers ranged from building contractors who undertook various aspects of the construction work, to laborers who cleared trees and undergrowth, and farmers who accomplished the excavation and moving of tons of earth using their horse or mule teams and pans. The house was completed in early 1930, and Luther and Myrtle Carlton moved into the new residence on April 30th of the same year.

Carlbrook is a working farm as well as a country house. During the first half of the 1930s, Pleasant Carlton operated a portion of the property as his special interest, a large dairy operation, but this was disbanded shortly after his death in 1935, and his brother Luther became sole owner of the property. Thereafter, the agricultural operations on Carlbrook concentrated on cattle, tobacco, hay, wheat and timbering.⁶

The Carlbrook house remained the residence of Luther and Myrtle Carlton for the rest of their lives. Luther Carlton died in 1956, and following the death of Myrtle Carlton in 1962, the Carlbrook estate was dismantled. After bequests of land to family members, the residue of the land, 1276 acres, was divided and sold. Over the next thirty years, the house tract passed through a succession of owners. W.H. Burruss, Jr., purchased the house tract of 48.2 acres from Mrs. Carlton's executors in 1962, and conveyed the property to James W. and Mildred E. Farrington in 1967. Eunice E. Heidemann bought the house tract from the Farringtons in 1970, and added an adjoining tract of 56.8 acres. The present owners, Jesse R. and Mildred Spencer, purchased the two tracts, totaling 105 acres, from Mrs. Heidemann in 1994.⁷

NOTES

1. Preston Young, Jr. "Carlbrook: A Bright Spot in the Dark Thirties," *South Boston Gazette-Virginian*, Wed. December 12, 1990, pp.2B-4B; Mr. Young met the Carltons as a boy and was a frequent visitor to Carlbrook during the 1930s and early 1940s. Mary Farmer Carlton Schofield, "*Well, Maybe It Never Happened*" (Pvt. prt., n.d.), pp.9-11; Mrs. Schofield, the daughter of Herbert Carlton and niece of Luther Carlton, based her memoir on both family oral history and personal memories.

2. Personal communications, Robert G. D. Pottage, III, Halifax, Virginia, Dec. 1998 and Jan. 1999.

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Mr. Pottage's cousin, Welford C. Reed, became the first American-born Resident Director of the Imperial Tobacco Company in 1905. (Prior to that, the company's Resident Directors had been Englishmen.) Edgar Carlton was Mr. Reed's assistant, and was groomed as his successor. Following Mr. Reed's death in 1907, Edgar Carlton became Resident Director of the company.

3. Halifax County Land Tax Books, 1926-1929. L. F. Hartsook, "Residence / Mr. P.J. Carlton / Virginia / January, 1928"; copy of original plans for the Carlbrook house, in possession of Mr. and Mrs. Jesse R. Spencer, Jr., Halifax, Virginia. Young, *ibid*.

4. Pottage, *ibid*. Young, *ibid*.

5. John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835-1955: A Biographical Dictionary* (Richmond, 1997), pp.182-183.

6. Young, *ibid*. Personal communications, Preston Young, Jr., South Boston, Virginia, December, 1998.

7. The deed to W.H. Burruss, Jr. is recorded at Halifax County Deed Book 303, p.45, dated 25 October 1962. For the Farrington purchase, see Halifax County Deed Book 331, p.588, dated 31 August 1967. The deeds to Eunice Heidemann are recorded at Halifax County Deed Book 356, p.54, dated 16 October 1970 (for the 56.8 acre house tract) and Halifax County Deed Book 366, p.354, dated 15 March 1972 (the adjoining 48.2 acres). For the deed to the Spencers, see Halifax County Deed Book 612, p.870, dated 4 May 1994.

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9. BIBLIOGRAPHY

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Hartsook, L. F., "Residence / Mr. P.J. Carlton / Virginia" January, 1928. Copy of original plans for the Carlbrook house, in possession of Mr. and Mrs. Jesse R. Spencer, Jr., Halifax, Virginia.

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Wells, John E. and Robert E. Dalton, *The Virginia Architects, 1835-1955: A Biographical Dictionary* (Richmond, 1997).

Young, Preston, Jr. "Carlbrook: A Bright Spot in the Dark Thirties," *South Boston Gazette-Virginian*, Wed. December 12, 1990

10. Geographical Data (continued)

VERBAL BOUNDARY DESCRIPTION

The nominated property is identical to tracts # 7 and 8 in the September 20, 1962 survey of the Carlbrook estate, recorded in Halifax County Plat Book 7, p.41; this is all of the property remaining in the Carlbrook house tract.

BOUNDARY JUSTIFICATION

The boundaries enclose the current Carlbrook house tract of 105 acres, and contain the residence, gardens, outbuildings, lake, and associated garden and landscape areas.

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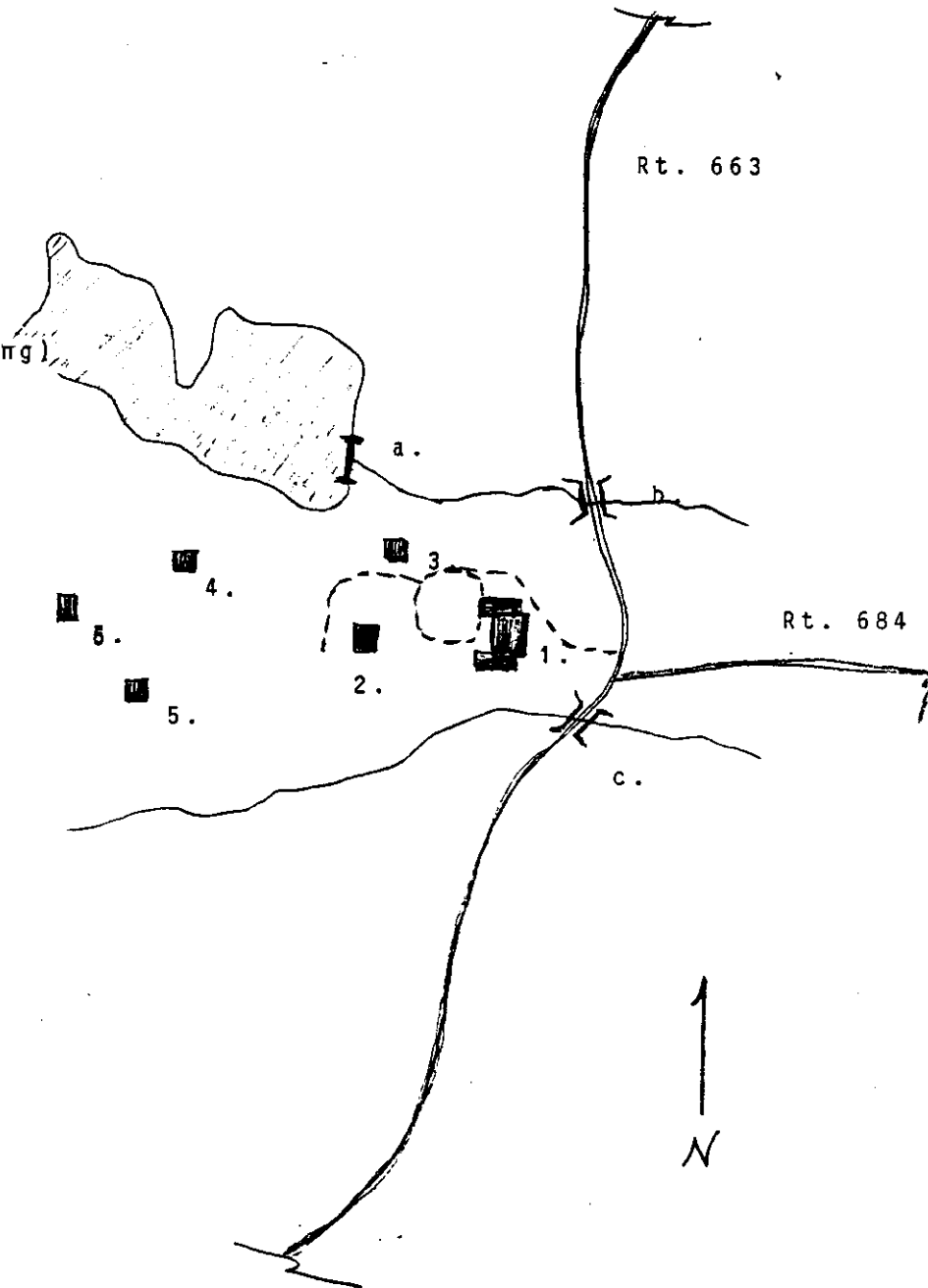
Carlbrook
Halifax County, Virginia

Section Site Plan Page 14

Site Plan
of
CARLBROOK
Halifax Co.

- 1. Main Residence
- 2. Garage
- 3. Changing room
- 4. Storage building
- 5. Garden shed
- 6. Stable (non-contributing)
- a. Lake and dam/spillway
- b. Arched bridge
- c. Box culvert

Note: Not to scale



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Halifax County, Virginia**

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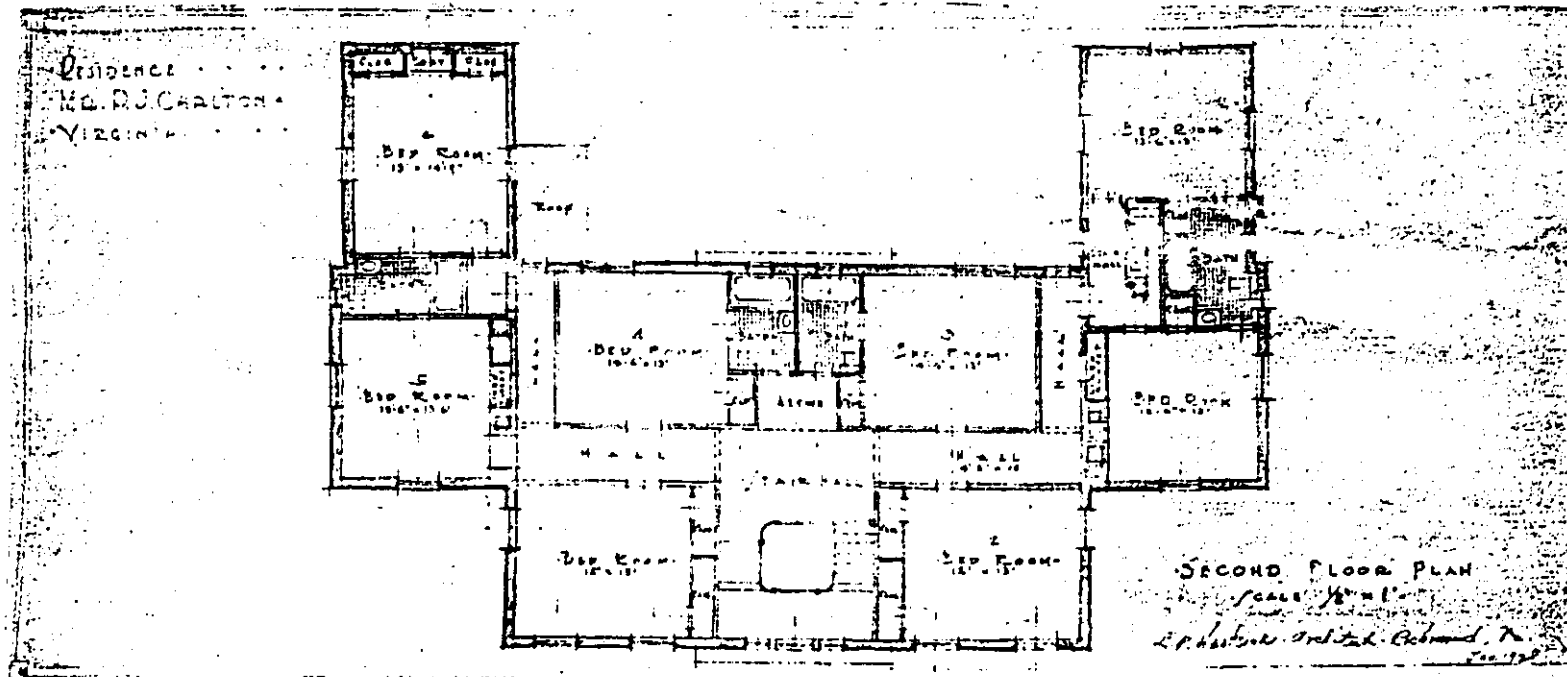
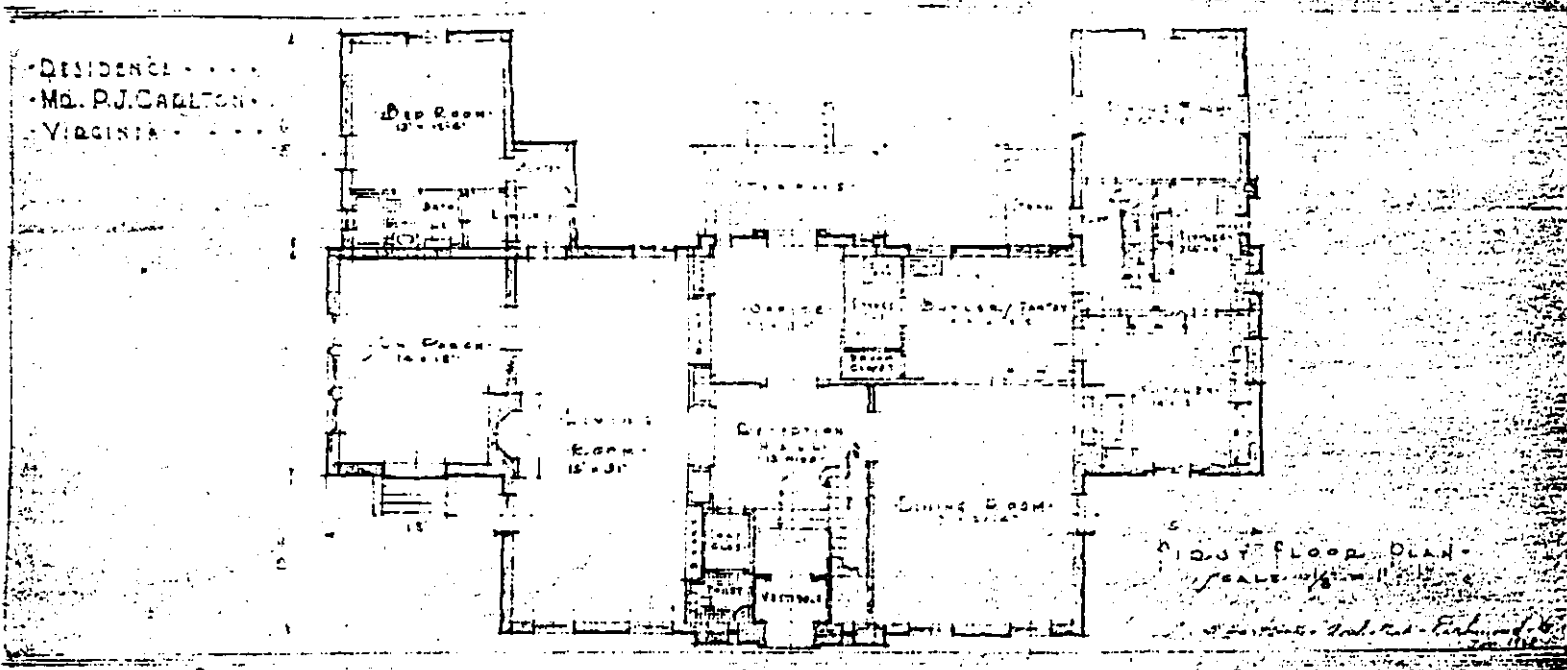
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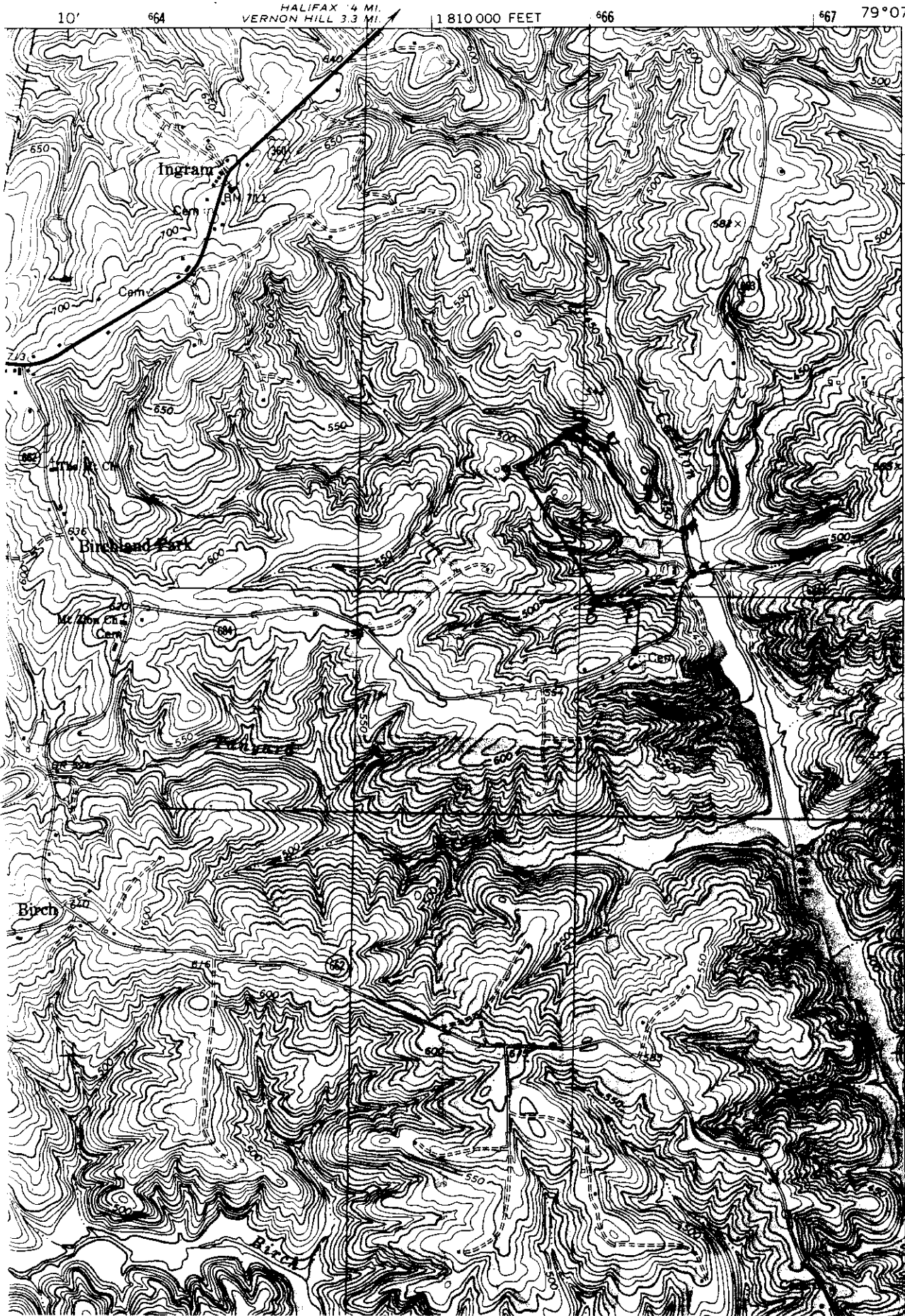
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Halifax County, Virginia

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INGRAM QUADRANGLE
 VIRGINIA
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 NW/4 MILTON 15' QUADRANGLE

51371 SE
 (VERNON HILL)



CARLBROOK
 HALIFAX COUNTY
 VIRGINIA
 VDHR FILE #
 41-5034

UTM REFERENCE

POINTS
 E N

- 1 ~~666750~~ 4066750
- 2 ~~666770~~ 4066670
- 3 ~~666790~~ 4066370
- 4 666760 4066300
- 5 666510 4066100
- 6 666250 4066750
- 7 666260 4066950
- 8 666040 4066950
- 9 666570 4066570

42'30"
 ALL ZONE 17