

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.

### 1. Name of Property

Historic name: Woodbourne

Other names/site number: Woodbine, Woodborn, Woodborne, Woodburn, Woodburne, Woodbyrn, Woodbyrne, Penipoke, Penipoke Hall, Pinapoke, Pinapoke Hall,

VDHR File No. 096-5066

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: 10908 Cople Highway

City or town: Kinsale State: VA County: Westmoreland

Not For Publication: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:

\_\_\_ A      \_\_\_ B      X C      \_\_\_ D

 Signature of certifying official/Title:	<u>2/20/2025</u> Date
<u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	
State or Federal agency/bureau or Tribal Government	

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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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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>5</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling  
DOMESTIC: multiple dwelling  
DOMESTIC: secondary structure  
AGRICULTURE: agricultural outbuilding  
AGRICULTURE: agricultural field

**Current Functions**

(Enter categories from instructions.)

WORK IN PROGRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

MID-19<sup>TH</sup> CENTURY: Greek Revival

OTHER: Vernacular Queen Anne

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

Principal exterior materials of the property:

Foundation: BRICK

Walls: BRICK; WOOD: Weatherboard, Plywood/Particle board

Roof: METAL: Aluminum, Tin; ASPHALT

Other: CONCRETE; SYNTHETICS

### 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

“Woodbourne” is situated at the top of a natural ridge located between agricultural fields and a dense forest in the Kinsale vicinity of Westmoreland County, Virginia. The rural 10.095-acre parcels retain their agricultural character with their open fields, multiple secondary buildings, and separation from neighboring properties.

The main dwelling is a five-bay, single-pile, two-story brick “I-house,” which was constructed between 1849 and 1854. The dwelling transitioned to an eclectic T-plan house between 1897 and 1898 following the completion of a large two-and-one-half story frame addition to the north elevation of the original dwelling. This addition included a porch that spanned the front of the brick main block. During the mid-twentieth century, a large, one-story concrete block addition was constructed to the rear of the frame addition, and another one-story frame wing was constructed

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on the southwest (rear) corner of the brick main block. Several changes to the interior of the dwelling were made at that time, including the introduction of bathrooms and at least one kitchen. The dwelling retains its evolved multi-part form with the five-bay main block, double-bay north addition, and concrete block south addition. The nineteenth century front porch is no longer intact.

There are eight resources included within the property's boundary, including one contributing building (Main House) and one contributing secondary building ("Green Barn"), five non-contributing buildings, and one non-contributing structure. The secondary buildings and structures sit directly north and west of the main house. The non-contributing buildings and structures include an accessory dwelling, a detached garage, firewood shelter, and three sheds of varying sizes.

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## **Narrative Description**

### Setting

"Woodbourne" is located at 10908 Cople Highway between the Hague and Kinsale vicinities, in Westmoreland County, Virginia. It sits on 10.095 acres of land positioned on the west side of Cople Highway (State Route 202). Its acreage is comprised of two contiguous, rectangular-shaped parcels. Multiple contributing and non-contributing buildings are located at the center of the larger (9.71 acre) parcel. An agricultural field of approximately three acres separates the buildings and Cople Highway; this field is bisected by a linear dirt road that connects the buildings to the highway. An unmanaged forest of approximately four acres is located immediately west of the buildings. The primary dwelling faces Cople Highway and all outbuildings surround it on the north and west sides. The buildings occupy an area of approximately 2.75 acres within the larger parcel and are surrounded by a lawn interspersed with mature hardwood trees and situated on a natural ridge that spans the center of the property from north to south. The remaining acreage is comprised of the adjoining .385-acre vacant lot. The property is located approximately one-third of a mile northwest of the intersection of Cople Highway and State Route 604 (Sandy Point Road).

### Main House - Exterior

The current configuration of the primary dwelling consists of three sections that demarcate each construction phase.

#### *First Campaign, c. 1849-1854*

The central block dating to the first period of construction is a five-bay, single-pile, two-story brick side-gable section measuring approximately 42'x20'. It rests on a continuous brick foundation above a raised crawlspace, which is accessible via small openings on the west (rear) and south (side) elevations. The brickwork on the (east) façade is in Flemish bond, with four-course American bond appearing on the (north and south) side and (west) rear elevations. On the façade, some headers show traces of glazing and ghost lines of a front porch rest beneath the second story windows.

On the façade, all windows and doors of the main brick block are topped by brick and cement lintels. Central two-panel double wood doors surrounded by jamb panels were located at the façade and west elevation, but have since been removed and restored in anticipation of their reinstallation.

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All window and door openings on this section have been covered by wood panels. The main block contains nine windows on the facade and eight on the west elevation, as one of the original nine windows on the west elevation was later converted to an interior doorway into a one-story frame addition on the southwest corner of this section. The windows' identical arrangement on either elevation consists of two windows flanking either side of the central doorway, with second story windows above each opening on the first story. All openings are equidistant from one another, resulting in a symmetrical appearance. All equally sized windows are wood, six-over-six double-hung sash. The primary entrance doors are topped by a four-pane transom light. Most of the openings initially featured square, stone lintels that have since deteriorated. Currently, angle irons, brick, and cement simulate the original stone elements.

A moderately pitched side-gable, standing-seam metal roof covers the central section. Corbeled eaves decorate the facade and west elevation where the roof meets the walls. Brick interior-end chimneys punctuate the roof at either end of its ridgeline. The chimney caps have been covered with wood for protection during rehabilitation.

The south elevation consists of a four-course American bond brick pattern on the walls and is without any window or door openings. The only ornamentation is on the facade and rear (west) elevation's brick corbeling, which results in a staggered gable return.

The west elevation appears identical to the facade, other than the lack of a transom above the central entrance doors, and the brick is of a four-course American bond rather than Flemish bond as on the facade. As noted, the southernmost window on the first story has been covered by a twentieth century frame addition.

The north elevation of the brick section is covered by the late nineteenth century frame addition. A service entrance was originally located on this elevation near the northeast corner of the dwelling. The jamb panels for this entrance survive, but the original door(s) do not.

#### *Second Campaign, 1897-1898*

The first addition to the primary dwelling consists of a single-bay, double-pile, 2 ½ story frame section. It rests on a continuous brick foundation above a raised crawlspace, which is accessible via a small opening on the north elevation. The walls above the crawlspace are balloon framed and sheathed in lapped weatherboard siding. There are plain corner boards at each corner.

The facade is enhanced by a gable supported by a slanted bay wall. Six six-over-six, equally sized, double-hung wood sash windows are located on the facade, with three on each story, one above the other, in each of the three walls forming the slanted bay. The gable on the facade is heavily embellished with wood "fish scale" siding, a prominent jetty, decorative millwork, deep bargeboards, and a centrally located wooden two-over-two, single-hung sash, arched window. A steep front gable roof with deep eaves covers the section.

At the north elevation, a six-panel metal door surrounded by unadorned wood trim sits near the northwest corner. Angled boxed eaves exist on the north and south elevations where the roof meets

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the exterior walls. Three windows are situated on the north elevation, with one on the first story and two on the second, located directly above the window and doorway below. Each opening is situated nearly equidistant from one another.

At the west elevation, one window is situated on the second story of the rear elevation, near the northwest corner of the addition. A fixed, wood, four-light window is located to the left of the door on the rear elevation. All of the windows in this section have been covered with plywood in anticipation of restoration. A wood and glass panel door is centrally located on the west elevation of this addition. This door, and the four-light window, have been covered by the 1950 addition. Surviving pintle hinges remain on some of the openings in both the first and second campaign sections. Aside from a fixed, wood, six-pane sash window located near the southeast corner of the addition, the gable of the west elevation is mostly unadorned. A brick interior end chimney punctuates the roof of this section at the west end of its ridgeline - another brick interior chimney punctuates the center of the ridgeline.

Only a narrow section of the south elevation extends from the west elevation where it meets the brick section. It contains two wood, six-over-six, double-hung sash windows, one on the first story, topped by one directly above on the second. The opposite side of the south elevation that connects the façade to that of the brick section once contained a door that was removed in the 1990s. This door connected the addition to a nineteenth-century, hipped roof porch that spanned the width of the brick section. This porch has since been removed.

The roof of this addition once contained two shed dormers with six over six wood sash windows that faced north and south-both have been removed.

### *Third Campaign, 1930-2007*

While multiple additions were constructed beginning in 1930, many no longer exist; however, specific details of the evolution of the building are included in Section 8. Attached to the west elevation of the c. 1898 section is an approximately 20' x 30' addition with most of its eastern wall shared with the western wall of the Victorian section. Constructed in 1950, this addition rests on a concrete slab foundation and has exposed concrete block walls. A shallow front gable metal roof covers this section, the pitch of which steepens as it approaches the ridgeline, which extends west from the 1898 addition. The eaves are open.

At the west elevation, a small area at the top of the gable is sheathed in asphalt shingles. The addition is accessed by a central six-panel metal door. Two wood six-over-six, double-hung sash windows are located to the left of the door and one to the right of the door.

The south elevations of this addition and the c. 1898 wing align. Three almost-equidistant wood, six-over-six, double-hung sash windows span the wall. On the north elevation, a smaller window of unknown configuration was located near the addition's northeast corner- it no longer remains, and its opening is covered with a plywood panel. A compact, frame, shed-roof addition extends between the northeast corner of the 1950 addition and the northern wall of the 1898 section.

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Lastly, a small frame addition at the southwest corner of the first campaign brick section is approximately 16.5' x 19', and rests on a continuous concrete block foundation above a raised crawlspace, which is accessible by a small opening on its north elevation. Approximately half of its eastern wall is shared with the western wall of the brick section, which divides the front gable roof in half. The wood frame addition is sheathed in horizontally lapped weatherboard siding with cornerboards. A shallow standing-seam metal front gable roof tops the addition. Boxed eaves and aluminum gutters extend along the side elevations. This addition was completed by 1967.

The east elevation contains a single wood, six-over-six, double-hung sash window in the center of the wall. The south elevation contains the entrance to the addition with a modern six-panel wood door near the southeast corner. One wood, six-over-six, double-hung sash window is located west of the entrance door. The west elevation contains two smaller wood, six-over-six, double-hung sash windows, placed centrally and equidistant from one another. The west gable integrates a louvered vent at the top. The north elevation also holds two wood, six-over-six, double-hung sash windows next to one another, near the addition's connection to the brick section of the dwelling.

#### Main House – Interior

##### *First Campaign, c. 1849-1854*

The interior of the dwelling's earliest section is arranged in a center-passage plan on the first and second stories, in which two relatively square rooms of equal size exist on either side of the rectangular hall. The walls themselves are approximately eighteen inches thick on the first story but reduce in thickness by a single brick course between it and the second. Virtually all interior openings in this section are trimmed in Greek Revival casings, featuring corner blocks embellished with carved roundels. The interior window casings on the first story feature prominent aprons beneath their sills, a feature absent on the second story.

All rooms downstairs (including the 1967 addition, discussed in a later section) retain original pine floors, plaster walls, wood molding and trim, wood mantels, and brick hearths that are flush with the wood floors. Each of the two rooms that adjoin the hall are lit by four windows each and are independently heated with their own fireplaces- the two first story fireplaces are of greater size than those of the second. The room south of the hall features a fireplace that has been converted to accept a woodstove and lost one of its four windows in place of a doorway into the 1967 addition.

The central hall is lit by a single four-light transom over the entrance door. Off of the hall, each room is accessed by a wood four-panel door with exposed box locks. A large, unadorned plaster roundel decorates the first story ceiling. The most intricate feature of this section is its staircase, which is attached to the south wall and consists of twelve steps that extend upwards in a straight trajectory toward a landing located at the rear of the house. A small closet is situated beneath the stairs on the first story of the hall.

The layout of the second story follows that of the first, with a central hall flanked on either side by a large room. Both rooms retain their original four-window fenestration, are independently heated by separate fireplaces. The two rooms retain original pine floors, plaster walls, wood molding and

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trim, wood mantels, and brick hearths that are flush with the wood floors. A doorway to the left of the fireplace in the north room connects the second floor to the nineteenth century addition.

The central hall is lit by two windows, one on the east and west walls. The first-floor staircase steps terminate at a landing that spans the width of the hall. Six steps continue upward in a straight trajectory along the north wall of the hall toward the front of the house, terminating at the second story. This flight of stairs, in addition to most of the landing, is devoid of visible support. The open string stairs are embellished with carved brackets. Newel posts at each story are turned and all balusters are square. A narrow handrail leads up the staircase with a curve at each landing. All steps are uniform in size, material, and configuration, and are painted white, except for the treads, which are unpainted wood. An unpainted wood banister borders all the stairs and landings.

The original configuration of the interior of this section remains largely unchanged except for a full bathroom that was added in the southwest corner of the south room on the second story. This alteration is likely to have occurred during the 1940s.

The attic of this section is accessible via a small trapdoor in the ceiling of the second story of the hall.

### *Second Campaign, 1897-1898*

The interior arrangement of the late nineteenth century section is best described as two rooms of unequal size on the first, second, and third stories, bisected by a narrow, partially enclosed staircase. On each story, the larger of the two rooms are situated at the front of the house, with the smaller of the two rooms at the rear. Aside from the attic, the remaining rooms feature their original wood floors, and most of their plaster walls and original unadorned molding and trim, with each room containing a closet. Most rooms and closets are accessible via wood four-panel doors with exposed box locks. Two doorways connect this section to the original dwelling. The service entrance door from the brick section was incorporated as one of the two connecting doorways.

The two large rooms on the first and second stories are lit by four windows each, and were independently heated with their own fireplaces, which were later converted to hold woodstoves. Both rooms retain their original wood mantels and are connected by a heat vent near the center of the first-story room ceiling.

The two smaller rooms on the first and second stories are lit by two windows each and are heated by their own woodstoves. The second door to the brick section is located in the second-story hallway of the addition and connects to the north room in the original section. A small set of steps must be ascended from the addition into the original section at this doorway.

The smaller room on the third story is unfinished and appears to have been used as an attic. The large room on the third story is lit by the arched window in the east gable and is not heated. There is no way to access the original section from the third story of the addition.

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### *Third Campaign, 1930-2007*

The interior of the 1950 addition is partitioned into five unfinished rooms, consisting of a hallway, half bathroom, storage area, utility room, and workshop. The 1898 addition is accessed via three concrete steps in the storage area. This addition retains utilitarian features such as fuse panels, hot water heaters, water well pressure tanks, a laundry/utility sink, and a large work bench. This addition has no attic and is independently heated via a woodstove connection in the western chimney of the 1898 addition.

The interior of the 1967 addition is partitioned into three finished rooms, consisting of a kitchenette, full bathroom, and small dining area. All rooms are finished with drywall and feature non-historic wood molding and trim. The rooms are accessed via non-historic six-panel doors with internal mortise locks. The earliest section is accessed via a doorway that was cut from its southwestern most window. The attic of this addition is sealed.

### Secondary Buildings

The “Green Barn,” an approximately two-hundred square-foot frame building, is the only contributing secondary building on the property. The building is believed to have been constructed during the second construction campaign and is situated approximately fifty feet from the back door of the 1898 addition. It rests on a concrete slab foundation with wood frame walls sheathed in horizontally lapped weatherboard. The gable front roof is steeply pitched and clad in metal. The roof eaves are open and painted. The shed is accessed via a single “Z” frame door that is centrally located beneath the eastern gable. The interior of this shed is unfinished and was initially divided in half by a wooden partition that has been removed. The shed does not feature an attic.

In 1949, the “Lula Pierce House” was constructed approximately 150 feet northwest of the primary dwelling. The building does not retain its historic integrity, thus is considered a noncontributing resource. It is a four-bay, triple-pile, one-story dwelling of approximately 1,300 square feet. The side-gable dwelling sits under an asphalt shingle roof, rests on a continuous concrete block foundation above a raised crawlspace, and has primarily concrete block walls, with some of frame construction. All walls are sheathed in horizontally lapped Hardie board siding and trim. The house is accessed via a single craftsman style door located on the façade near the southeast corner of the dwelling. The dwelling has fourteen, equally sized aluminum-clad casement windows. The interior is finished with drywall, floored with vinyl tiles, and trimmed with fiberboard. This building has been modified and renovated numerous times between the 1950s and 2020.

In late 1953, a two-bay detached garage was erected approximately seventy-five feet northeast of the primary dwelling. From 2020 to 2022, this building was renovated into an approximately 1,250 square foot detached garage; it does not retain its historic integrity and is considered a noncontributing resource. The rectangular footprint was squared following the addition of a “lean-to” of thirteen feet in depth that spans the west elevation of the building. The original concrete slab foundation and concrete block walls of the garage remain, but the dirt floor of a rear storage room has been converted into a crawlspace. The lean-to is supported by four equidistant timber posts. The walls of the enclosed portion of the building are concrete block, except for the south wall, which is of frame construction, and all are sheathed in Hardie board siding and trim. The front-

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gable roof is clad in architectural asphalt shingles and has ridge vents and a central wooden cupola. The north and south gables each have three, vinyl, four-over-four, double-hung sash windows. The east elevation has four, six-over-six, vinyl, double-hung sash windows and the north elevation has a single entrance door topped by a transom. The building's entrance is either through the garage door or the door on the north elevation. The interior is finished with drywall, floored in a combination of concrete epoxy coating and vinyl tiles, and trimmed with fiberboard.

In 1957, a twelve-foot square shed was constructed approximately eighteen feet to the rear (west) of the accessory dwelling. This building was renovated in 2022 and does not retain its historic integrity; thus, the building is considered a noncontributing resource. The original square footprint and foundation were retained, as was some of the original concrete blockwork. The walls are now primarily of wood frame construction, sheathed in Hardie board siding and trim. The building is accessed via a 9'x7' garage door on the north elevation or a six-panel metal door located on the façade near the southeast corner of the building. A single four-over-four single-hung sash vinyl window is located to the left of the metal door. The building features a steeply pitched gabled roof clad in architectural asphalt shingles and is adorned with ridge vents and a small, centrally located wooden cupola that has been painted white. The eaves are boxed, painted white, and equipped with white aluminum gutters. The north and south gables are each adorned with composite gable vents. The interior of this building is unfinished. The concrete floor is covered in a blue epoxy coating. A wooden ladder on the south wall between the door and window facilitates access to the attic via a trapdoor in the ceiling.

By September of 1958, construction was underway on a concrete block shed and connected tractor stall located approximately thirty feet to the rear (west) of the primary dwelling. This building did not retain its historic integrity, and was consequently renovated in 2023, thus is considered a noncontributing resource. The building is approximately 18'x32' with walls primarily of concrete block construction, except for the north and south walls, which are of wood frame construction. All walls are sheathed in Hardie board siding and trim. The building is accessed via a garage door on the façade, or a six-panel metal door located on the south elevation. Two six-over-six, vinyl, double-hung sash windows are located on the east elevation. The lean-to addition is supported by five timbers that comprise most of the building's north, south, and west elevations. The side gable roof is clad in architectural asphalt shingles and adorned with ridge vents and a central wooden cupola. The interior is unfinished. The concrete floor is covered in a blue epoxy coating. A wooden ladder on the east wall between the windows facilitates access to the attic via a trapdoor in the ceiling.

By 1967, a 25'x5' chicken house was built between the primary and accessory dwellings. The structure rested on a concrete slab foundation, which supported concrete block walls that formed a total of eight enclosures within the structure. This structure did not retain its historic integrity, and was demolished in 2017, as such, it is considered a noncontributing resource. In 2020, a 20'x5' portion of the slab of the chicken house served as the footprint for a firewood shelter that was constructed above it. It is supported by six timbers spaced equidistant to one another along the structure's north and south elevations. The structure features a moderately pitched gabled roof clad

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in architectural asphalt shingles and is adorned with ridge vents and a central wooden cupola. Access to the attic is facilitated via a trapdoor in the center of the ceiling.

By 1967, an 18'x12' shed was built between the primary and accessory dwellings. This building did not retain its historic integrity, and was consequently renovated in 2022, as such, it is considered a noncontributing resource. The original rectangular footprint and foundation were retained, as was most of the original concrete block. The walls of this building are now primarily of concrete block and wood frame construction, all of which are sheathed in Hardie board siding and trim. The building is accessed via a garage door on the east elevation, or a six-panel metal door located on the façade near the northwest corner of the building. A single six-over-six, single-hung, vinyl sash window sits to the right of the metal door on the west elevation. An identical window is centrally located on the south elevation. The building features a steeply pitched gabled roof clad in architectural asphalt shingles and is adorned with ridge vents and a central wooden cupola. The interior of this building is unfinished. The concrete floor is covered in a blue epoxy coating. A wooden ladder on the west wall between the door and window facilitates access to the attic via a trapdoor in the ceiling.

*See Continuation Sheets for additional information on non-contributing resources.*

### Integrity

The preceding points of this section serve as the basis for the tangible historic feeling retained at Woodbourne and assist in cementing the dwelling's integrity as an antebellum Tidewater, Virginia I-house under the apparent architectural influence of its eighteenth-century predecessors. Its transition into a T-house at the conclusion of the nineteenth century to better suit the needs of its owners is unique in both its construction and in its survival. It retains all seven aspects of integrity.

Woodbourne remains in its original location and maintains much of its original surroundings in a predominantly rural area. Its integrity is derived from the first and second building campaigns, and is enhanced by the presence of a surviving, contributing frame shed of approximately two-hundred square feet, which is believed to have originated during the second campaign. The shed stands in the yard to the rear of the primary dwelling. Although several buildings from the twentieth century now populate the property and its vicinity, neither this nor the encroachment of small housing clusters have detracted from the main house's historic setting.

Despite the removal of some original forms and materials (i.e., the front porch), the primary dwelling retains its integrity of design, materials, and workmanship. The main house retains most of its historic form and layout, and its nineteenth century evolution from a traditional "I-house" to a more contemporary "T-form" house is apparent. Subsequent additions were made to the rear of the house to avoid the obstruction of the most significant, early sections of the building, and repairs typically entailed concealing original materials, or the replacement of such materials with a product of similar constitution and appearance. This conservative maintenance method is evidenced by the dwelling's horizontally lapped weatherboard siding, wooden doors and windows, and an aluminum standing seam metal roof, all of which are either original to the dwelling or replicate an earlier material.

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Interior renovations to the dwelling were avoided until the mid-twentieth century. At that time, modern amenities and facilities were added in a manner that did not significantly intrude on the existing historic fabric. For instance, much of the original wood flooring, molding and trim, plaster, and an impressive mid-nineteenth century staircase are still present and prominently featured within the dwelling. Furthermore, later additions and repairs included materials of similar composition and outward forms to respect the original interior arrangement. Owing to these efforts, much of the dwelling's interior spaces could still be utilized in the way they were originally intended.

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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

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

**Period of Significance**

1849-1898

\_\_\_\_\_

**Significant Dates**

1849-1854 – Construction of primary dwelling

1897-1898 – Expansion of primary dwelling

\_\_\_\_\_

**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.)

Woodbourne is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture for its significance originating from its first two building campaigns. The Period of Significance for Criterion C extends from 1849 to 1898, covering the initial phase of construction (referred to as the “First Campaign”) through the end of the last substantial period of construction (the “Second Campaign”).

Woodbourne is significant as an evolved nineteenth century building that embodies regional architectural trends dating from the eighteenth through late nineteenth centuries. The dwelling’s first period of construction dates from 1849 through 1854 and its second from 1897 through 1898, with a third period of alterations in the twentieth century. The “First Campaign” spans the initial construction of the main house, and the “Second Campaign” covers the building’s transition from a Federal and Greek Revival “I-house” into an eclectic T-form of the Folk Victorian style. The configuration change is unusual in this region, as most others that were converted to the T-form plan following the American Civil War were originally side-passage plans rather than center hall plans. Almost all surviving T-form houses in Westmoreland County were planned and constructed in a single building campaign without a later form modification. Furthermore, Woodbourne’s incorporation and retention of its nineteenth-century addition distinguishes it amongst its counterparts elsewhere in Virginia that have lost their early additions through deferred maintenance, renovations, and restorations. Woodbourne stands as a nineteenth century dwelling that embodies eighteenth century architectural forms, elements, and characteristics as well as the embrace of Victorian era influence that rapidly followed in the form of a substantial addition and cosmetic updates.

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

**Criterion C: Architecture**

Woodbourne represents a vernacular blend of materials, methods, and massing typical in Tidewater, Virginia residential construction, but separated by two primary building campaigns.<sup>1</sup> The first campaign occurred during the initial dwelling’s construction between 1849 and 1854, and is unique due to the resulting antebellum dwelling’s resemblance to the Federal architecture prevalent in Westmoreland County decades prior to its construction.<sup>2</sup> The second building campaign occurred between 1897 and 1898, and is significant because of its status as

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<sup>1</sup> Gabrielle Lanier, et al., *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: Johns Hopkins University Press, 1997) p. 39.

<sup>2</sup> Westmoreland County, Virginia, Deed Book 35: 179; John and Anne Branson to Robert and Constance Bailey, August 23, 1854, Westmoreland County Clerk’s Office, Town of Montross; Walter Norris, *Westmoreland County, Virginia, 1653-1983* (Westmoreland County Board of Supervisors, 1983) p. 205.

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Westmoreland's only surviving example of the evolution of an antebellum, center hall plan "I-house" into a late-nineteenth century "T-form house."<sup>3</sup>

For an overwhelming majority of the eighteenth century, the Georgian style prevailed in Virginia.<sup>4</sup> This was no exception in Westmoreland County, with nearly all of its surviving architectural resources from this era epitomizing the Georgian style. Drum Bay (c. 1698) and Blenheim (c. 1781) are two masonry buildings of this style, exemplifying the Georgian stylistic features of central entrances, equidistant fenestration, Flemish bond brickwork, interior end chimneys, prominent regulating lines, rectangular massing, and symmetry.<sup>5</sup> In the years following the American Revolutionary War, the Georgian style soon gave way to the Federal, which bore a strong resemblance to its predecessor, but was more refined overall. Differing from typical Georgian architecture, Federal style buildings incorporated more polished, delicate ornamentation and the nearly ubiquitous use of side gable roofs.<sup>6</sup> The Brick House, c. 1820, and The Grove, c. 1832, are masonry examples of the Federal style in Westmoreland.<sup>7</sup> Looking beyond the county's boundaries, Wilna, c. 1820, in neighboring Richmond County, is a paramount masonry example of the Federal style. Although not located in Westmoreland, its reference is imperative due to its resemblance to Woodbourne.<sup>8</sup>

During the expanse of time between the 1830s and the start of the American Civil War, many builders in Virginia had already fully embraced the popular Early Classical Revival and Greek Revival styles. In many cases, dwellings constructed in this style deviated greatly from their Georgian and Federal forebearers; however, plenty of surviving vernacular examples clung to many of the same elements that typified their forerunners, while welcoming aesthetic components influenced by their periods' embracement of Greco-Roman culture.<sup>9</sup> Stylistically, this is best described by the presence of ornate, classically inspired interiors with wooden carvings painted white to emulate chiseled marble, and the prominent presence of columns adorned with intricate capitals.<sup>10</sup> Two vernacular masonry examples of the Early Classical Revival and Greek Revival styles in Westmoreland are Spring Grove, c. 1834, and Centreville, c. 1849, respectively.<sup>11</sup>

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<sup>3</sup> Norris, *Westmoreland County*, n.p.; Thomas Wolf, *Historic Sites in Virginia's Northern Neck and Essex County: A Guide* (Preservation Virginia, Northern Neck Branch, 2011) n.p.; "Mr. Noble Pennington is erecting . . .," *Northern Neck News*, August 27, 1897, p. 3; "Mr. N.E. Pennington, near the Hague . . .," *Northern Neck News*, April 29, 1898, p. 3.

<sup>4</sup> Virginia McAlester and A. Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1984) p. 106.

<sup>5</sup> Lanier, et al., *Everyday Architecture of the Mid-Atlantic*, pgs. 124-127; Norris, *Westmoreland County*, pgs. 219, 220, 269; Wolf, *Historic Sites*, pgs. 81, 83, 98; McAlester and A. Lee McAlester, *A Field Guide to American Houses*, pgs. 103, 106, 139-142.

<sup>6</sup> Lanier, et al., *Everyday Architecture of the Mid-Atlantic*, pgs. 124-138; McAlester, et al. *A Field Guide to American Houses*, pgs. 153-156.

<sup>7</sup> Norris, *Westmoreland County*, pgs. 246, 318; Wolf, *Historic Sites*, pgs. 87, 110.

<sup>8</sup> Wolf, *Historic Sites*, pgs. 184, 246, 318.

<sup>9</sup> Lanier, et al. *Everyday Architecture of the Mid-Atlantic*, pgs. 138-139.

<sup>10</sup> *Ibid.*; McAlester, et al. *A Field Guide to American Houses*, pgs. 169-172, 179-183.

<sup>11</sup> Norris, *Westmoreland County*, pgs. 285-287, 292, 293; Wolf, *Historic Sites*, pgs. 95, 102.

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Completed by 1854, Woodbourne is best described as an amalgamation of the styles and characteristics associated with the previously mentioned dwellings.<sup>12</sup> Although the internal arrangements and select exterior features of these buildings differ drastically, they are all bound by the following similarities: central entrances, equidistant fenestration, Flemish bond brickwork on at least the primary façade, interior end chimneys, prominent regulating lines, rectangular massing, shallow-to-moderately-pitched side gable roofs, and symmetry.<sup>13</sup>

The general similarities between Woodbourne and Centreville are so striking that it has been suggested that both dwellings were constructed by the same builder.<sup>14</sup> Although this may be the case, observations of the dwelling's exterior and interior show that Woodbourne lacks the ornamentation to be equated with higher-style Early Classical Revival and Greek Revival contemporaries. When compared visually, Woodbourne shares more specific similarities with the Federal style Brick House than any other dwelling in Westmoreland. These details place Woodbourne in a transitional vernacular, wherein it is more austere than fine Early Classical Revival or Greek Revival dwellings, but too late to be considered Georgian or Federal. Its atypical transitional styling affirms Woodbourne's significance as an especially late representation of Federal period influence on antebellum architecture in the built environment of Westmoreland.

Between 1897 and 1898, a large, two-and-one-half story addition was constructed on the north elevation of the masonry section of Woodbourne.<sup>15</sup> This addition, constructed in the Queen Anne style of its time, included a large porch that spanned the entirety of the façade of the masonry section, and effectively transformed the house from a traditional I-house to a more contemporary T-form building.<sup>16</sup> The general configuration of the expanded dwelling was common during this period and in this region. Numerous late nineteenth or early twentieth century T-form houses can be found throughout the Tidewater regions of Delaware, Maryland, North Carolina, and Virginia.<sup>17</sup> However, less common are buildings that evolved from a preexisting center hall antebellum dwelling, especially one in which the later portion was spared from removal in a subsequent restoration.

There are several antebellum dwellings in Westmoreland that evolved in the late nineteenth or early twentieth century into T-form houses. For instance, Gilbert's (c. 1800), Mont Calm (c. 1810), Goldberne (c. 1825), Wigginton (c. 1840), and the Balderson House (c. 1856), all appear to have this progression in massing.<sup>18</sup> However, prior to the addition of the crossbars to their respective "T's," each of these dwellings existed as side-passage plan dwellings, and not center hall dwellings, as in the case of Woodbourne.<sup>19</sup>

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<sup>12</sup> Westmoreland County, Virginia, Deed Book 35: 179.

<sup>13</sup> Norris, *Westmoreland County*, pgs. 219, 220, 246, 269, 285-287, 292, 293, 318; Wolf, *Historic Sites*, pgs. 81, 83, 87, 95, 98, 102, 110, 184.

<sup>14</sup> Norris, *Westmoreland County*, p. 290.

<sup>15</sup> "Mr. Noble Pennington is erecting . . ."; "Mr. N.E. Pennington, near the Hague . . ."

<sup>16</sup> "Mr. Noble Pennington is erecting . . ."; McAlester, et al. *A Field Guide to American Houses*, pgs. 263-268.

<sup>17</sup> Lanier, et al. *Everyday Architecture of the Mid-Atlantic*, p. 39.

<sup>18</sup> Norris, *Westmoreland County*, pgs. 245, 279-281, 290-292, 312, 313; Wolf, *Historic Sites*, pgs. 87, 101, 105.

<sup>19</sup> Norris, *Westmoreland County*, pgs. 245, 279-281, 290-292, 312, 313.

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The remaining T-form houses in Westmoreland County either developed prior to the American Civil War, such as the Wakefield Farm (c. 1849), or were planned and constructed as T-form houses in a single building campaign, as was the case at Woodbury (c. 1848), Federal Hill (c. 1858), and Branns (c. 1860).<sup>20</sup> In fact, the proximity of Branns and Federal Hill to Woodbourne, in addition to their appearances, suggests that the builder responsible for the expansion of Woodbourne could have been inspired by these dwellings.

The preceding points illustrate Woodbourne's architectural significance as Westmoreland's youngest surviving antebellum dwelling embodying Georgian and Federal influence, in addition to its status as the County's only surviving T-form house to have been converted from a preexisting, antebellum, center hall I-house.

### **Historical Background**

Woodbourne sits on land near Kinsale in Westmoreland County, Virginia that was originally owned by Vincent Cox, who received a land patent on May 20<sup>th</sup>, 1665 for four-hundred acres.<sup>21</sup> Nearly two centuries later, on some of the same land patented by Cox, Dr. William George Pollard and his wife Sarah Adams *Smith* Pollard were recorded as selling 348 acres of land to John Middleton Branson and his wife Ann Robinson *Redman* Rice Branson in exchange for \$1,000. This sale, which occurred on December 20<sup>th</sup>, 1849, also included the Pollards' interest in parcels of land that were under shared ownership with neighbors John Brown and Thomas P. Moss.<sup>22</sup>

The Bransons were recorded as selling the same parcel for seven-thousand dollars to Robert Sydnor Bailey and his wife Constance Eugenia *Hutt* Bailey on August 23<sup>rd</sup>, 1854. In this deed, the parcel was described as being on the right side of the road between Carey's Shop and Oldhams Crossroads, near what are now Hague and Carmel Church, respectively, and including a house that they had recently built. According to the Bransons' deed of sale and their years of ownership, Woodbourne was likely constructed between 1849 and 1854.<sup>23</sup>

When the Baileys sold Woodbourne for \$7,500 on November 30<sup>th</sup>, 1858, its acreage had been expanded to 414 acres. The new owners were Willoughby Newton, III, Esq. and his wife Elizabeth Lewis *Marshall* Newton.<sup>24</sup> The Newtons occupied Woodbourne until the end of the American Civil War, before leasing it to tenants.<sup>25</sup> They also expanded Woodbourne to its greatest recorded size of 509.5 acres, as it is declared as such in their December 12<sup>th</sup>, 1868 deed of sale to William V. Miers and his wife Araminta *Wood* Miers for eleven-thousand dollars.<sup>26</sup>

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<sup>20</sup> Norris, *Westmoreland County*, pgs. 228, 229, 250, 324, 325, 327, 328; Wolf, *Historic Sites*, pgs. 81, 89, 108.

<sup>21</sup> Norris, *Westmoreland County*, p. 290.

<sup>22</sup> Westmoreland County, Virginia, Deed Book 33: 373; William and Sarah Pollard to John and Anne Branson, December 20, 1849, Westmoreland County Clerk's Office, Town of Montross.

<sup>23</sup> Westmoreland County, Virginia, Deed Book 35: 179.

<sup>24</sup> Westmoreland County, Virginia, Deed Book 36: 94; Robert and Constance Bailey to Willoughby and Elizabeth Newton, November 30, 1858, Westmoreland County Clerk's Office, Town of Montross.

<sup>25</sup> "Average Yield of Wheat in Eastern Virginia- A Working Farmers' Club in Westmoreland." *The Southern Planter*, September 1, 1868, p. 567.

<sup>26</sup> Westmoreland County, Virginia, Deed Book 38: 202; Willoughby and Elizabeth Newton to William and Araminta Miers, December 12, 1868, Westmoreland County Clerk's Office, Town of Montross.

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The first recorded use of the name “Woodbourne” occurred during a recount of the Newtons’ impending sale to the Mierses in a September of 1868 edition of *The Southern Planter*. In this publication, Woodbourne was described as “containing [509] acres of good forest land, with comfortable improvements.” This language suggests that the property was mostly wooded at the time. It could be inferred that the name of the property was derived from its forested condition.<sup>27</sup>

By March of 1871, both William and Araminta Miers had died, and their son, John G. Miers had inherited Woodbourne. John Miers sold Woodbourne to his niece, Annie Maria *Vansant* Penington and her husband James Thomas Penington, Esq. on July 5<sup>th</sup>, 1881.<sup>28</sup>

Beginning in approximately 1890, James and Annie Penington leased Woodbourne to John Wesley Crossley, Jr.<sup>29</sup> In 1895, they leased it to James Penington’s younger brother, Noble Edward Penington, and his wife Florence Ezekiel Penington.<sup>30</sup> It is interesting to note that the Mierses, Peningtons, and John Crossley were all from Kent County, Maryland.<sup>31</sup>

On November 17<sup>th</sup>, 1896, James and Annie Penington deeded Woodbourne to Noble and Florence Penington. The language of the bargain and sale deed was more akin to a deed of trust, and required Noble and Florence Penington to “own, farm, maintain, improve, and reside” at Woodbourne. Furthermore, they could “not sell or otherwise intentionally diminish its value for their lifetimes.” Woodbourne was to transfer to the surviving spouse, and upon their death, be divided in half between the surviving sons and daughters of their marriage, and remain under their ownership for at least ten years, in which the property could not be further subdivided.<sup>32</sup>

Noble and Florence Penington made a number of improvements to Woodbourne, which were likely intended to accommodate them and their seven children.<sup>33</sup> In 1897, they erected a veranda on the front of the house, which was followed by what one reporter referred to as “extensive improvements” in 1898.<sup>34</sup> In 1983, it was suggested that the 2 ½ story frame addition north of the original house was constructed in the late nineteenth century.<sup>35</sup> It is possible that the “extensive improvements” noted in 1898 included this addition. An undated photograph of the house, believed to originate from the early twentieth century, shows that the frame addition north of the original house and the veranda had been completed by this time, and that the original, masonry section of

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<sup>27</sup> “Average Yield . . .” *The Southern Planter*.

<sup>28</sup> Westmoreland County, Virginia, Deed Book 42: 221; John Miers to James and Annie Penington, July 5, 1881, Westmoreland County Clerk’s Office, Town of Montross.

<sup>29</sup> “John Crossley obituary,” *Northern Neck News*, January 15, 1932, p. 6.

<sup>30</sup> “Florence Penington obituary.” *Northern Neck News*, September 25, 1931, p. 1.

<sup>31</sup> Westmoreland County, Virginia, Deed Book 38: 202; Westmoreland County, Virginia, Deed Book 42: 221; “John Crossley obituary,” Westmoreland County, Virginia, Deed Book 55: 88; James and Annie Penington to Edward and Florence Penington, November 19, 1896, Westmoreland County Clerk’s Office, Town of Montross.

<sup>32</sup> Westmoreland County, Virginia, Deed Book 55: 88.

<sup>33</sup> “Florence Penington obituary;” *Grave Monuments of the Penington Family in Yeocomico Episcopal Church Cemetery*, Westmoreland County, Virginia.

<sup>34</sup> “Mr. Noble Penington is erecting . . .”; “Mr. N.E. Penington, near the Hague . . .”

<sup>35</sup> Norris, *Westmoreland County*, p. 290.

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the house had been painted a light color. The same photograph shows a dormer window on the south-facing roof plane of the frame addition.<sup>36</sup> The frame shed that now stands to the west of the house may have been constructed around the same time as the veranda and the frame addition north of the original house. Interestingly, a sawmill was constructed in the woods near the house in 1912.<sup>37</sup>

Numerous sets of crudely inscribed initials and dates are visible in the south wall of the original, masonry section of the house. The initials and dates coincide with many of Noble and Florence Penington's children.<sup>38</sup> The latest legible date is from 1929 and is visible due to the presence of white paint within the inscriptions in the brick. This suggests that Woodbourne was painted white at least once in 1929 or later. This could have been undertaken in tandem with the construction of an additional porch in 1930, which was painted the following year.<sup>39</sup> This porch was later demolished- its precise location on the home is unknown.

Florence Penington died on September 18<sup>th</sup>, 1931, having outlived her husband by more than two decades.<sup>40</sup> On December 5<sup>th</sup>, 1931, Miriam Penington Hill, Nancy Penington Carey, and Ada C. Penington Parks were listed as grantors while Edward Moody Penington, James Thomas Penington, Jr., and Henry Clay Penington, Jr. were listed as grantees in a deed in which half of Woodbourne's 509.5 acres (approximately 254 acres) were transferred from the grantors to the grantees. The Peningtons were faithful to their aunt and uncle's wishes, as the grantors and grantees comprised all of the surviving daughters and sons of Noble and Florence Penington. The deed specifies that a wire fence had been erected from the southeast corner of the property, closest to what is now Cople Highway's intersection with Sandy Point Road, to the northwest corner, dividing the property in half. This fence served as the boundary between the two parcels, wherein the sons and daughters of Noble and Florence Penington inherited the land south and north of the fence, respectively.<sup>41</sup> This concluded a period of at least six decades in which Woodbourne was at its largest size of 509.5 acres.<sup>42</sup>

In a deed dated April 17<sup>th</sup>, 1941, Ada Parks, Nancy Carey, and Miriam Hill subdivided their 254-acre tract into five parcels of various sizes, with each sister receiving one or two parcels.<sup>43</sup> This subdivision was recorded as the "Subdivision of Woodbourne," and is still referenced in modern-day legal descriptions for properties in this 254-acre area.<sup>44</sup> Sometime between 1931 and 1941,

<sup>36</sup> "Undated Photograph of 'Woodbourne.'" From the private collection of Thomas Penington Rice.

<sup>37</sup> "A sawmill has been placed . . ." *Northern Neck News*, May 10, 1912, p. 3.

<sup>38</sup> Grave Monuments of the Penington Family . . . ; "Florence Penington obituary." *Northern Neck News*, October 2, 1931, p. 6.

<sup>39</sup> "'Woodbine,' the home of Mrs. N.E. Penington . . ." *Northern Neck News*, December 19, 1930, p. 4; "The application of a coat of paint . . ." *Northern Neck News*, March 6, 1931, p. 8.

<sup>40</sup> Grave Monuments of the Penington Family . . .

<sup>41</sup> Westmoreland County, Virginia, Deed Book 90: 73; Nancy Carey, Miriam Hill, and Ada Parks to Edward, Henry, and James Penington, December 5, 1931, Westmoreland County Clerk's Office, Town of Montross.

<sup>42</sup> Westmoreland County, Virginia, Deed Book 38: 202; Westmoreland County, Virginia, Deed Book 90: 73.

<sup>43</sup> Westmoreland County, Virginia, Deed Book 98: 409; Noble and Florence Penington to Nancy Carey, April 17, 1941, Westmoreland County Clerk's Office, Town of Montross.

<sup>44</sup> "Westmoreland County, Virginia." Property Identification Card Search. Westmoreland County, Virginia, 2023, Web, October 9, 2023. <https://eservices.westmoreland-county.org/applications/txapps/PropCardsIndex.htm>.

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Cople Highway was rerouted from its previous location as the eastern boundary of the property to its present location, separating approximately one-hundred acres from the 254-acre tract.<sup>45</sup>

The piece of property on which Woodbourne presently sits was subdivided into three separate parcels. Lots two and five were comprised of fifty and 17.4 acres, respectively, included the house, were conveyed to Nancy Carey, and today make up the 9.71-acre parcel referred to as TMID# 47-46G. Lot one was comprised of 99.22 acres, conveyed to Miriam Hill, and remains presently as the 0.385-acre parcel referred to as TMID# 47-45B.<sup>46</sup>

Nancy Carey Norris and her second husband John Holly Norris sold Woodbourne on February 28<sup>th</sup>, 1946. This transfer, to Col. Richard Turberville Arnest, MD and his wife Bertha Elizabeth Orr Arnest included all of the 67.4 acres that she had inherited.<sup>47</sup> This ended a period of seventy-eight years in which Woodbourne was owned by four generations of relatives of the same family (Nancy Penington Carey Norris was the niece by marriage of William V. Miers' granddaughter, Annie Maria Vansant Penington).

Richard and Bertha Arnest first occupied Woodbourne in January of 1949.<sup>48</sup> The three-year gap between their acquisition and occupancy of the home may be due to their relocation from Fort Bragg, North Carolina in 1947.<sup>49</sup> Additionally, they may have also been retrofitting the home prior to moving in, as it did not feature modern plumbing amenities prior to their ownership.<sup>50</sup> It is possible that electricity was first introduced to the dwelling at this time. In addition to these improvements, the Arnests were reported to have demolished the hedgerows on the property and planted a lawn in March of 1949, followed by the completion and occupation of a "servant's house" approximately two months later.<sup>51</sup> The servant's house was likely the concrete block dwelling that remains situated northwest of Woodbourne. Evidence onsite suggests that the Arnests may have installed asbestos shingle siding over the horizontally lapped weatherboard siding of the 1898 addition sometime prior to June of 1950.

In June of 1950, the Arnests were reported to have "added a commodious utility room to their home, and a fifteen-foot-deep freeze."<sup>52</sup> The precise location of the deep freeze at Woodbourne is unknown. However, the utility room may survive as the sizable concrete block addition currently located to the rear of the 1898 addition. This addition retains certain features such as fuse panels, hot water heaters, water well pressure tanks, and a considerable laundry/utility sink, which support

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<sup>45</sup> Westmoreland County, Virginia, Deed Book 90: 73; Westmoreland County, Virginia, Deed Book 98: 409.

<sup>46</sup> Westmoreland County, Virginia, Deed Book 98: 409; "Westmoreland County, Virginia," Property Identification Card Search, Westmoreland County, Virginia, October 9, 2023. <https://eservices.westmoreland-county.org/applications/txapps/PropCardsIndex.htm>.

<sup>47</sup> Westmoreland County, Virginia, Deed Book 103: 339.

<sup>48</sup> "Col. and Mrs. Richard T. Arnest . . ." *Westmoreland News*, January 21, 1949, p. 8.

<sup>49</sup> "Health Director to Retire Dec. 31: Clinics Reduced To One Monthly;" "Colonel and Mrs. Richard Arnest . . ."

<sup>50</sup> John Settle, IV, "Personal Interview with Thomas Penington Rice," 2019.

<sup>51</sup> "Dr. Arnest, Sr., has bulldozers . . ." *Westmoreland News*, March 4, 1949, p. 10; "Many improvements are being made . . ." *Westmoreland News*, May 13, 1949, p. 14.

<sup>52</sup> "Dr. and Mrs. Arnest, at Woodbourne . . ." *Westmoreland News*, June 9, 1950, p. 5.

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this purported use. This addition is also known to have facilitated and housed Dr. Arnest's woodworking hobby.<sup>53</sup>

The inscription "RTA 1953" on the cement floor of the detached garage located northeast of Woodbourne suggests that construction began on this building in late 1953, as it was reported in January of the following year that "a roomy and substantial garage" was under construction at that time.<sup>54</sup> In October of 1954, this and the other amenities and buildings at the property were spared from damage by Hurricane Hazel. However, it was reported that "[several] large trees were felled at ['Woodbourne']."<sup>55</sup>

Several years later, the inscription "Oct. 1957" was etched into the cement floor of a small concrete block shed located behind the servant's house. The following year, a similar inscription reading "Sept. 16, 1958" was etched into the cement floor of a concrete block shed and connected tractor stall located behind the main house. In December of 1958, it was reported that the Arnests were clearing the woods along Cople Highway "near the entrance to Woodbourne," and that as a result, "there will be a good stretch of [farmland] added to the estate."<sup>56</sup>

An aerial photograph from 1967 illustrates that the Arnests also constructed a frame kitchen addition onto the southwestern corner of the original, masonry section of Woodbourne, an additional shed located north of the main house, a chicken house located between the main house and the servant's house, and additions to the front and back of the servant's house.<sup>57</sup> Each of these improvements (save for the kitchen) were constructed of concrete block, and (excluding the chicken house) still exist.

When Bertha Arnest died on November 21<sup>st</sup>, 1967, she devised in her will that all of her interest in Woodbourne was to be left to her husband, with the exception of the "tenant house," which was, "to be occupied by Lula Pierce, rent free, for her lifetime."<sup>58</sup> It is likely that the tenant house and the servant's house are the same dwelling.

Following the death of Richard Arnest on December 23<sup>rd</sup>, 1969, his son, Capt. Richard Turberville Arnest, Jr., MD, inherited Woodbourne. In a deed dated February 1<sup>st</sup>, 1972, he and his wife Susan Joy *Oatfield* Arnest sold "Lot Two, Fifty Acres of the Subdivision of Woodbourne" to Ronald William Bevans and his wife, Shirley *Evans* Bevans. Lot five, which comprised the remaining 17.4 acres that made up the rest of the 67.4 acres purchased by the Arnests in 1946, appears to have been sold sometime prior to Richard Arnest, Jr.'s sale of the property- otherwise, it was sold

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<sup>53</sup> Settle, "Personal Interview with Ed Arnest," 2018.

<sup>54</sup> "Dr. Richard Arnest is having . . ." *Westmoreland News*, January 9, 1954, p. 6.

<sup>55</sup> "Howling Hurricane Hazel No Lady" *Northern Neck News*, October 21, 1954, p. 1.

<sup>56</sup> "The scenery is changing rapidly . . ." *Westmoreland News*, December 11, 1958, p. 11.

<sup>57</sup> "Historic Aerials by NETR Online: 1967 Viewer," National Environmental Title Research, L.L.C. 2023. Web. October 11, 2023. <https://www.historicaerials.com/viewer>.

<sup>58</sup> Westmoreland County, Virginia, Will Book 204: 709; Last Will and Testament of Bertha Arnest, February 4, 1964, Westmoreland County Clerk's Office, Town of Montross.

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separately or later.<sup>59</sup> The separate sale of lot two from lot five was probably more convenient, as Cople Highway divided it from the rest of Woodbourne.<sup>60</sup> The deed from the Arnests to the Bevanses did not mention Lula Pierce.<sup>61</sup>

Ronald and Shirley Bevans' ownership of Woodbourne was the shortest in the property's history, and they may have purchased it solely to subdivide it further. When Woodbourne was sold again on November 8<sup>th</sup>, 1972, it included only 9.71 acres of its previous fifty-acre size.<sup>62</sup> This is the smallest recorded size in the property's history.

The new owners, Elmer A. McBride, Jr. and his wife Marjorie Claire *Kerr* McBride never lived in Woodbourne. Bill Woodhouse, one of their former tenants, lived there with his wife and children from 1973 to 1975. Woodhouse resided in the 1898 and 1950 additions and reported that by that time, the home was configured as a two-family dwelling- the home retains many elements of this configuration. During their ownership, the McBrides were using the original section of the house for storage, and referred to the property as "Penipoke Hall," "Pinapoke," or some variation of those names.<sup>63</sup>

The McBrides purchased an adjacent 0.385 acres from Carlton Lewin King and his wife Betty Lee King on April 28<sup>th</sup>, 1978. This parcel, which was a portion of "Lot One, Ninety-Nine Acres, more or less, of the Subdivision of Woodbourne," was a piece of the same land noted earlier when it was conveyed to Miriam Hill.<sup>64</sup> Currently, Woodbourne comprises the remnants of lots one and two of the "Woodbourne Subdivision," and is only 10.095 acres in size, with this transaction being the first time that Woodbourne had been expanded in acreage since the Newtons' ownership.<sup>65</sup> The McBrides may have also painted or replaced most of the roof of the main house and detached garage with a red metal roof sometime between 1981 and 1982.<sup>66</sup> Aerial photography from 1982 shows that the 1897 veranda had been removed by that time.<sup>67</sup> Additionally, a photograph from 1983 shows that the asbestos shingle siding and the dormer window on the south-facing roof plane of the 1898 addition are not present, and that all of the original wooden two-over-two double-hung

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<sup>59</sup> Westmoreland County, Virginia, Deed Book 227: 216; Susan and Richard Arnest, Jr. to Ronald and Shirley Bevans, February 1, 1972, Westmoreland County Clerk's Office, Town of Montross.

<sup>60</sup> Westmoreland County, Virginia, Deed Book 98: 409.

<sup>61</sup> Westmoreland County, Virginia, Deed Book 227: 216.

<sup>62</sup> Westmoreland County, Virginia, Deed Book 232: 310; Ronald and Shirley Bevans to Elmer and Marjorie McBride, November 8, 1972, Westmoreland County Clerk's Office, Town of Montross.

<sup>63</sup> John Settle, IV, "Telephone Interview with Bill Woodhouse," 2017.

<sup>64</sup> Westmoreland County, Virginia, Deed Book 274: 677; Carlton and Betty King to Elmer and Marjorie McBride, April 28, 1978, Westmoreland County Clerk's Office, Town of Montross.

<sup>65</sup> Westmoreland County, Virginia, Deed Book 38: 202; "Westmoreland County, Virginia," Property Identification Card Search, Westmoreland County, Virginia, 2023, <https://eservices.westmoreland-county.org/applications/txapps/PropCardsIndex.htm>; Westmoreland County, Virginia, Deed Book 274: 677.

<sup>66</sup> "Historic Aerials by NETR Online: 1981 Viewer," National Environmental Title Research, L.L.C., October 11, 2023, <https://www.historicaerials.com/viewer>; "Historic Aerials by NETR Online: 1982 Viewer," National Environmental Title Research, L.L.C., 2023. Web. October 11, 2023. <https://www.historicaerials.com/viewer>.

<sup>67</sup> "Historic Aerials by NETR Online: 1982 Viewer."

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sash windows appear to have been replaced with wooden six-over-six double-hung sash windows by this time.<sup>68</sup>

On April 27<sup>th</sup>, 1994, the McBrides sold Woodbourne to Lt. Col. John Robert Settle, Jr.<sup>69</sup> John Settle, Jr.'s ownership of Woodbourne is best summarized by several interior projects, the removal of the white paint from the exterior of the original masonry portion of the dwelling, the elimination of a south-facing doorway into the 1898 addition, and the replacement of the roof of the main house in 2007 under threat of condemnation by Westmoreland County.<sup>70</sup>

On January 26<sup>th</sup>, 2016, John Settle, Jr. bequeathed Woodbourne to his son, Capt. John Robert Settle, III.<sup>71</sup> Since 2017, John Settle, III has undertaken additions and renovations to the detached garage (2020-2022), servant's house (2017-2020), and the concrete block shed and connected tractor stall (2023). Two additional concrete block sheds were completely renovated in 2022, and the chicken house was replaced with a firewood shelter in 2020. It is his intention to restore the main house and the contributing frame shed located behind the main house in the near future.<sup>72</sup>

### **Biography of Col. Richard Turberville Arnest, MD**

Richard Turberville Arnest was born at Nomini Hall in Westmoreland County, Virginia on December 5<sup>th</sup>, 1892, to Thomas Maund Arnest, Jr. and Gertrude Turberville *Beale* Arnest.<sup>73</sup> As a youth, Arnest attended the Randolph-Macon Academy in Front Royal, Virginia before attending Virginia Polytechnic Institute during the 1910-1911 academic year.<sup>74</sup> Beginning in the fall of 1912, he attended the University of Maryland Medical School and College of Physicians and Surgeons, where he was a member of the Phi Sigma Kappa fraternity.<sup>75</sup> He earned his Doctor of Medicine degree in the spring of 1916, passed the state examinations shortly thereafter, and would subsequently accept appointments in and around Baltimore at Saint Joseph's Hospital and the University Hospital.<sup>76</sup>

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<sup>68</sup> Norris, *Westmoreland County*, p. 291.

<sup>69</sup> Westmoreland County, Virginia, Deed Book 428: 140; Elmer and Marjorie McBride to John Settle, Jr., April 27, 1994, Westmoreland County Clerk's Office, Town of Montross.

<sup>70</sup> John Settle, IV, "Personal Interview with John Settle, Jr.," 2011.

<sup>71</sup> Westmoreland County, Virginia, Will Book 890; 1668; Last Will and Testament of John Settle, Jr., December 13, 2007, Westmoreland County Clerk's Office, Town of Montross.

<sup>72</sup> John Settle, IV., "Personal Interview with John Settle, III," 2016.

<sup>73</sup> "Richard Arnest obituary," *Rappahannock Record*, January 8, 1970, p. 3; Grave Monuments of the Arnest Family in the Nomini Hall Cemetery, Westmoreland County, Virginia; "Thomas Arnest obituary," *Northern Neck News*, November 3, 1933, p. 9.

<sup>74</sup> "Health Director to Retire Dec. 31: Clinics Reduced To One Monthly," *Rappahannock Record*, December 8, 1960, p. 1; *The Bugle, 1911*, Virginia Polytechnic Institute, Blacksburg: Virginia Polytechnic Institute Corps of Cadets, 1911, p. 136.

<sup>75</sup> *Academia Terra Mariae, MCMXIII, Vol.-IX*, University of Maryland, College Park: Graduating Class of 1913, p. 111; *Academia Terra Mariae, MCMXVI, Vol.-XIII*, University of Maryland, College Park: Graduating Class of 1916, p. 26.

<sup>76</sup> *Academia Terra Mariae, 1916; Bulletin of the University of Maryland School of Medicine and College of Physicians and Surgeons*, Vol. 1, 1916, pgs. 56, 59.

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On May 21<sup>st</sup>, 1917, Arnest joined the Maryland Army National Guard, and was deployed to France the following month.<sup>77</sup> On October 8<sup>th</sup>, 1918, 1<sup>st</sup> Lt. Arnest was serving in Bois de Consenvoye, France with the Medical Corps of the 104<sup>th</sup> Sanitary Train, American Expeditionary Forces. While caring for the wounded, his position was shelled by the Germans; despite this, he continued to care for the wounded until after the bombardment had concluded. He would later be awarded the Silver Star Medal for his actions and was promoted to the rank of captain several months later.<sup>78</sup>

Following the conclusion of the First World War, Arnest married Bertha Elizabeth Orr, the daughter of Elmer Millard Orr and Rosalie *Geibel* Orr of Birmingham, Alabama.<sup>79</sup> He and his wife were then stationed at Camp Zachary Taylor in Kentucky until its closure in 1920.<sup>80</sup> Shortly thereafter, they were stationed at Fort Benning, Georgia, but were then transferred to Washington, DC in 1924.<sup>81</sup>

In February of 1925, Arnest graduated from the Army Medical School at Walter Reed Hospital before being transferred to Fort Huachuca, Arizona and again to Carlisle Barracks in Pennsylvania.<sup>82</sup> It was there when, on April 28<sup>th</sup>, 1925, his wife gave birth to their son.<sup>83</sup> After her recovery, the family was transferred to Fort Snelling in Minnesota.<sup>84</sup> By 1928, they had been transferred to Washington, DC, where they learned that they would be stationed in the Philippines for the next two years.<sup>85</sup>

In the spring of 1930, Maj. Arnest and his family had returned to Washington, DC, where he began what was supposed to have been a four-year position at Walter Reed Hospital.<sup>86</sup> His service in this capacity concluded with a transfer in 1933 to New Jersey, followed by additional transfers in 1935 to El Paso, Texas, in 1937 to Honolulu, Hawaii, and in 1939 to Fort Bragg, North Carolina, where he was then a lieutenant-colonel.<sup>87</sup>

<sup>77</sup> "Report of the Adjutant General of the State of Maryland, 1916-1917," Maryland Adjutant General. Geo. W. King Printing Co., 1918, n.p.; "Dr. Arnest Is Promoted," *Richmond Times-Dispatch*, April 20, 1919, p. 6.

<sup>78</sup> "Dr. Arnest Is Promoted"; "Richard Arnest – Recipient," *The Hall of Valor Project*. Web. Sep. 29, 2023. <https://valor.militarytimes.com/hero/80065>.

<sup>79</sup> "I had recently a letter . . .," *Northern Neck News*, January 30, 1920, p. 3; "Rosalie Orr obituary," *Northern Neck News*, May 12, 1933, p. 5.

<sup>80</sup> "Appointments Under New Army Law," *Army and Navy Journal*, September 25, 1920, p. 88; Martha Elson, "Celebrating Our History: Camp Zachary Taylor," *Courier Journal*, December 5, 2014. <https://www.courier-journal.com/story/news/history/river-city-retro/2014/12/05/celebrating-history-camp-zachary-taylor/19946281/>.

<sup>81</sup> "I had recently a kind . . .," *Northern Neck News*, December 24, 1920, p. 31; "Medical Classes Named: Officers to Be at Walter Reed for 1924-25 Course," *Washington Evening Star*, April 16, 1924, p. 38.

<sup>82</sup> "Army Schools to Graduate Students: Medical, Veterinary, and Dental Diplomas to Be Given by General Nolan," *The Washington Times*, February 5, 1925, p. 10; "The following from duty at . . .," *Army and Navy Register*, February 21, 1925, p. 189; "Turns North Pole Into 'Swimming Hole,'" *Northern Neck News*, April 23, 1959, p. 1.

<sup>83</sup> Grave Monuments of the Arnest Family . . .; "Turns North Pole Into 'Swimming Hole.'"

<sup>84</sup> "Dr. Richard Arnest, wife and . . .," *Rappahannock Record*, June 18, 1925, p. 5.

<sup>85</sup> "Captain Richard Arnest and his . . .," *Northern Neck News*, January 13, 1928, p. 1; "Major Richard Arnest left Monday . . .," *Northern Neck News*, June 13, 1930, p. 6.

<sup>86</sup> "Major Richard Arnest left Monday."

<sup>87</sup> "Dr. Richard Arnest has been . . .," *Northern Neck News*, June 2, 1933, p. 1; "Mr. and Mrs. George Walker . . .," *Northern Neck News*, August 30, 1935, p. 1; "Dr. Richard Arnest and his . . .," *Northern Neck News*, June 4, 1937, p. 1; "Lieut.-Col. Richard T. Arnest . . .," *Northern Neck News*, November 24, 1939, p. 5.

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In 1941, Arnest and his family had been transferred back to Fort Benning, where he was responsible for training the Army Medical Corps.<sup>88</sup> Following the Japanese attack on Pearl Harbor, they were transferred to Wilmington, Delaware, and were again transferred to Washington, DC before Arnest's deployment to England.<sup>89</sup>

While in England, Col. Arnest served as the taskforce surgeon for the II Corps and was responsible for organizing and planning combat medical support for the Center Task Force in preparation for the Allied invasion of French North Africa in late 1942.<sup>90</sup>

In the months following the invasion, Arnest moved with the II Corps into Algeria, and then into Tunisia in February of 1943. It was there when, during the Battle of Kasserine Pass, Arnest and others were forced to evacuate several field hospitals and several hundred patients from the Tébesa, Thala, and Youks areas on February 18<sup>th</sup>-22<sup>nd</sup> of 1943. This was done to prevent their capture by German and Italian forces, who had broken through Allied defenses at the front lines. Due to inclement weather, air evacuation of equipment and personnel was impossible, and the entire evacuation was conducted with twenty-five ambulances and two buses. Despite this, the evacuation was successful, with many of the II Corps' commanders impressed that a field hospital with as many as two-hundred beds and patients could be completely dismantled and enroute to a new location in a matter of 4.5 hours.<sup>91</sup>

Arnest treated the evacuation of the previous month as a learning experience, and, in preparation for the Battle of El Guettar, ordered a new four-hundred bed field hospital, a four-hundred bed evacuation hospital, and additional ambulances. Arnest's order specifically requested that the field hospital be capable of operating in three one-hundred bed units. This placed him at the forefront of the rapidly maturing army medical doctrine that was catalyzed through the II Corps' campaign in North Africa- namely, the divergence from large field hospitals to small field hospitals supplemented by large evacuation hospitals located at the rear echelon.<sup>92</sup>

After the conclusion of the North African campaign, Arnest was involved in the medical planning for the Allied invasion of Sicily, and, following its success, he was supervising the operation of the 93<sup>rd</sup> Evacuation Hospital near Sant'Agata di Militello.<sup>93</sup> On August 3<sup>rd</sup>, 1943, he authored a report detailing Gen. George Smith Patton, Jr.'s striking of a battle-fatigued soldier (later identified as SFC Paul Grady Bennett) in his hospital earlier that day. Two days later, he presented this report to Gen. Omar Nelson Bradley, who refused to act on it. In response, Arnest submitted an additional

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<sup>88</sup> "Col. and Mrs. Richard Arnest . . .," *Northern Neck News*, September 12, 1941, p. 1.

<sup>89</sup> "Dr. Richard Arnest left hurriedly . . .," *Northern Neck News*, December 15, 1941, p. 6; "Col. and Mrs. Richard Arnest . . .," *The Northern Virginia Daily*, February 21, 1942, p. 3; Charles Wiltse, *The Medical Department: Medical Service in the Mediterranean and Minor Theaters*, Center of Military History (Washington, D.C.: United States Army, 1965) p. 106.

<sup>90</sup> Wiltse, *The Medical Department*, p. 106.

<sup>91</sup> *Ibid.*, 127.

<sup>92</sup> *Ibid.*

<sup>93</sup> *Ibid.*, 148; Ladislav Farago, *Patton: Ordeal and Triumph* (New York: Dell Publishing Company, Inc. 1964) p. 330-332.

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report to Maj. Gen. Frederick Corbin Blesse, who presented the report to Gen. Dwight David Eisenhower. This incident was the first of two documented “slapping incidents” that blighted Gen. Patton’s military career, and which resulted in reprimand by both Gen. Eisenhower and the press.<sup>94</sup>

After the II Corps’ movement into mainland Italy, Arnest was made Chief Surgeon of the Peninsular Base Section (PBS) at Naples on November 9<sup>th</sup>, 1943. War-damaged water and sewer infrastructure in Naples had resulted in an outbreak of cholera and typhus shortly before the city’s liberation.<sup>95</sup> This outbreak continued into the following year and was just one of several outbreaks occurring simultaneously throughout southern Italy.<sup>96</sup> Arnest made his facilities and personnel available to the American Typhus Commission, who were working in tandem with the Louse Laboratories division of the Rockefeller Foundation to stifle the spread of typhus in the region. Dedicating the entirety of the PBS’ stock of MYL powder to Commission and Foundation officials, Arnest’s decision proved indispensable in the eradication of the disease among both Allied personnel and the local populace.<sup>97</sup> He would later receive the Typhus Commission Medal for his actions.<sup>98</sup>

When Rome was liberated by the Allies in June of 1944, fifteen of Arnest’s hospitals were treating approximately 32,000 patients at one time.<sup>99</sup> His military medical prowess was so effective that, by the end of November, 1944, Arnest was made Chief Surgeon of the PBS in Leghorn (Livorno), Italy, where he would remain until he was furloughed in the first weeks of 1945.<sup>100</sup> He was replaced at the PBS in Leghorn by his deputy surgeon, Col. Leo P.A. Sweeney, Jr.<sup>101</sup> Upon his departure from the European Theater, Arnest had overseen the establishment of forty hospitals.<sup>102</sup>

By the end of Arnest’s furlough, the Second World War had concluded in Europe. Consequently, he and his wife were sent to Fort Crowder, Missouri in the summer of 1945, before being transferred again to Fort Bragg. Arnest would serve on the medical staff there until his retirement on October 31<sup>st</sup>, 1947.<sup>103</sup> Retiring as a full-colonel, Arnest had been further decorated with an amphibious clasp, a Brazilian Medhala de Guerra, an Eastern Theater Offensive ribbon with five battle stars, the Legion of Merit, and the Order of the Crown of Italy Medal.<sup>104</sup>

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<sup>94</sup> Farago, *Patton: Ordeal and Triumph*, pgs. 338-339, 342.

<sup>95</sup> Wiltse, *The Medical Department*, p. 326.

<sup>96</sup> “Col, R.T. Arnest Awarded Medal,” *Northern Neck News*, November 30, 1945, p. 1.

<sup>97</sup> Wiltse, *The Medical Department*, p. 363; “Col, R.T. Arnest Awarded Medal.”

<sup>98</sup> “Col, R.T. Arnest Awarded Medal.”

<sup>99</sup> “Health Director to Retire Dec. 31: Clinics Reduced To One Monthly.”

<sup>100</sup> Wiltse, *The Medical Department*, p. 488; “The countryside has been rejoicing . . .,” *Northern Neck News*, February 9, 1945, p. 1.

<sup>101</sup> “Health Director to Retire Dec. 31: Clinics Reduced To One Monthly.”

<sup>102</sup> “Dr. Richard Arnest left hurriedly . . .”

<sup>103</sup> “Colonel Richard Arnest Visits Westmoreland,” *Northern Neck News*, July 13, 1945, p. 1; “Colonel and Mrs. Richard Arnest . . .” *Northern Neck News*, August 3, 1945, p. 1; *Official Army and Air Force Register, Volume II, R To End*, Department of the Army: The Adjutant General’s Office, Washington, D.C.: United States Government Printing Office, 1948, p. 2781.

<sup>104</sup> “Health Director to Retire Dec. 31: Clinics Reduced To One Monthly.”

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Shortly before his retirement, Arnest purchased “Woodbourne” from John Holly Norris and his wife Nancy *Penington* Carey Norris on February 28<sup>th</sup>, 1946. At that time, the property was a farm of approximately 67.4 acres and was located nearly four miles east of Arnest’s birthplace at Nomini Hall, which was then the home of his older brother, Thomas Maund Arnest, III and his wife Alice Eleanor *Orr* Arnest.<sup>105</sup>

In 1947, Arnest, Dr. L.J. Roper, and others convened to establish the Northern Neck Health District (NNHD). Roper, who was Virginia’s Health Commissioner at the time, named Arnest as the NNHD’s first director. The NNHD was the thirty-third health district established under Virginia’s fledgling rural health program, and encompassed Lancaster, Northumberland, Richmond, and Westmoreland Counties.<sup>106</sup> Arnest’s involvement in the NNHD at the conclusion of a thirty-year military medical career exemplifies his unwavering dedication to public health.

Arnest’s directorship of the NNHD entailed his execution or supervision of a broad array of tasks from multiple disciplines pertinent to the overarching duty of public health. These duties and tasks included, but were not limited to, the inspection of public and private water and sanitary sewer infrastructure, the suppression of communicable, vector-borne, water-borne, and zoonotic diseases, ensuring the sanitation of cafeterias, filling stations, and restaurants, the prevention of inshore pollution, and the establishment and operation of clinics in public schools and public administrative offices.<sup>107</sup>

When he wasn’t in the office, Arnest dedicated his remaining time to causes and roles of equal importance to that of his daily occupation. For instance, he served as the Westmoreland County Civilian Defense Group’s Emergency Medical Service Chief, the Westmoreland County Ruritan Club’s Health and Welfare Committee Chairman, and the Richmond County Cancer Society’s Education Chairman.<sup>108</sup> Arnest and his wife also dedicated their home to public health, with Woodbourne often serving as the venue for meetings of the Hague Auxiliary-Aid Group.<sup>109</sup> Additionally, they hosted the entire staff of the NNHD at their home twice a year; their annual summer picnics and Christmas dinners would become cherished local events.<sup>110</sup>

Arnest retired from the NNHD on December 31<sup>st</sup>, 1960, after thirteen years of service to the Commonwealth; it would be three years before his successor, Dr. Harold E. Gillespie, would

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<sup>105</sup> Westmoreland County, Virginia, Deed Book 103: 339; John and Nancy Norris to Richard and Bertha Arnest, February 28, 1946, Westmoreland County Clerk’s Office, Town of Montross; “Miss Frances Booth of Reedville . . .,” *Northern Neck News*, March 2, 1945, p. 8.

<sup>106</sup> “Dr. Richard T. Arnest, Retired Army Colonel, Named Health Officer,” *Rappahannock Record*, September 11, 1947, p. 1.

<sup>107</sup> “Annual Report of Health Unit: Improvements In Sanitary Conditions In Four Counties Noted,” *Rappahannock Record*, August 24, 1950, pgs. 1, 8.

<sup>108</sup> “Westmoreland Civilian Defense Group Meets,” *Northern Neck News*, January 12, 1951, p. 1; “Letters to the Editor: West. County Ruritan Club Montross, Virginia August 23, 1954,” *Westmoreland News*, September 24, 1954, p. 3; “Cancer Comm. Named For Richmond County,” *Northern Neck News*, March 23, 1951, p. 1.

<sup>109</sup> “The Hague Group of Aux.-Aid . . .” *Westmoreland News*, 11 November 1949, p. 1.

<sup>110</sup> “Dr. and Mrs. Richard Arnest . . .,” *Northern Neck News*, August 4, 1950, p. 7; “Dr. Arnest Entertains With Picnic At His Home,” *Westmoreland News*, August 3, 1951, p. 13; “Col. and Mrs. Richard T. Arnest . . .,” *Northern Neck News*, January 5, 1956, p. 2.

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replace him.<sup>111</sup> Arnest occupied his retired life with trips to Florida, world cruises, woodworking, and spending time with his family.<sup>112</sup> Unable to separate himself from public health, he also volunteered at blood drives and polio clinics, and continued to advocate for clean water.<sup>113</sup>

Arnest died at Woodbourne on December 23<sup>rd</sup>, 1969 at the age of seventy-seven, and was buried with his family at Nomini Hall.<sup>114</sup> He was predeceased by his wife, who died on November 21<sup>st</sup>, 1967, and was survived by a brother, a half-sister, his son and daughter-in-law, four grandchildren, and several great-grandchildren, all of whom affectionately called him “Pappy.”<sup>115</sup> His descendants include Capt. Richard Turberville “Dick” Arnest, Jr., MD, who was one of the group of three men who were the first to swim beneath the polar ice at the North Pole, and Richard Turberville “Rick” Arnest, III, who is a famous American composer, flutist, and performer.<sup>116</sup>

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<sup>111</sup> “Health Director to Retire Dec. 31: Clinics Reduced To One Monthly;” “Dr. H.E. Gillespie Offers Resignation As Health Director,” *Rappahannock Record*, October 1, 1964, p. 1.

<sup>112</sup> “Health Director to Retire Dec. 31: Clinics Reduced To One Monthly;” John Settle IV, “Personal Interview with Ed Arnest,” 2018.

<sup>113</sup> “Camp 17 Gives 45 Pints Of Blood To Help County Meet Quota,” *Northern Neck News*, April 19, 1962, p. 1; “Mrs. G.D. Cox, Dr. and . . .,” *Westmoreland News*, May 11, 1961, p. 6; “Dr. Richard T. Arnest, director . . .,” *Rappahannock Record*, September 17, 1964, p. 2.

<sup>114</sup> “Richard Arnest obituary.”

<sup>115</sup> *Ibid.*; Settle, “Personal Interview with Ed Arnest,” 2018; “Bertha Arnest obituary,” *Rappahannock Record*, November 30, 1967, p. 6.

<sup>116</sup> “Turns North Pole Into ‘Swimming Hole;” Settle, “Personal Interview with Ed Arnest,” 2018.

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- 25 "Mr. N.E. Pennington, near the Hague . . ." *Northern Neck News*, 29 April 1898, p. 3.
- 26 "John Crossley obituary." *Northern Neck News*, 15 January 1932, p. 6.
- 27 "Florence Penington obituary." *Northern Neck News*, 25 September 1931, p. 1.
- 28 "A sawmill has been placed . . ." *Northern Neck News*, 10 May 1912, p. 3.
- 29 "Florence Penington obituary." *Northern Neck News*, 2 October 1931, p. 6.

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- 30 “‘Woodbine,’ the home of Mrs. N.E. Pennington . . .” *Northern Neck News*, 19 December 1930, p. 4.
- 31 “The application of a coat of paint . . .” *Northern Neck News*, 6 March 1931, p. 8.
- 32 “Howling Hurricane Hazel No Lady” *Northern Neck News*, 21 October 1954, p. 1.

Rappahannock Record

- 1 “Richard Arnest obituary.” *Rappahannock Record*, 8 January 1970.
- 2 “Health Director to Retire Dec. 31: Clinics Reduced To One Monthly.” *Rappahannock Record*, 8 December 1960.
- 3 “Dr. Richard Arnest, wife and . . .” *Rappahannock Record*, 18 June, 1925.
- 4 “Dr. Richard T. Arnest, Retired Army Colonel, Named Health Officer.” *Rappahannock Record*, 11 September 1947.
- 5 “Annual Report of Health Unit: Improvements In Sanitary Conditions In Four Counties Noted.” *Rappahannock Record*, 24 August 1950.
- 6 “Dr. H.E. Gillespie Offers Resignation As Health Director.” *Rappahannock Record*, 1 October 1964.
- 7 “Dr. Richard T. Arnest, director . . .” *Rappahannock Record*, 17 September 1964.
- 8 “Bertha Arnest obituary.” *Rappahannock Record*, 30 November 1967.

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Westmoreland County, Virginia Deed Books

- 1 Deed of Sale from John and Nancy Norris to Richard and Bertha Arnest, 28 February 1946 (filed 5 March 1946), Westmoreland County, Virginia Deed Book 103, Page 339. County Clerk's Office, Town of Montross, Virginia.
- 2 Deed of Sale from John and Anne Branson to Robert and Constance Bailey, 23 August 1854 (filed 23 August 1854), Westmoreland County, Virginia, Deed Book 35, Page 179. County Clerk's Office, Town of Montross, Virginia.
- 3 Deed of Sale from William and Sarah Pollard to John and Anne Branson, 20 December 1849 (filed 14 October 1850), Westmoreland County, Virginia, Deed Book 33, Page 373. County Clerk's Office, Town of Montross, Virginia.
- 4 Deed of Sale from Robert and Constance Bailey to Willoughby and Elizabeth Newton, 30 November 1858 (filed 22 August 1859), Westmoreland County, Virginia, Deed Book 36, Page 94. County Clerk's Office, Town of Montross, Virginia.
- 5 Deed of Sale from Willoughby and Elizabeth Newton to William and Araminta Miers, 12 December 1868 (filed 27 September 1869), Westmoreland County, Virginia, Deed Book 38, Page 202. County Clerk's Office, Town of Montross, Virginia.
- 6 Deed of Sale from John Miers to James and Annie Penington, 5 July 1881 (filed 22 November 1881), Westmoreland County, Virginia, Deed Book 42, Page 221. County Clerk's Office, Town of Montross, Virginia.
- 7 Deed of Sale from James and Annie Penington to Edward and Florence Penington, 19 November 1896 (filed 24 February 1897), Westmoreland County, Virginia, Deed Book 55, Page 88. County Clerk's Office, Town of Montross, Virginia.
- 8 Deed of Trust from Nancy Carey, Miriam Hill, and Ada Parks to Edward, Henry, and James Penington, 5 December 1931 (filed 14 December 1931), Westmoreland County, Virginia Deed Book 90, Page 73. County Clerk's Office, Town of Montross, Virginia.
- 9 Deed of Gift from Noble and Florence Penington to Nancy Carey, 17 April 1941 (filed 23 April 1941), Westmoreland County, Virginia Deed Book 98, Page 409. County Clerk's Office, Town of Montross, Virginia.
- 10 Deed of Sale from Susan and Richard Arnest, Jr. to Ronald and Shirley Bevans, 1 February 1972 (filed 10 February 1972), Westmoreland County, Virginia Deed Book 227, Page 216. County Clerk's Office, Town of Montross, Virginia.
- 11 Deed of Sale from Ronald and Shirley Bevans to Elmer and Marjorie McBride, 8 November 1972 (filed 15 November 1972), Westmoreland County, Virginia Deed Book 232, Page 310. County Clerk's Office, Town of Montross, Virginia.
- 12 Deed of Sale from Carlton and Betty King to Elmer and Marjorie McBride, 28 April 1978 (filed 4 May 1978), Westmoreland County, Virginia Deed Book 274, Page 677. County Clerk's Office, Town of Montross, Virginia.
- 13 Deed of Sale from Elmer and Marjorie McBride to John Settle, Jr., 27 April 1994 (filed 29 April 1994), Westmoreland County, Virginia Deed Book 428, Page 140. County Clerk's Office, Town of Montross, Virginia.

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Westmoreland County, Virginia Will Books

- 1 Last Will and Testament of Bertha Arnest, 4 February 1964 (probated 27 November 1967), Westmoreland County, Virginia Will Book 204, Page 709. County Clerk's Office, Town of Montross, Virginia.
- 2 Last Will and Testament of John Settle, Jr., 13 December 2007 (probated 25 February 2016), Westmoreland County, Virginia Will Book 890, Page 1668. County Clerk's Office, Town of Montross, Virginia.

Westmoreland News

- 1 "Col. and Mrs. Richard T. Arnest . . ." *Westmoreland News*, January 21, 1949, p. 8.
- 2 "Dr. Arnest, Sr., has bulldozers . . ." *Westmoreland News*, March 4, 1949, p. 10.
- 3 "Many improvements are being made . . ." *Westmoreland News*, May 13, 1949, p. 14.
- 4 "Dr. and Mrs. Arnest, at Woodbourne . . ." *Westmoreland News*, June 9, 1950, p. 5.
- 5 "Dr. Richard Arnest is having . . ." *Westmoreland News*, January 9, 1954, p. 6.
- 6 "The scenery is changing rapidly . . ." *Westmoreland News*, December 11, 1958, p. 11.
- 7 "Letters to the Editor: West. County Ruritan Club Montross, Virginia August 23, 1954," *Westmoreland News*, September 24, 1954, p. 3.
- 8 "The Hague Group of Aux.-Aid . . ." *Westmoreland News*, 11 November 1949, p. 1.
- 9 "Dr. Arnest Entertains With Picnic At His Home," *Westmoreland News*, August 3, 1951, p. 13.
- 10 "Mrs. G.D. Cox, Dr. and . . ." *Westmoreland News*, May 11, 1961, p. 6.

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Wolf, Thomas. *Historic Sites in Virginia's Northern Neck and Essex County: A Guide*. Preservation Virginia, Northern Neck Branch, 2011.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government

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University  
 Other

Name of repository: Library of Virginia; The Kinsale Foundation, Inc.; Virginia Department of Historic Resources, Richmond; Westmoreland County Circuit Court Clerk's Office

**Historic Resources Survey Number (if assigned):** VDHR File No. 096-5066

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### 10. Geographical Data

**Acreege of Property** 9.6686 acres

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: 38.047576 | Longitude: -76.627563 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

**Or**

#### UTM References

Datum (indicated on USGS map):

NAD 1927    or     NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated boundary corresponds with Westmoreland County, VA tax parcel 47-45B, as depicted on the attached Tax Parcel Map.

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

The boundaries include the remaining acreage and resources historically associated with Woodbourne. The boundaries of the property as described are consistent with those that appear on a plat, prepared by a Virginia-licensed land surveyor, in the possession of the owner of the property, and dated after Thursday, May 4th, 1978.

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**11. Form Prepared By**

name/title: John Robert Settle, IV  
organization: \_\_\_\_\_  
street & number: 5201 Academy Court  
city or town: Virginia Beach state: VA zip code: 23831  
e-mail: johnrs4@vt.edu  
telephone: (757) 478-7149  
date: October 18, 2023

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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**

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,

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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: Woodbourne

City or Vicinity: Kinsale

County: Westmoreland

State: VA

Photographer: John Robert Settle, IV

Date Photographed: April 14, 2019; December 6, 2020; January 1, 2022

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

- 1 of 43: Main House, Southeast Corner
- 2 of 43: Main House, East Façade, Entry Door
- 3 of 43: Main House, Southwest Corner
- 4 of 43: Main House, Northwest Corner
- 5 of 43: Main House, Northeast Corner
- 6 of 43: Main House, First Floor, Center Hall, Facing West
- 7 of 43: Main House, First Floor, Center Hall, Facing East
- 8 of 43: Main House, First Floor, North Room, Facing Southwest
- 9 of 43: Main House, First Floor, North Room, Facing Northeast
- 10 of 43: Main House, First Floor, North Room, Facing East
- 11 of 43: Main House, First Floor, East Room, Facing Southeast
- 12 of 43: Main House, First Floor, East Room, Facing Southwest
- 13 of 43: Main House, First Floor, New Hall, Staircase
- 14 of 43: Main House, First Floor, West Room, Facing Southwest
- 15 of 43: Main House, First Floor, Workshop, Facing West
- 16 of 43: Main House, First Floor, South Room, Facing East
- 17 of 43: Main House, First Floor, South Room, Facing South
- 18 of 43: Main House, First Floor, South Room, Facing North
- 19 of 43: Main House, First Floor, South Room, Facing East
- 20 of 43: Main House, First Floor, Kitchen, Facing Northwest
- 21 of 43: Main House, Second Floor, Staircase Landing, Facing West
- 22 of 43: Main House, Second Floor, Staircase, Facing East
- 23 of 43: Main House, Second Floor, North Room, Facing Northeast
- 24 of 43: Main House, Second Floor, North Room, Mantle, Facing North
- 25 of 43: Main House, Second Floor, East Room, Facing Southeast
- 26 of 43: Main House, Second Floor, East Room, Mantle, Facing West

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- 27 of 43: Main House, Second Floor, New Hall, Facing West
- 28 of 43: Main House, Second Floor, West Room, Facing Northwest
- 29 of 43: Main House, Second Floor, Bathroom, Facing West
- 30 of 43: Main House, Second Floor, Stair Hall, Facing Southeast
- 31 of 43: Main House, Second Floor, South Room, Facing Southwest
- 32 of 43: Main House, Second Floor, South Room, Facing Southeast
- 33 of 43: Main House, Third Floor, Stair Hall, Facing South
- 34 of 43: Main House, Third Floor, East Room, Facing East
- 35 of 43: Main House, Third Floor, West Room, Facing West
- 36 of 43: Main House, Attic, Facing South
- 37 of 43: Contributing "Green Barn," Facing Northwest
- 38 of 43: Noncontributing Tractor Barn, Facing Southeast
- 39 of 43: Noncontributing Large Shed, Facing Northwest
- 40 of 43: Noncontributing Two-Bay Detached Garage, Facing Northwest
- 41 of 43: Noncontributing Lula Pierce House, Facing Northwest
- 42 of 43: Noncontributing Small Shed, Facing Southeast
- 43 of 43: Noncontributing Firewood Shelter, Facing Northwest

**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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**Detailed Descriptions of Non-Contributing Resources**

*Lula Pierce House*

In 1949, an accessory dwelling was constructed approximately 150 feet northwest of the Main House. This dwelling was originally 16' x 34'. It rested on a continuous masonry foundation constructed of concrete block above a raised crawlspace, supporting walls constructed of concrete block. Doorways existed on the facade (east elevation) and west elevation, with windows of varying patterns and sizes interspersed irregularly on each of the dwelling's four elevations. The dwelling featured a shallowly pitched side-gable roof that was clad with green asphalt shingles and punctuated by a single, centrally located brick chimney. The eaves were open and painted green. The remainder of the dwelling's exterior was initially painted white. The interior of this dwelling was finished with drywall, floored in hardwood, and featured wood molding and trim of varying patterns and sizes. The dwelling was divided into a full bathroom, a kitchen/utility room, and a large living area that also served as a bedroom. The centrally located brick chimney featured two connections, allowing the dwelling to be heated by two heat sources simultaneously.

By 1967, this dwelling had been expanded twice. The first addition was erected onto the dwelling's southwest corner, and was approximately 12' x 22'. The second addition was erected onto the dwelling's northeast corner, and was approximately 12' x 17.5. Each addition rested on a continuous masonry foundation constructed of concrete block above a raised crawlspace, supporting walls constructed of concrete block. Each addition featured its own exterior door, a concrete block chimney, and windows of varying patterns and sizes that were interspersed irregularly about the walls. Each addition was roofed in shallowly pitched shed roofs clad in red standing seam metal, which were joined to a median position on the original dwelling's east and west roof planes. The interiors of both additions were floored in hardwood, and featured wood molding and trim of varying patterns and sizes. Drywall was not utilized, but the interior sides of the concrete block walls were painted white. Each addition consisted of a bedroom and closet, which were accessed from the original dwelling via doorways that had been cut from window openings. A majority of the dwelling's exterior may have been painted yellow by this time.

From 2017 to 2020, this dwelling was completely renovated into a four-bay, triple-pile, one-story dwelling of approximately 1,300 square feet. The "S" shaped footprint of the original dwelling was squared, resulting in an overall footprint of 34' x 40'. Nearly all of the original concrete blockwork was retained in the renovation, in addition to the original brick chimney, which continues to serve the dwelling as an ancillary heat source.

The resulting dwelling rests on a continuous masonry foundation constructed of concrete block above a raised crawlspace, supporting walls constructed mostly of concrete block, with some walls being of wood frame construction. All walls are sheathed in "Woodland Cream" colored horizontally lapped Hardie board siding, which is trimmed in "Arctic White" colored Hardie trim. The house is accessed via a single craftsman style door featuring a six-pane light, which has been painted dark green- this door is located on the façade (south elevation) near the southeast corner of the dwelling. Access through the craftsman door is assisted via a small masonry stoop constructed of brick, bordered by white aluminum railings, and

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scaled using brick steps descending to the south. The dwelling is fenestrated by fourteen wooden casement windows clad in aluminum, all of which are of equal size, feature muntins that simulate a window of eight panes, and are interspersed mostly equidistant from one another on each elevation. Each window is bordered by decorative composite shutters that have been painted dark green to match the door. The dwelling is covered by a shallowly pitched gable roof with decorative vinyl gable vents on the east and west gables. The roof is clad in "Pristine Green" architectural asphalt shingles, and is adorned with ridge vents. The aforementioned brick chimney punctuates the center of the roof. The eaves are boxed, painted white, and equipped with white aluminum gutters.

The interior of the dwelling is finished with drywall, floored with vinyl tiles, and trimmed with fiberboard. The east section of the dwelling is comprised of (from north to south) a bedroom, full bathroom, and utility room. The middle (original) section of the dwelling is comprised of a kitchen and living area. The west section of the dwelling is comprised of (from north to south) a full bathroom and bedroom.

*Garage*

In late 1953, construction began on a two-bay detached garage located approximately seventy feet northeast of the Main House. The resulting garage was approximately 22.5' x 35.5'. The southernmost 24.5 feet of the garage rested on continuous, concrete block and concrete slab foundations, which supported concrete block walls that were originally painted white. The garage was accessed by two metal garage doors located on the façade (south elevation), with access assisted by a three-foot-deep concrete apron that spanned the length of the façade. A single metal window on the east elevation lit the unfinished interior of the garage- the rearmost six feet of which were separated from the rest of the garage by a wooden partition. The garage was roofed by a shallowly pitched gable-fronted roof that may have initially been clad in green asphalt shingles. The roof had been clad in red metal by 1982. The eaves were boxed and painted white.

The northernmost eleven feet of the garage consisted of a storage area with a dirt floor. It rested on a continuous concrete block foundation and appears to have been constructed simultaneously with the remainder of the garage. Its walls were also constructed of concrete block that had been painted white. The storage area was accessed via a small "Z" frame door on the west elevation of the building, near its northwest corner. A single metal window on the east elevation lit the unfinished interior of this room. The storage area was roofed by a shallowly pitched shed roof that joined the northern wall of the detached garage immediately below its gable. This roof was also clad in red metal by 1982, but its eaves were open and painted white. There was no way to access the interior of the garage from the storage area. The entire building had been sheathed in Masonite siding by 1994.

From 2020 to 2022, this building was completely renovated into an approximately 1,250 square foot detached garage. The original rectangular footprint was squared following the addition of a "lean-to" of thirteen feet in depth that spans the entire western elevation of the building. The resulting building is approximately 35' x 35', and retains most of the original concrete blockwork, in addition to most of the building's original slab. The original foundation of the garage is retained, but the dirt floor of the storage area has been converted into a crawlspace after a wall between the garage and this area was removed and

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a wooden floor subsequently framed.

The lean-to addition is elevated above a concrete slab that is situated in a depression approximately two feet below the grade that was present at the front of the building. To accommodate this, a thirteen-foot long retaining wall was constructed at the south end of the lean-to. The lean-to itself is supported by four massive timbers spaced equidistant from one another at the building’s western elevation. The timbers and west wall of the enclosed portion of the building are embellished with decorative straight knee braces. The ceiling is boxed and painted white.

The walls of the enclosed portion of the building are concrete block, with the exception of the south wall, which is of wood frame construction. All walls are sheathed in “Woodland Cream” colored horizontally lapped Hardie board siding, which is trimmed in “Arctic White” colored Hardie trim. The building is accessed via an eighteen-foot wide, ten foot tall garage door on the façade (south elevation), or a craftsman style door featuring a six-pane light located on the north elevation near the northeast corner of the building. Both doors have been painted dark green. Access through the garage door is assisted via an eighteen-foot-deep concrete apron spanning the length of the façade. Access through the craftsman door is assisted via a six-foot square masonry stoop constructed of brick, bordered by white vinyl railings, and scaled by brick steps descending to the west. The building is fenestrated by four large, vinyl, six-over-six, double-hung sash windows on the south elevation, all of which are of equal size, and are interspersed equidistant from one another. A single, fixed, vinyl, six-pane transom light is set above the aforementioned craftsman door on the north elevation.

The building features a shallowly pitched gable-fronted roof clad in “Pristine Green” architectural asphalt shingles, and is adorned with ridge vents and a large, centrally located wooden cupola which has been painted white and equipped with a weathervane. The eaves are boxed, painted white, and equipped with white aluminum gutters. The north and south gables are each lit by three smaller, vinyl, four-over-four, double-hung sash windows. Each of the building’s windows are bordered by decorative composite shutters that have been painted dark green to match the doors. Both gables are adorned with decorative vinyl gable vents.

The interior of this building is finished with drywall, floored in a combination of “Cappuccino” colored concrete epoxy coating and vinyl tiles, and trimmed with fiberboard. A large workbench spans much of the east wall. A staircase with a closet below spans most of the north wall. At the top of the stairs is a French door that allows access to the room above the lean-to addition, which is finished with drywall, floored in vinyl tiles, and trimmed with fiberboard. This room is lit by a window at each end, and allows access to a small attic to the west, and a larger attic above the garage to the east.

*150 Sqft. Shed*

In October of 1957, construction was underway on a 12’ x 12’ shed approximately 175 feet northwest of the Main House. The shed rested on continuous, concrete block and concrete slab foundations, which supported concrete block walls. The shed was accessed by a wooden two-panel door located on its façade (south elevation). A single window of unknown configuration was located to the left of the door. The shed

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was roofed by a shallowly pitched shed roof that sloped downward from south to north, and was clad in red metal. The eaves were open and unpainted. The interior of the shed was unfinished. A tractor collided with this shed during the late 1990s.

In 2022, this building was completely renovated. The original square footprint and foundation were retained, as was some of the original concrete blockwork. The walls of this building are now primarily of wood frame construction, sheathed in “Woodland Cream” colored horizontally lapped Hardie board siding, and trimmed in “Arctic White” colored Hardie trim. The building is accessed via a nine-foot wide, seven-foot-tall garage door on the north elevation, or a six-panel metal door located on the façade (south elevation) near the southeast corner of the building. Both doors have been painted dark green. Access through both doors is assisted via a three-foot-deep concrete apron spanning the length of the façade and north elevation. A single, vinyl, four-over-four, single-hung sash window is located to the left of the metal door. It is bordered by decorative composite shutters that have been painted dark green to match the doors. The building features a steeply pitched, gable-fronted roof clad in “Pristine Green” architectural asphalt shingles, and is adorned with ridge vents and a small, centrally located wooden cupola that has been painted white. The eaves are boxed, painted white, and equipped with white aluminum gutters. The north and south gables are each adorned with vinyl gable vents.

The interior of this building is unfinished. The concrete floor is covered in a “Satin Gray” colored epoxy coating. A small workbench is located in the southwest corner. A wooden ladder on the south wall between the door and window facilitates access to the attic via a trapdoor in the ceiling.

*600 Sqft. Shed*

By September 16<sup>th</sup>, 1958, construction was underway on a concrete block shed and connected tractor stall located approximately thirty-feet west of the Main House. The building rested on continuous, concrete block and concrete slab foundations, which supported concrete block walls that were originally painted white. The shed section of the building comprised an area approximately 9’ x 9’, and was accessed by a wooden “Z” frame door located on its façade (east elevation). It was roofed by a shallowly pitched gable-fronted roof that was clad in green asphalt shingles that were later covered in metal. The eaves were boxed and unpainted. The east and west gables were each adorned with aluminum gable vents. The interior of this section of the building was unfinished.

The tractor stall section of the building was located north of the shed section, and comprised an approximately 9’ x 12’ area. The east wall was intentionally omitted to facilitate the access of equipment and vehicles. It was roofed by a shallowly pitched shed roof that sloped downward from east to west, and featured a small overhang over the opening of the stall. The roof was originally clad in green asphalt shingles that were later covered in red metal. The eaves were open and unpainted. The interior of the stall was unfinished. Owing to grade, the slab in this section of building was several inches higher than it was in the adjoining shed section of the building. The two sections were not internally connected.

In 2023, this building was completely renovated. The original irregular footprint was made rectangular and then extended westward following the addition of a massive lean-to. The resulting building is

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approximately 18' x 33', and retains much of the original concrete blockwork, in addition to the original concrete slab from the tractor stall section of the building.

The walls of this building are primarily of concrete block construction, with the exception of the north and south walls, which are of wood frame construction. All walls are sheathed in "Woodland Cream" colored horizontally lapped Hardie board siding, which is trimmed in "Arctic White" colored Hardie trim. The building is accessed via a nine-foot-wide, eight-foot-tall garage door on the façade (north elevation), or a six-panel metal door located on the south elevation. Both doors have been painted dark green. Access through both doors is assisted via a three-foot-deep concrete apron spanning the length of the façade and south elevations- a third apron spans the length of the west elevation. The building is fenestrated by two vinyl, six-over-six, double-hung sash windows, which are bordered by decorative composite shutters, and located on either end of the east elevation, resulting in a symmetrical appearance. The shutters have been painted dark green to match the doors.

The lean-to addition is elevated above a concrete slab at the same grade as the building's original slab. It is supported by five massive timbers spaced mostly equidistant to one another, and comprising all or a majority of the building's façade, south, and west elevations. The timbers and west wall of the enclosed portion of the building are embellished with decorative straight knee braces. The ceiling is boxed and painted white.

The building features a moderately pitched, side-gable roof clad in "Pristine Green" architectural asphalt shingles, which is adorned with ridge vents and a large, centrally located wooden cupola that has been painted white and equipped with a weathervane. The eaves are boxed, painted white, and equipped with white aluminum gutters. The east and west gables are each adorned with vinyl gable vents.

The interior of the enclosed portion of this building is unfinished. The concrete floor is covered in a "Satin Gray" colored epoxy coating. A workbench is located in the southeast corner. A wooden ladder on the east wall between the windows facilitates access to the attic via a trapdoor in the ceiling.

*Firewood Shelter*

By 1967, construction had concluded on a 5' x 25' chicken house located one-hundred feet northwest of the Main House. The structure rested on continuous, concrete block and concrete slab foundations, which supported concrete block walls that formed a total of eight enclosures within the structure. These enclosures were accessible via four small screen doors located on the north and south elevations. The structure was no taller than three feet, and was covered by a shallowly pitched shed roof that sloped downwards from south to north. The roof was clad in red metal. The eaves were open and unpainted. Most of this structure was demolished in 2017.

In 2020, a 5' x 20' portion of the slab of the chicken house served as the footprint for a firewood shelter that was constructed above it. It is supported by six timbers spaced equidistant to one another along the structure's façade (south elevation) and north elevation. The timbers are all embellished with decorative straight knee braces. The ceiling is boxed and painted white. The structure features a moderately pitched

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Woodbourne
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Name of Property
Westmoreland County, VA
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County and State
-----
Name of multiple listing (if applicable)

Section number 7 Page 6

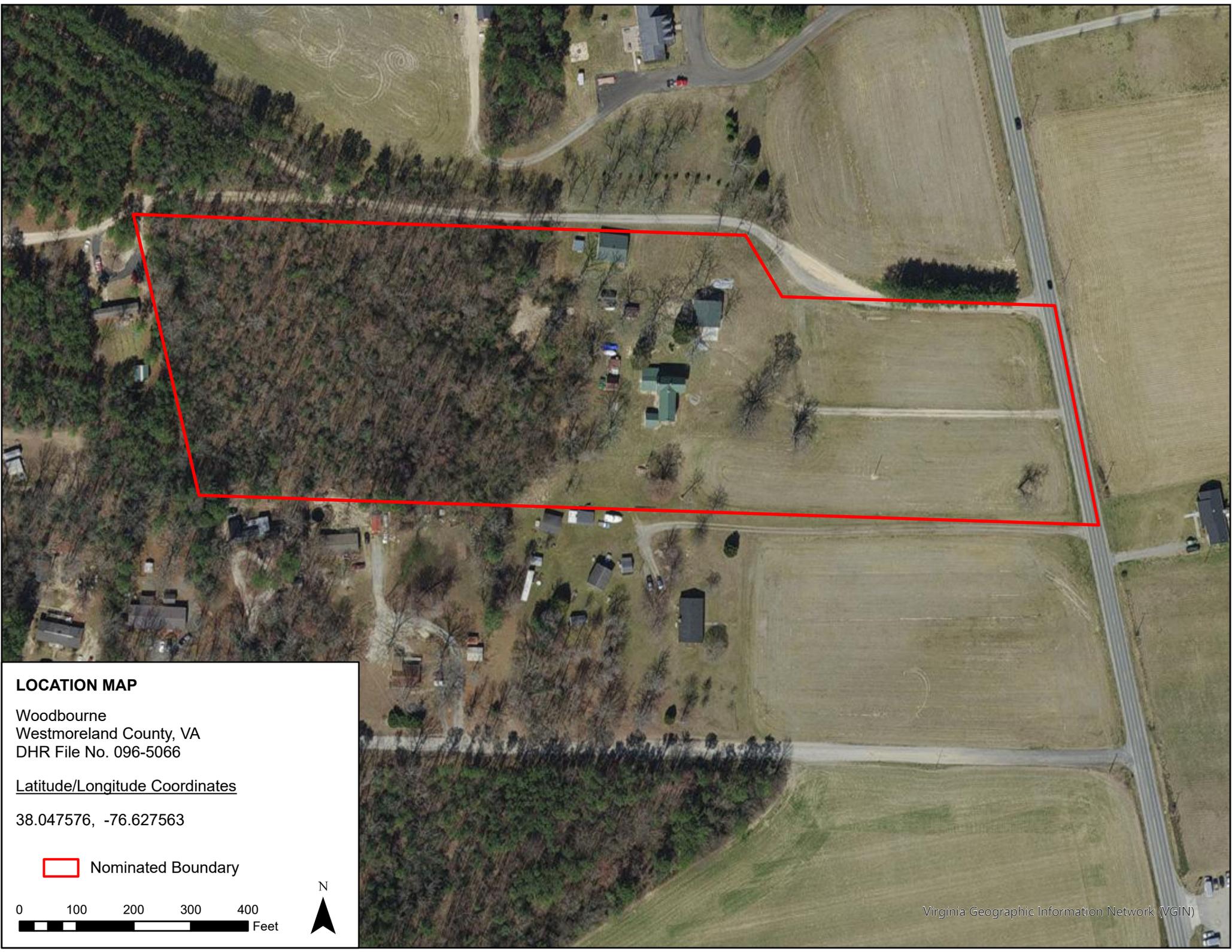
side-gabled roof clad in “Pristine Green” architectural asphalt shingles, and is adorned with ridge vents and a small, centrally located wooden cupola that has been painted white. The eaves are boxed and painted white. The east and west gables are sheathed in “Woodland Cream” colored horizontally lapped Hardie board siding, which is trimmed in “Arctic White” colored Hardie trim. Access to the attic is facilitated via a trapdoor in the center of the ceiling.

*225 Sqft. Shed*

By 1967, construction had concluded on an 12’ x 18’ shed located sixty-five feet north of the Main House. The shed rested on continuous, concrete block and concrete slab foundations, which supported concrete block walls that were painted white. The shed was accessed by a wooden “Z” frame door that was centrally located on its façade (south elevation), in addition to a small wooden “Z” frame door located on the west elevation near the northwest corner of the shed. Three, wooden, six-over-six, double-hung sash windows were situated on the façade. Two were located to the right of the door, and a second, smaller window was located to the left of the door. The shed was roofed by a shallowly pitched shed roof that sloped downward from south to north, and was clad in red metal. The eaves were boxed and painted white. The interior of the shed was unfinished. A wooden partition separated the westernmost six feet of the shed’s interior.

In 2022, this building was completely renovated. The original rectangular footprint and foundation were retained, as was most of the original concrete blockwork. The walls of this building are now primarily of concrete block and wood frame construction, all of which are sheathed in “Woodland Cream” colored horizontally lapped Hardie board siding, which is trimmed in “Arctic White” colored Hardie trim. The building is accessed via a nine-foot-wide, seven-foot-tall garage door on the east elevation, or a six-panel metal door located on the façade (west elevation), near the northwest corner of the building. Both doors have been painted dark green. Access through both doors is assisted via three-foot-deep concrete aprons spanning the length of the facade and east elevation. A single, vinyl, six-over-six, single-hung sash window is located to the right of the metal door on the façade. An identical window is centrally located on the south elevation. Both windows are bordered by decorative composite shutters that have been painted dark green to match the doors. The building features a steeply pitched gable-fronted roof clad in “Pristine Green” architectural asphalt shingles, and is adorned with ridge vents and a small, centrally located wooden cupola that has been painted white. The eaves are boxed, painted white, and equipped with white aluminum gutters. The north and south gables are each adorned with vinyl gable vents.

The interior of this building is unfinished. The concrete floor is covered in a “Satin Gray” colored epoxy coating. A workbench is located in the southwest corner. A wooden ladder on the west wall between the door and window facilitates access to the attic via a trapdoor in the ceiling.



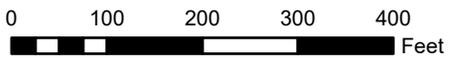
**LOCATION MAP**

Woodbourne  
Westmoreland County, VA  
DHR File No. 096-5066

Latitude/Longitude Coordinates

38.047576, -76.627563

 Nominated Boundary



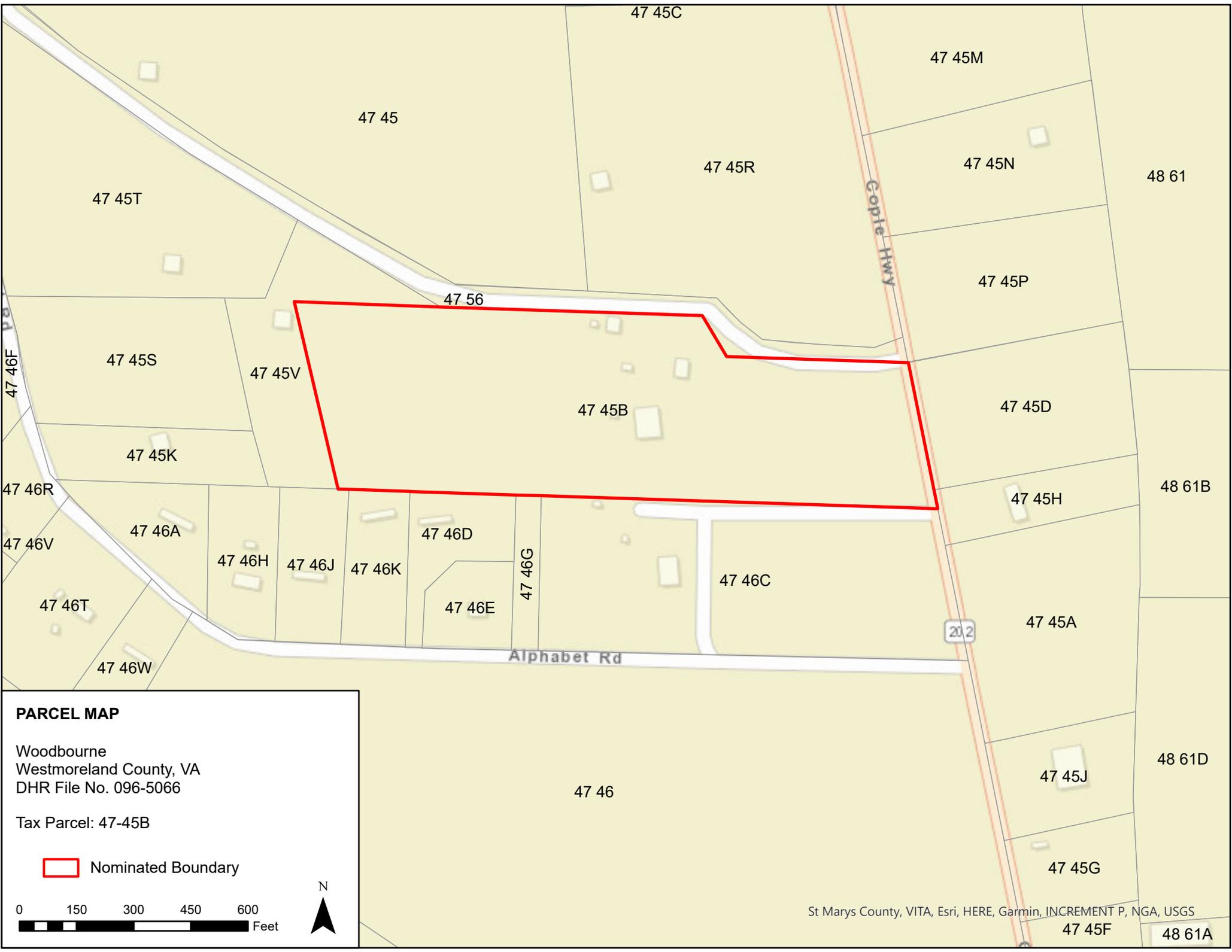


**LOCATION MAP**  
Woodbourne  
Westmoreland County, VA  
DHR File No. 096-5066

Latitude/Longitude Coordinates  
38.047576, -76.627563

 Nominated Boundary

0 100 200 300 400 Feet 



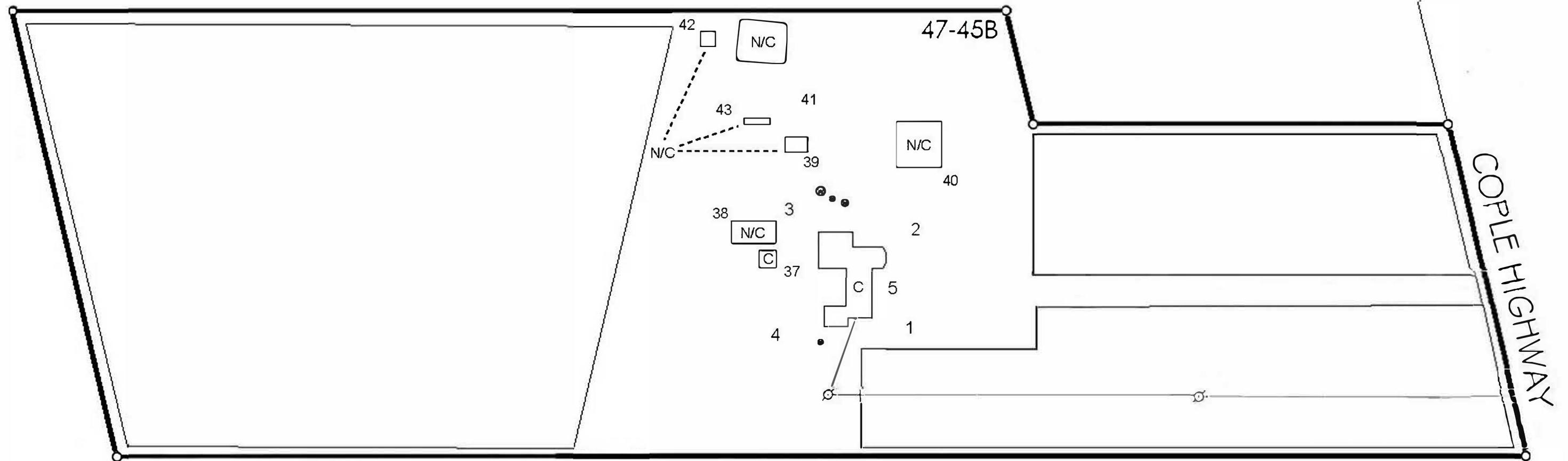
**PARCEL MAP**

Woodbourne  
Westmoreland County, VA  
DHR File No. 096-5066

Tax Parcel: 47-45B

 Nominated Boundary

0 150 300 450 600 Feet 



**PHOTOGRAPH KEY / SKETCH MAP**

**"Woodbourne"**

**10908 Cople Highway, Kinsale, VA 22488**

**Parcel 47-45B (9.6686 ac.)**

C = Contributing Resource

N/C = Noncontributing Resource

ALPHABET ROAD