

AN ABSTRACT OF THE THESIS OF

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Title SEQUENT OCCUPANCE STUDY IN FAUQUIER COUNTY,  
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The problem of this thesis is the existence of an anomalous manorial landscape in northern Fauquier County, Virginia. The county is about 45 miles southwest of Washington, D. C. The thesis seeks to develop a hypothesis to explain the existence of this landscape so different from surrounding areas in a similar environment.

The methodology selected for the research was that of sequent occupance analysis. The research procedures entailed field work carried on in and about the county during the summer of 1965. Virginia archives and public records were thoroughly researched. Other research techniques employed the use of interviews, aerial photographs, and various kinds of maps.

The thesis considers the genesis of the anomalous landscape in four stages. The four stages identified have been named the

American Indian Period of Occupance (up to 1700), the Colonial Period of Occupance (1700-1783), the Proprietorship (1783-1850), and the Commonwealth (1870-1966). For each period the thesis describes and analyzes the impress of occupance on the evolving landscape.

The hypothesis as suggested by the evidence marshalled in the thesis, is that the anomalous landscape of northern Fauquier County is the result of chance concentration of large land holdings by affluent families which prevented rurbanization of the area. It is suggested that these families continue to hold their estates intact because of the influence of cultural attitudes toward the land, the philosophy of the plantation tradition, and an allegiance to family traditions of graceful living.

SEQUENT OCCUPANCE STUDY IN FAUQUIER COUNTY, VIRGINIA

by

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# SEQUENT OCCUPANCE STUDY IN FAUQUIER COUNTY, VIRGINIA

## CHAPTER I

### INTRODUCTION

The problem of this thesis is to investigate and seek a hypothesis to explain a cultural landscape anomaly situated on the western fringe of the Washington, D. C., metropolitan area. Fauquier County, Virginia, the place of this thesis, is located within the Northern Piedmont Plateau of the Appalachian physiographic complex. Its present day cultural landscape is provocatively different from contiguous areas within the same physical environment. Not only is the county significantly different from its neighbors, but it is divided into two distinct cultural landscape areas. North of Warrenton the county is sparsely settled and the landscape is characterized by large rambling estates composed of extensive improved pastures interrupted by oak-hickory hardwood forests, well-kept large mansions, and picturesque servient farmsteads. The landscape is reminiscent of the English manorial countryside. In contrast, the more densely populated southern part of the county is characterized by numerous, unpretentious and commonly dilapidated dwellings, less productive farming practices, stands of old field

pine, rough pastures, and fields in various stages of natural vegetative regeneration. Since the focus of this thesis is the anomalous manorial north, this southern section is outside of the thesis study area.

The inspiration for this study stems from a long time interest in the anomalous cultural landscape of the northern part of the county. What were the causes and processes of change that produced such a different cultural landscape in the northern half of Fauquier County? Were they chiefly cultural impacts or were there physical environment factors involved? Basically the thesis problem is the search for an answer or at least a hypothesis to help understand the survival of this cultural landscape. Thus, the object of the study is to explain the raison d'etre of Fauquier's manorial landscape which has thwarted infringements of the Washington, D. C. metropolitan area.

### Methodology

The methodology selected for this thesis research is that of sequent occupance analysis.<sup>1</sup> The essence of this methodology is to

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<sup>1</sup>The geographer Derwent Whittlesey is generally credited with introducing the term "sequent occupance" into the literature. For an exposition of the methodology and the rationale see "Sequent Occupance," Annals of the Association of American Geographers, Vol. 19 (1920), pp. 162-165.

study the temporal evolution of a particular cultural landscape by synoptic analysis of the multivariance of man and the land at selected critical time points in the chronosequence. The rationale for this approach was clearly stated by Whittlesey:

. . . each generation of human occupance is linked to its forbear and to its offspring, and each exhibits an individuality expressive of mutations in some elements of its natural and cultural characteristics. Moreover, the life history of each discloses the inevitability of the transformation from stage to stage (p. 163).

Implicit in the statement by Whittlesey is the concept of differential perception of environmental utility and of increasing capability to utilize and modify natural environments. Thus this thesis research in particular endeavors to identify and evaluate influences of perception and resource conversion technology as factors of spatial adjustment in explaining the manorial cultural landscape of northern Fauquier County.

#### Research Procedures

The archives at the University of Virginia (Charlottesville), the Richmond State Library, and the Virginia Polytechnic Institute (Blacksburg), were fully researched. Examination of Virginia libraries, however, revealed that the most valuable sources were within the county bounds. Records in the Fauquier County Office Building were productive sources, for a great wealth of information

about land and people was contained in them. Plat books and supplemental ownership maps were of great value. Public records such as deeds, trusts, court records, land books, tax records, and vital statistics were closely examined because they were concerned with land control and use. The Warrenton Library held a great wealth of local details. The Virginia Works Progress Administration Historical Inventory Project reports were especially helpful as was the special Fauquier County collection. Family Bibles, diaries, and scrapbooks of the "old timers" and the "rank-and-file" of Fauquier were the most illuminating sources of micro-details.

#### Interviews

Scores of local residents were interviewed. Much unpublished and unwritten knowledge was gained from the interviewee in phrases like "It has been told me" or "They say" or "Legend has it that." Thus for the first time some of this information will appear in print. Leland O. Kew, Harry Morris, General Lemuel Shephard, Charles H. Tompkins, Colonel George T. Walker, and Mrs. Robert C. Winmill, were some of the personages especially helpful in "opening doors" and suggesting avenues of approach in obtaining information. Many rare books, not available in public libraries, were made available from their private collections.

### Use of Photographs

Photographs convey a more complete impression of the landscape than do verbal descriptions. Photography was employed to document many relationships and occupance features. Remnant banks of the once famous Rappahannock Canal, old fence lines, ruins of long gone dwellings, old mill sites, and other indicators of earlier occupance were recorded in photographs.

Aerial photographs were used extensively as a base for mapping. Generally, photographs obtained from the Soil Conservation Service, Geological Survey, and Agricultural Commodity Stabilization Service were of more recent vintage than the Geologic Survey and Army Map Service topographic sheets. Mosaicked aerial photo maps and early county maps and surveys of similar scale were used in covariant analysis. This aspect of the field work consisted of identifying areas of change as indicated by map comparisons.

### Maps

Considerable effort was put forth in preparing a base map of the county at a scale of one inch to the mile. As there was no coverage of the entire county at a single scale, existing topographic sheets were rescaled photogrammetrically to a single scale. The

whole mosaic was then photographed and reduced. From this topographic map and from a partially completed drainage map prepared by Meade Palmer, a landscape architect of Warrenton, the final base map was compiled. The base map shows selected cultural and natural features which pertain to this thesis. The compiled "carte du pays" is, of course, only a generalized map suitable for plotting distributions pertinent to the thesis. The base map is original in that it is the first to combine both physical and cultural features.<sup>2</sup>

#### Thesis Organization

Following the decision to utilize the sequent occupance methodology in the thesis investigation, it then became necessary to select the points in time which would be significant to the problem solution. Based on analysis of archival data and on advice of knowledgeable persons it was decided to consider the genesis of the cultural landscape in four stages. The four stages identified have been named The American Indian Period of Occupance (--1700), The Colonial Period of Occupance (1700-1778), The Proprietorship

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<sup>2</sup>County maps of the past tended toward portrayal of either natural or cultural features, but not both together. Harry Morris, of the County Planning Commission has engaged the U. S. Geological Survey to produce a two-sheet topographic map of the county. This map should be forthcoming within the year 1966.

(1783-1850), and The Commonwealth (1870-1966). The synoptic analysis thus, is directed to the concluding dates for each occupance period: 1700, 1783, 1850, and 1966.

The thesis finally has been organized into six chapters. Chapter Two gives a brief overview of Fauquier County's physical environment as the stage on which the cultural landscape evolved. Chapter Three, "The American Indian Occupance," is the first of the series of sequent occupance analyses. It deals with the early Indian occupance of the county area up to 1700, when aboriginal dominance of the landscape came to a close as white man began to settle there. Chapter Four, "The Colonial Period," traces the evolution of the manorial landscape in northern Fauquier County. During this formative period, the landscape acquired basic characteristics that were to be more fully developed in succeeding occupance periods. Chapter Five covers the period known as the "Proprietorship," 1783-1850. In these years proceeding 1850, feudal-like estate tenure was in its "heyday." Large manor houses, fields specked with laboring bondsmen, and pink-coated huntsmen atop their fine steeds galloping over green vales in pursuit of the fox, were the characteristic features of the landscape. Chapter Six, "The Commonwealth," is a case study of the Charles H. Tompkins estate, Spring Hill. This micro-detailed case study is an example of the delaying factor of tenure that occurred in the northern section

of Fauquier County. Evolutionary implications of community patterning, social organization, and Fauquier's present land philosophy are considered. The recent rise of incipient commercialism and industrialization are reviewed. Chapter Seven is the summary focusing on a hypothesis for explaining the present anomalous landscape of the area. The chapter also summarizes the influence of the several elements and processes analyzed in the preceding chapters concerned with four stages of sequent occupance.

## CHAPTER II

### THE PHYSICAL ENVIRONMENT OF FAUQUIER COUNTY

The purpose of this chapter is to provide an overview of Fauquier County's contemporary physical environments as a background for the sequent occupance analysis. The elements of landforms, vegetation, climate, soils, and hydrography constitute the core of interest in the discussion of the county's physical geography. These physical attributes of space are the framework upon which man establishes occupance and by manipulating aspects of the physical phenomena, man can, and does modify his environment. The following is a brief overview of the County's significant physical features and of the landscape as it exists in the study area.

#### The Landforms

Fauquier County encompasses parts of the Piedmont Plateau and the Blue Ridge Mountains. The Virginia Geological Survey (Virginia, 1944) commonly subdivides the Piedmont Plateau into three parallel topographic landform regions: (1) the "rolling to steep" Piedmont Plateau, (2) the "undulating to rolling" Piedmont Plateau, and (3) the "undulating to rolling" Triassic Plain (Petro, 1958).

The "rolling to steep" subdivision of the Piedmont Plateau in the north-central part of the county, according to Fenneman (1938), is an old peneplain that has been maturely dissected. This dissection has given the area strongly rolling land surfaces with numerous small streams flowing in narrow winding valleys. In general, this subdivision is rougher, has stronger relief, steeper slopes and narrower divides than the "undulating to rolling" subdivisions. The Monadnocks of the old upland surface, now forming undulating to rolling divides and hilly to steep valley slopes, are underlain by igneous and metasedimentary rocks. The area extends from the Blue Ridge foothills southwestward to the Catoctin Mountain border fault that separates it from the Triassic Plain.

The southernmost portion of the county intersects the "undulating to rolling" subdivision of the Piedmont Plateau. This area is also maturely dissected by numerous streams that have produced rolling divides, which are remnants of the old upland surface. There are no mountains or hills, but only broad, gently rolling slopes that have resulted from stream erosion.

These two Piedmont Plateau subdivisions are separated by the "undulating to rolling" Triassic Plain, a low level plain that extends across the south-central part of the county from northeast to southwest. The so-called Triassic Plain of the Piedmont Plateau is underlain by Triassic red shales and sandstones which

locally have been intruded by dikes and sills of diabase. The Plain has a lower average elevation than the adjoining Piedmont and it slopes gently to the southwest. The topography is predominantly level to undulating, except along the streams and drains where it is rolling to hilly.

The northwestern portion of the county lies in the Blue Ridge Province which includes the Blue Ridge Mountains and outlying foothills. Some scholars (Jones, 1927) also include the Bull Run Mountains of northeast Fauquier County in the Blue Ridge Province. The Blue Ridge Mountains and the foothills are largely composed of granite, but locally contain dikes of greenstone or diabase. The terrain of the area is steep and rugged.

#### Climate

In Table I are precipitation and temperature data, as recorded by the United States Weather Bureau stations at Leeds Manor, Fauquier County, and at Culpeper, Culpeper County. Fauquier County has a humid subtropical (Caf) climate. At Culpeper the average July temperature is  $75.3^{\circ}\text{F}.$ , and the average January temperature is  $34.5^{\circ}\text{F}.$ , for a range of  $40.8^{\circ}\text{F}.$ . Daily maxima of  $90-95^{\circ}\text{F}.$  in summer and minima of  $15-20^{\circ}\text{F}.$  in winter are common. The average frost free season is 191 days and extends from April 15 to October 23. The winters, though usually mild and open, are

Table I. Selected Climatic Data For Leeds Manor and Culpeper, Virginia

	Culpeper	Leeds Manor
Length of Record	31 years	10 years
Temperatures		
January Average	34.5°F.	32.4°F.
July Average	75.3°F.	75.7°F.
Maximum	104	107
Minimum	-20	-9
Average Frost Data		
Last killing frost in Spring	April 15	April 4
First killing frost in Fall	October 23	November 11
Growing Season	191 days	208 days
Average Precipitation		
January	3.25	3.21
February	2.43	2.25
March	2.89	3.28
April	3.56	3.84
May	3.84	3.70
June	4.31	5.66
July	3.51	4.79
August	4.45	5.33
September	3.53	3.03
October	2.85	2.89
November	2.56	2.49
December	2.89	3.09
Annual	40.10	43.56

Source: 1941 Yearbook of Agriculture, Climate and Man, p. 1159.

characterized by frequent cold spells of short duration. The summers are warm and humid. Spring and autumn are the most pleasant seasons.

The average annual precipitation is about 40 inches, and is well distributed throughout the entire year, but with a slight summer maximum. Most of the precipitation is the result of cyclonic disturbances and is of moderate intensity. However, precipitation often is intense in the summer and early fall when showers and thunderstorms are frequent.

#### Vegetation Cover

It is thought that originally practically all of the county was covered with an oak-hickory forest (Petro, 1956, and Polunin, 1964). According to Petro (1956) the primeval forest contained infiltrates of red cedar (Juniperus virginia) scrub pine (Pinus virginia Miller), short leaf pine (Pinus echinata Mill.), and White pine (Pinus strobus L.). Presently Fauquier County is generally divided into three forest regions: (1) the northern hardwoods, (2) the central mixed forests, and (3) the southern pine belt. About one-third of the county is forested (see map of Vegetation and Land Use). According to the 1957 Forest Survey Report, Fauquier County contains 164,487 acres of commercial forest; and 2,000

acres of non-commercial forests located on restricted military lands.<sup>3</sup>

### The Soils

Since soils influenced the early settlement of Fauquier County and even today affect human distribution, it is apropos to review the macro-distributional relationships among the soils of the county. The majority of the soils in Fauquier County are classes into four orders according to the system of the 7th Approximation: (1) Alfisols, (2) Entisols, (3) Inceptisols, and (4) Ultisols. The northwestern and eastern portions of the county are areas in which the soils are not conducive to cropping or settlement, because they have excessive slope (in excess of 14 percent), are shallow, acidic, stony, and have excessive drainage. The soils of the southern portion of the county are also not conducive to agriculture and human occupance, but for different reasons. These non-agricultural soils, locally known as "black jack" and "red jack" lands are poorly drained, low in organic matter content, have low cation exchange capacities, and low base saturations. These poorly drained soils are not conducive to supporting structures because they tend to

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<sup>3</sup>For a concise statement about the present status of the county forests, see Economic Data of Fauquier County Virginia. Richmond, Division of Industrial Development and Planning, 1964.

heave and settle. In summary, about 20 percent of the land in Fauquier County is dominated by soils not suited to agriculture or occupance.

The best soils and most productive agricultural units are found in the central portion of the county. These Alfisols and Ultisols are productive under improved management techniques and support a wide range of agricultural activities. Generally these soils are well drained and their subsoils suitable for supporting building foundations. Hence, they are not only suitable for agricultural purposes, but also intensive human occupance.

### Hydrography

The drainage pattern is well developed throughout the county. In the Blue Ridge Province, except for the larger streams, the drains flow parallel to the ridges and form a trellis-like drainage pattern. In the Triassic Plain of the Piedmont Province, a dendritic drainage pattern predominates as the Triassic rocks are generally uniformly resistant. Surface drainage is good throughout most of the county, except in the Triassic Plain due to heavy compact subsoils and the short distance to impervious bedrock.

There are four primary watersheds in the county--Goose Creek, Broad Run, Cedar Run, and the Rappanhannock River (See map of Roads, Rivers and Significant Places). The northern and

eastern parts of the county are drained by streams that are part of the Potomac River drainage system. Goose Creek, the master stream of the north, rises in the Blue Ridge near Manassas Gap. The eastern part of the county is drained by Broad and Cedar Runs. Broad Run heads in the Rappahannock Mountains and cuts through the Bull Run Mountains and Thoroughfare Gap. Cedar Run heads in the Pignut Mountains and departs from the county south of Catlett. The Rappahannock River rises in the Blue Ridge and drains the entire west-central and south-western parts of Fauquier County.

Furcron (1939) asserts that ground water conditions are generally favorable in fractured igneous and metasedimentary rocks as the many bedding plains and joints in which water may collect make these good water-bearing rocks. Hence, in the northern part of the county there are numerous springs, which often break to the surface near the top of knolls and hills. A good supply of water can be obtained at shallow depths and many wells are dug rather than drilled. The water is soft and excellent for most purposes. Due to the compactness and impermeability of the rock structures in the Triassic Plain area of Fauquier County, there is little ground water near the surface. Deep wells must be drilled, failures are common, and the hard water produced is unsuitable for many uses.

### Summary

Such is the natural environment of the study area that was to be acted upon and in some cases extensively modified by man. In synthesis it is an area transitional between the Atlantic Coastal Plain and the Blue Ridge Mountains. The area has an undulating to steeply rolling topography, is well watered throughout the year by the humid climate, and has streams that interlace the region as they flow eastward. On this fundament flourishes a natural forest vegetation which is transitional between coniferous and broadleaf forest regions. With each successive occupation period, the environment of the County was modified. In turn, components of the physical environment influenced the shaping of occupation patterns and the resultant cultural landscape. For example, surface and ground water supplies, soils, and surface configuration influenced the original and subsequent uses of the land by man who in turn affected the character of the landscape. Thus, an assessment of the natural environment is essential to an explanation of the process of subsequent occupation by which the manorial landscape of northern Fauquier County came to develop and to be sustained while neighboring areas underwent intensive urbanization.

## CHAPTER III

## THE AMERICAN INDIAN PERIOD OF OCCUPANCE TO 1700

The first period in this sequent occupance analysis is that of the American Indian. During their tenure of northern Fauquier County, the Manahoac Indians developed specific attitudes and capacities for using and modifying the environmental resources. They developed purposeful techniques of resource management for different uses, which in turn led to significant modifications of the landscape. The Indian impress on the landscape continued for many years, but his period of development and tenure of the land is considered to have ended with the year 1700 for by that year the inflow of white settlers began to dominate.

Indian Occupance by Linguistic Stocks

Indians of the Manahoac Confederacy, a group of small tribes or bands that are considered to be of Siouan stock, occupied the broad area from the falls of the rivers to the Blue Ridge Mountains and from the Potomac River to North Annar (Hodge, 1907) including the study area of this thesis. On these grounds the white man's precursors warred,<sup>4</sup> worked, and gamed. This was their homeland;

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<sup>4</sup>Hodge (1907) states that the Manahoacs were at war with the Powhatan and Iroquois, and in alliance with the Monocans.

they lived in it; used it to good advantage; exploited it; and defended it. Individual tribes of the Confederacy were not marked by external features peculiar to themselves, nor were they marked by peculiar opinions, habits, manners, or institutions. But, each of the eight tribes in the Confederacy lived apart from one another, though still in the general locale, and spoke a language different from any of their neighbors. Thus, ethnologists have been able to place the various tribes in their respective locations on the basis of linguistic stocks. Determinations of tribe emplacements are based primarily on the works of Bushnell (1930) Mooney (1895), Phillips (1896), Speck (1928), and Smith (1910).<sup>5</sup> Bushnell and Mooney have primarily limited their investigations to ethno-political and geographical problems, such as the location of the tribes, the size of their populations, and the political relations of the tribes. Speck was interested in Indian culture--their opinions, habits, manners, etc. Smith (1910) was more closely aligned with Bushnell and Mooney in that he attempted to delimit Indian occupance sites. Thus, from these works, it has been possible to determine the significance of tribe or general locations in and about Fauquier County. The locational record of eight tribes of the Manahoac Confederacy

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<sup>5</sup>For a bibliography on Smith's ethnologically significant maps see W. Clayton Torrence. A Trial Bibliography of Colonial Virginia, Richmond, 1908.

are summarized in Table II. Ethnologists are now agreed that the Taxnitania, Manahoac, and possibly the Whonkenti Indians can be accepted as native to Fauquier County. Recent research has indicated that the site of the Tanxnitania's village was at the White Sulphur Springs on a high bank near the mouth of Barrow's Run, where it joins the Rappahannock River. Various authors have placed the Whonkenti in northern Fauquier County, although their exact site is unknown. Smith (1910) places them near the head of the Rappahannock River in the foothills of the Blue Ridge.

Table II. Manahoac Tribe Locations by Linguistic Stocks

Tribe	Location	Date of Record
Hassinunga	Rappahannock River Headwaters.	1610
Manahoac	Fauquier County on the Rappahannock River and on the "Rappahannock Marsh"	1608
Ontponea	Orange County	1608
Shackaconia	Spotsylvania County on the south bank of the Rappahannock River	1608
Tanxnitania	Fauquier County on the Rappahannock River at the mouth of Broad Run	1608
Stegaraki	Orange County on the Rapidian River	1608
Tegninateo	Culpeper County on the Rappahannock River	1608
Whonkenti	Fauquier County	1610

Indian Attitudes Toward the Land

The Manahoac Indians of Fauquier County formed part of the nexus of living things. By living with Nature, not in spite of Her, the Manahoacs had developed an attitude toward their environment; they had acquired a landed philosophy. This attitude toward the land has not been recorded because these people were a pre-literate society. Consequently, reports about Fauquier County's Indians by early white men must be relied upon to infer probable attitudes.

To the Indian the land was not only a place to build a shelter, but also a place from which he could derive his livelihood. It was his home and his supplier. The reports make clear that the Indian had the ingenuity to plan, measure, evaluate, and direct his use of the land. He knew well how to manipulate the biome in order to provide sustenance for the forthcoming year. He had learned how much land in a particular use would be necessary to meet his demands, where the best soils for growing crops were, and most important of all, he knew how to direct his use of the land by employing his limited repertoire of resource converting techniques. He could fire the forests which provided the proper ecological conditions fostering the increase of plants and animals, manufacture monoliths from stone, and make pottery from clay. The land was something to be manipulated; it was a supplier of his wants.

The Indian concepts of land ownership were primitive, their right to the land largely came from the fact of living in it. The Indian tribes of the region gradually had developed comparatively precise concepts of tribal areas. Each Manahoac realized that his "title" to the land was based on the idea that he belonged to the land and was its "son." His birth-right was to the use of the land--to use it in common with his fellow tribesmen (Udall, 1963).

#### The Impress of Indian Occupance on the Landscape

In his use of the land, the Manahoac extensively modified the landscape of the study area. His stone and wooden implements, fire, and biotic domestications were the tools by which the Indians converted natural resources into semi-finished products. The products of lithic industries enabled the Indian to successfully maintain hunting, fishing, and agricultural practices. Fire, however, was the causa finalis of drastic changes in the biome. It caused widespread transformations of vegetation associations and played a major role in the animal gathering and hunting process. Biotic life was manipulated in such a manner so as to create new microcosms in the environment that were more advantageous than the original.

Even though plant and animal domestications were a more subtle approach to the conversion of resources than firing, their

impress on the landscape was nonetheless significant. The domestication of plants influenced the spread of species and in effect constituted the development phase of crops basic to our present agriculture.

Thus, by selectively employing resource converting techniques the Indian of Fauquier County modified the original forest environment to form an essentially tri-partite cultural landscape. The forest was an important supplier of hunting, fishing, and building materials. The grasslands were great pastures that enticed game from the woods and other less palatable areas. The forest-grassland transition zone was the scene of the Indian's greatest advances, for it was here that he developed his agriculture. Through his use of the land, the Indian added two new elements to the landscape, the grassland and forest-grassland transition zone. These new landscapes were the resultant impress of the Indian's resource converting techniques on the landscape.

#### The Impact of Forest Conversion and Utilization

The forests were modified by the Manahoacs in two ways; areas of forest were either eliminated through destructive exploitation or by utilization as a basis for their economy. The forests were eliminated in the course of the fire hunt as the firing of the forests proved to be an effective method for flushing game out of the wood

and into the grass and other open areas. Forests were maintained for their wood and for the forest gathering enterprises which were supported by the scattered fruits and berries within the forest.

The Role of Fire. Fire was unquestionably a powerful Indian resource converting "tool" and he used it frequently, often indiscriminately. Fire was an integral part of the Indian's hunting and agricultural system. It not only was employed to drive game from the forests, but the Indians also used fire to maintain the grasslands which were so vital to their general well being. The custom of firing the forests is the means by which the Indians made it possible for grasses and briars to grow. The fire hunt was largely responsible for the complete destruction of many former areas of forest in the county.

The exact impact of Indian firing is not known, but it is suspected that it wrought great havoc to the countryside (Beverly, 1772). The literature suggests that the impress on the landscape of the fire hunt was probably greater than for any other resource converting technique. At the time of John Smith's explorations in the Virginia Colony, the Indians, by the process of firing the forests, had cleared the river bottoms and adjacent lands of timber. Groome (1927) contends that Fauquier County was passing through its firey ordeal and was approaching a crisis at the time the colonists "snatched the fagot" from the Indian hands. Fairfax

Harrison's (1924) research indicates that the Indians were burning everything that would burn. According to Harrison, "If the discovery of America had been postponed 500 years, Virginia would have been a pastureland or a desert" (Harrison, 1924, p. 32.).

Use of Wood. Wood was a most widely used natural resource; it was used for the construction of shelters, in hunting, in fishing, and in agriculture. Poles, withes, and bark were the raw materials utilized in the construction of houses and wigwams. Wattlework and mats constituted the main protective features of the finished dwellings. Chestnut, and especially hickory, were two of the most prized hardwoods for they made the best handlewood. The Indian canoe was the largest single product of wood. They were primarily of two kinds--the one of birch bark was very light and fragile; the other type averaged about 25 feet in length and was hollowed from a single yellow poplar trunk. Canoes, arrow shafts, and bows were extensively used in both hunting and fishing for the Indian was both a hunter and a fisherman. Wood was used in nets, wattlework, weirs and traps, and spears. Few tools were used in agriculture save for grubbing and planting sticks, wooden hoes, and spades of hard wood (Jones, 1865).

#### The Grassland Formation

Through their burning of the forests, the Indians created a

new aspect in their environment. Groome (1924) reports that the Manahoacs burned large tracts in the study area in order to provide a more favorable grazing environment. It should be kept in mind, however, that lands were also deforested as a result of the fire hunt, fires to satisfy his wanton pleasures, or by natural causes. Nonetheless, the fact remains that controlled and uncontrolled use of fire left burned areas which ushered in a whole new biome. The park-like component in the hardwood forest landscape permitted greater animal populations and new vegetative associations. The expanses of grassland provided natural pasturage for the buffalo, fallow deer, and wapati. Thus, these pastures, circumscribed by forests, were the Indian's "pantry"; when his home supply of meat and hides ran low, he needed only to hunt these already stocked areas in order to replenish his domestic provisions.

#### The Forest-Grassland Transition Zone

The Indians not only used the forests and grasslands but also the forest-grassland transition zone. In many ways this environment was more beneficial to the Indian than either the forest or the grassland. It was chiefly in this environment that the Indian influenced the spread of species and developed his cultivars that were to be so important to successive occupants of the country area.

Plant and Animal Domestication. The Manahoacs were a diversified semi-sedentary culture group. Their existence rested heavily upon the products of native plants and animals; they were, however, both hunters and agriculturalists. Hodge (1912) describes their bifurcated economy as follows:

No pure hunter stage can be found, if it even existed, for while the capture of animals developed on the man and the preparation of the food on the woman, the latter added to the diet substances derived from the vegetal kingdom. Similarly, no purely agricultural stage with exclusively vegetal diet existed, and no aboriginal domestication (per se) of animals. . . is found except in the case of the turkey and the dog (Hodge, 1912, p. 466).

Both plants and animals native to the environment were not only utilized, but actually fostered and propagated. Undoubtedly observation "taught" these savages as it has taught more civilized man, that food-bearing trees and plants multiply more rapidly, and yield more abundantly, on the margins of burned tracts than in deep forest. Wagner (1906) indicates that the Indians were cunning enough to put this knowledge to practical use; they were farsighted enough to set fires in one year so that the burned tracts might yield more sustenance the next year. The fall of prime timber in a forest conflagration meant no loss to the Indian, if grass followed, for it brought together beasts and birds which furnished the Indian with more food than he could have procured in the forest that fell.

The Spread of Species. Burning directly influenced the

spread of species because the deforested areas provided a disturbed site in which new species could invade, establish themselves, and thrive. By firing, the Manahoac Indian not only deforested areas, allowing for the production of grassland, but evidence in the literature also suggests that his modification of the landscape was due in part to influencing the spread of new species.

George Perkins Marsh indicates the significance of the spread of species in the forest-grassland transition zone in the following quotation.

In a region abundantly covered with trees, human life could not long be sustained for want of animal and vegetable food. The depths of the forest seldom furnish either bulb or fruit suited to the nourishment of man. . . wild fruit and nut trees, the Canadian plu, the cherry, the many species of walnut, the butternut, the hazel, yield very little, frequently nothing, so long as they grow in the woods, and it is only when the trees around them are cut down, or when they grow in pastures, that they become productive. The berries, too--the strawberry, the blackberry, the raspberry, the whortleberry--scarcely bear fruit at all, except in cleared ground (Marsh, 1885, p. 334.).

Most all fruit trees bear more abundantly when growing in the open than when crowded in forests. Because of this fact, trees near Indian settlements were naturally multiplied from the abundance of seed scattered about the clearing. Presumably, the value of the trees was enough to cause the Indians to spare them. Fragmentary accounts of early historians leave no doubt that the persimmon, blueberry, hickory, black walnut, and the plums were more

abundant and prolific there than they would be in the unbroken forests. Harlow and Harrar (1958) state that both hickory and walnut are aggressive and vigorous trees, and were just the sort to push in and take possession of open spaces in the woods, where soil was suitable. Their seeds were large and their nutritious kernels tempt squirrels and other animals to carry them considerable distances and plant them. It is a known fact that Indians valued nuts from trees as food, and near their settlements, would encourage rather than hinder their growth.

Development of Cultivars. Besides influencing the spread of trees and berries, the Manahoacs deliberately cultivated large quantities of maize, beans, squash, pumpkins, sweet potatoes, tobacco, gourds, and sunflowers (Adair, 1775). Most all fruits, nuts, and berries native to Fauquier County were protected by the Indian.

It is said by Hodge (1912) that they understood the advantages of fertilizing, using fish, shells, and ashes for this purpose. Their food generally was boiled maize and beans. Also they frequently boiled in this pottage fish and flesh of all sorts, either newly taken or dried--such as the flesh of venison, beaver, bear, otter, raccoon, etc. The cooking utensils were simple, but functional. Pots were made of clay, somewhat eggshaped but dishes, spoons, and ladles, were made of wood; their water pails of birch bark, doubled up so

as to make them four-cornered sealed with pitch and with a handle (Hodge, 1912).

#### Summary Montage of the Landscape in 1700

Varigated green-colored forests interspersed in the summer by golden hued grasslands and cultivated fields were the components of the cultural landscape at the end of the period of Indian occupance. Vigorous hardwood forests dominated the landscape. They clothed hill and vale alike, and the earth was bared only where the Tanxnitania and Whonkenti had burned or girdled the forest vegetation. These grass areas, dotted by an occasional tree that had survived the firey ordeal, played host to herds of grazing quadrupeds as the palatable grasses provided by the red man's occupance enticed the buffalo, fallow deer and wapati.

On the margins of these grassed centers of activity, the Indians cultivated field and garden crops. The air was often pungent and hazy as it was a common practice to fire the fields after harvest. In the forest-grassland transition zone were berry patches and orchards. Some of these fruit and nut orchards contained considerable acreages. From behind the Blue Ridge huge curls of smoke commonly billowed forth into the air. Perhaps this forest fire was deliberately intended to drive game from the woods, or perhaps it was the catastrophic result of Indian carelessness or merrymaking.

The few Indian villages in the study area typically occupied high banks of streams where the inhabitants were safe from floods, had a goodly supply of water, and access at transportation breaking points.

Thus, the early Indian contributed to forming the landscape that greeted the early white settler. It was not long before the white man with his more advanced technology dispossessed the red man, and opened the second period of occupance.

## CHAPTER IV

THE COLONIAL PERIOD OF OCCUPANCE  
1700 - 1783

The second period of sequent occupance of the study area in Fauquier County began about 1700 and lasted until about 1783. It was a period marked by the end of Indian hegemony and his replacement by Europeans. The consequences for the landscape were great, especially in terms of tenure and the impress of man's occupance.

The colonists inherited from the Indians a landscape that had been modified by the red man's pastoral nomadic culture. The colonists, however, viewed the area with more sedentary concepts; they wanted to individually control large tracts of land according to the landed philosophy of their culture. As a consequence, the red man's communal tenancy of the Fauquier County area gave way to individual ownership as the Crown, the Virginia Company, and various proprietors successively controlled the land.

The lands were taken up for economic and social reasons. The early settlers not only took up lands in order to derive economic profit from them, but also because the holding of large acreages carried with it overtones of wealth, prominent social standing, and political power. Hence, both economic and social systems

influenced land utilization. Before lands could be settled the accessibility factor had to be reconciled. Waterways and roads were instrumental in the acquisition and development of the new lands. Besides permitting the early establishment of secluded plantations, these transportation facilities influenced locations of mill, "ordinary" (the public inn), and town sites. By the close of the colonial period, colonial resource management practices had refashioned the former Indian cultural landscape into a new one dominated by large rambling estates that were separated by broken forests and stone walls.

#### First Settlement

The first attempt at colonization of Fauquier County was made in 1684 by the Londoners Nicholas Hayward, Richard Foote, and by Robert Bristow, and George Brent of Woodstock, Virginia, and others when a block house, as a defense against the Iroquois, was constructed in the southeast corner of the county on what was later known as the "Brent Town" tract (Bradley, 1936). Brent Town, however, remained a mere name in the backwoods until the settlements, advancing inland from the Rappahannock and up the valley of the Occoquan, reached and included it (Fauquier County Bicentennial Committee, 1965). It was not until after Robert Carter of Crotoman took over the Northern Neck agency in the spring of 1702

that a real inland movement began (Harrison, 1924). (See map of Roads, Rivers, and Significant Places)

In 1714, the Elk Run settlement was established on the east bank of the Rappahannock River by Spotswoods Germans. The location was variously described in early land grants as "the Great North Marsh," "The Rappahannock Marsh," and the "Elk Marsh" (Bradley, 1936). This first settlement in Fauquier County, was on Licking Run some eight miles south of the present town of Warrenton. The colonists were iron workers from the Nassau-Seigen district of Westphalia, Germany. By the summer of 1715, the German colonists had built for Governor Spotswood a blast furnace and were making pig iron. The remains of this furnace lie nine miles southeast of Germantown. According to Swank (1884) the first blast furnace built in America and the first pig iron manufactured in this country was made by these colonists. Finally, in 1774, these colonists were granted 1800 acres of land on Licking Run by Lord Fairfax, proprietor of the Northern Neck.

#### Early Land Grants and Tenure

The white man brought with him new concepts of landownership. The Indian had an affection for the land, but no notion of private ownership. The idea that land could be bought and sold was an alien concept to the Indian. The Indians clung possessively to

certain chattels, but lands were nearly always held in common. Englishmen coveted land; it was something to be owned outright. Probably neither the Indian nor the white man fully comprehended the concept of the other's land philosophy. The Indian lived with nature. The white man, on the other hand, thought in terms of estates and baronies and wanted land he could monopolize. The early joint-stock companies of Virginia and various proprietors were intent on commercial profits (Udall, 1963). Thus it was inevitable that the whites were to completely drive out the Indians and bring about a new order on the land--a new landscape. The first stage in the process was the system of colonial land grants.

Colonial land grants from the Crown, Virginia Company, and proprietors followed no uniform nor definite rule. Ballagh (1897) asserts that there were no fixed laws bearing on the subject. Where it did exist, he states that it was constantly disregarded in the practice of the land officer or of the proprietor. In general grants were made not only for valuable consideration, such as services, money, and the importation of settlers, but for merit and other personal reasons.

Large grants, frequently tens of thousands of acres, were developed, reproducing fully both the tenure system and jurisdictions usually accompanying such grants in England. As will be shown later these large grants in northern Fauquier County survived the

pressure from small farmers even to the present day.

### The Virginia Company Grants

The history of the Northern Neck titles and the influences under which the land system was adopted can be traced back to the first grant of land to the Virginia Company in 1606.

James I granted the first charter of Virginia in 1606 to the Council of the incorporated Virginia Company. In the company's first charter, governmental as well as territorial control was reserved by the Crown. The King agreed to grant by patent all the lands within the territory granted by the charter. They were to be held by the Crown in free and common "socage."<sup>6</sup> Groome (1927) emphasizes that this gave the grantees the status of free tenants of a royal manor with the sovereign as their overlord. In 1609 the Company received a new charter with larger and more specific privileges (MacDonald, 1928). Under this charter a different system was created. The company was invested not only with rights to grant land, but with rights of government as well. Thus, the Virginia colony was transformed into a proprietary province with a commercial company as its overlord (Andrews, 1934).

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<sup>6</sup>The term socage is held by some authorities to have been derived from Old English soc, signifying liberty or privilege, while others attribute its derivation to the Latin socus, a ploughshare, implying a usufruct form of tenure.

Adventurers and planters held land under this charter as mesne lords, although the tenure was the same as in the previous charter. When the company's third and last charter (1612) was annulled by writ of quo warranto in 1624, all rights and powers held by the company reverted to the Crown. The colony then became a royal province with a governor and council appointed by the King and was allowed to grant land on its own accord.

Charles I was beheaded at Whitehall on January 30, 1644. The Virginia colonists unshaken in their loyalty immediately proclaimed his son, Charles II. In exile at St. Germain - en - Laye on September 18, 1649, Charles II recognized his obligation to seven of his faithful cavaliers, whose estates had been forfeited because of their adherence to the cause of the Crown. He granted to these veterans a large slice of the unsettled northern tidewater region to be held by them as proprietors under the Crown with all the rights and privileges of manorial lords. Thus, in this manner, the proprietary of the Northern Neck of Virginia came into existence (Fauquier County Bicentennial Committee, 1965). In 1669, Charles II granted for 31 years to the Earl of Arlington and Lord Culpeper all of Virginia, including the area in the Northern Neck.

#### Early Tenure of the Fauquier County Territory

In 1688 James II secured to Lord Culpeper a grant in which

he was recognized as both governor and nominally sole proprietor of the center Northern Neck (Groome, 1927). When Lord Culpeper died in 1689, his daughter, Lady Catherine, wife of Thomas, 5th Baron Fairfax of Cameron, inherited the Fauquier County territory in the Northern Neck of Virginia. Upon her death at Leeds Castle in 1719, her son, Thomas, 6th Lord Fairfax, became the nominal and sole proprietor of the Fauquier County area. In 1736, he came to the county and opened an office at Belvoir for the purpose of granting out the land thus marking the beginning of real land use (Fauquier County Bicentennial Committee, 1965).

#### New Impactors on Land Utilization

The land, labor, and economic system of the Virginia Aristocracy<sup>7</sup> in the county area brought new values and uses to the land. Feudal land tenure systems favored the wealthy aristocratic class. Only by the "headrights system" were freed men allowed to take up land. Such yeomen farmers generally had to pioneer potential farm lands. Their costs were great and they often had

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<sup>7</sup>Wertenbaker accounts for the existence of the Virginia aristocracy as the product of three forces: inheritance, continued contact with the mother country, and local conditions. Coming largely from the middle class in England, though there was some connection with the squirearchy through younger sons, they brought with them the English language political and economic institutions, Anglican church, and English love of liberty (Wertenbaker, 1958).

to relinquish land they had opened to pay back quit-rents. These lands were then absorbed by the large land owner and thus added to his wealth. Colonial labor systems also affected land use. Changing economic relationships with England were influential in fashioning the system of agricultural enterprise. All left their mark on the evolving landscape.

### The Impact of Colonial Land Systems

The evolution of land ownership in northern Fauquier County was greatly different from that of the rest of Virginia. The sequence is briefly traced in the following paragraphs.

In the Northern Neck as in other parts of Virginia, the land systems adopted at the time of the Jamestown settlement was a form of freehold tenure which in the 17th Century prevailed in England and was commonly styled free and common socage. Lands thus held, though subject to the payment of a quit-rent were "free" because they were alienable and heritable. The terms of this tenure in fee-simple were fealty and a fixed quit-rent. Fealty was the bond between lord and man, and served only in the oath of allegiance to the Crown. The quit-rent was the bond between the lord and the land, the symbol of territorial ownership. The quit-rent sometimes called the chief-rent, was significant for by the payment of it the tenant was quit, i. e., free from all other annual feudal charges.

The socage tenure, tenure in fee simple, thus evolved. Although the payment of the quit-rent acknowledged the higher title of the landlord, it in no way affected the freeholders control of his property or his right to alienate or bequeath it subject to the terms of his own tenure. In Fauquier County, all titles to land held in free and common socage were inheritable free titles. Maintenance of the title was subject only to the payment of the quit-rent; the non payment of such gave the grantor the right to resume possession of the land as in the case of a lease hold.

The Declaration of Independence disavowed manorial rule in America. It freed all Virginia lands of the supreme overlordship of the Crown. Concomittantly quit-rents were abolished in all parts of the Commonwealth except in the Northern Neck, which includes the study area. Everywhere else the feudal system of land tenure gave place to allodial tenure.

After 1779, northern Fauquier County continued to be held as a proprietary by the Aristocratic families. They were no longer Crown tenants, but they held their ungranted lands as private owners. This feat was accomplished mainly by their vast influence and local powers. Thus the aristocrats of the county early preserved the landscape of pastoral manors, whereas in surrounding counties lands were fragmented as small farmers took possession.

### The Manors as Inhibitors of Colonization

The fact that large land owners were able to maintain their estates intact inhibited colonization throughout the study area. Originally, in order to promote colonization of the new frontier, the Governor and council, had adopted the practice of issuing orders giving the applicant permission to take up lands located by him, and if settled within the space of two years, to issue patents

. . . to him and them for the same in Such Several tracts and Dividents they shall think Fit, and in the meantime that the same be reserved Free from the Entry of any other p'son. . . (Groome, 1927, p. 57).

In contrast, the great manorial estates of Fauquier County were able to fend off such settlement. On all the manors, however, leases for use of land were granted but never implying ownership. The duration of the lease was almost always that of three lives--the life of the lessee, and of any other two persons he chose to name. The lease was renewable at the expiration of one year's rent (Wertenbaker, 1958). Most proprietors followed the practice of reserving for their own use and for the benefit of their heirs, certain large tracts of land which they leased to settlers on terms of three-lives. Thus by leasing and not selling the land, the manor constituted a real barrier to colonization.

The estates amassed by Lord Fairfax and Colonel Robert Carter are notable examples. Lord Fairfax's Manor of Leeds, the

largest and most important of Fauquier's early manors, consisted originally of 122,850 acres of land as described in the grant of 1767. The manor occupied areas in the counties of Fauquier, Loudoun, and Frederick. The manor of Leeds

. . . extended from the mouth of Carter's Run, up Hedgeman's River to Happy Creek, thence across the Blue Ridge to the Shenandoah, down that river and back via Ashby's Gap and the Carter, Bull, and Scott boundaries to Carter's Run. . . (Harrison, 1924, p. 97).

Colonel Carter's tracts also occupied a great deal of land in Fauquier territory. In 1724, he "set aside" lands between the Brent Town and Elks Marsh settlements. The first of his six great tracts was the Licking Run tract. The 10,227 acres encompassed the area along and east of Licking Run up to Germantown and across Owl and Turkey Runs to west of Brent town. The remaining tracts were Turkey Run (10,610 acres), Kettle Run (6,116 acres), Broad Run (12,285 acres), Bull Run (41,660 acres), and lower Bull Run (8,989 acres) (Harrison, 1924). "King" Carter, as he was called, was one of the greatest free holders in the proprietary. According to Groome (1927), he died in 1732 with 300,000 acres of land, 1000 slaves, and \$100,000 in ready money.

After 1737, the northward advance of the axe-wielding pioneer had reached the boundaries of the Fairfax estate and the hitherto steady and progressive movement of settlement northward along the Piedmont was checked. The "great tracts" were uniformly

administered as manors and it was customary to seat settlers only under leases of three lives and not to convey the proprietary title. The result was that most of the settlers from the south crossed the Blue Ridge and left the Piedmont to others who were still to come. In 1783, Dr. Schoepf observed this condition and postulated the reasons for it. Dr. Schoepf states that:

Along the road it was matter of no little astonishment to see so much waste or new cleared land, having just come the very well settled and cultivated regions of Pennsylvania and Maryland. The reason does not lie in any worse quality of the land, which is scarcely inferior to that beyond the Potowmack, but in the fact that individuals own great and extensive tracts. . . which they will sell none so as to leave their families the more. All of them are very much disposed to let the land in parcels, they retaining possession and seeing their land as much as possible worked and settled by tenants. . . this policy which will certainly be most advantageous to the posterity of such rich and important families, has. . . stood much in the way of cultivation and settlement (Harrison, 1924, p. 248).

In summary, in the southern part of the county where the Carter tracts existed, perhaps because the pressure from settlement was greater, the estate was fragmented as the owner sold off tracts of land. In a similar manner, the estates of the southern part of the county were dissolved leading to a landscape composed of many small, poor farms. In the northern part, the area of the thesis study, the owners such as Lord Fairfax of Leeds, not only desired to maintain large acreages, but were able to do so.

### The Impact of Colonial Agricultural Systems On The Landscape

England's commercial attitudes toward the colonies to a large degree helped to shape Fauquier County's colonial landscape. The Englishman's demand for Virginia tobacco and his later demands for small grains, notably wheat, fostered the rise of commercial agriculture, which in turn fostered the system of large plantations or manors.

The Rise, Progress, and Decline of Tobacco. The first decades of the 18th Century were marked by a rapid rise in the production of tobacco. Lands in favored sites were taken up by aristocrats and yeoman farmers alike in the hope that they would profit from tobacco's high market values.

The rise of tobacco in Fauquier County depended upon several factors, but the most important was soil. Soil conditions were a primary consideration in "choosing grounds" as they influenced the quality of the tobacco leaf to such an extent as to determine and control the distribution of distinct types (Werner, 1922). Conditions of the soil thus set limits to "tobacco land" expansion. The best soils were those where the walnut, hickory, paw paw, and red-bed grew. Cocke (1860) maintains that their growths indicate the "richest mould" in which to grow tobacco.

The location of "plant patch ground" was also an

important consideration because the waterways were the primary means of transportation. At first, tobacco lands had to be located along watercourses so that the prized tobacco could be transported to market in a bateaux or other similar flat-bottomed boat. Toward the middle of the 18th Century tobacco lands were located farther away from streams and runs as tobacco or "rolling roads" were developed. Thus, soil and transportation routes served as fundamental tobacco locating resources. Tobacco in turn acted as a settlement locating feature and its rise occurred contemporaneously with Fauquier's general economic well being.

The progress and eventual decline of tobacco in the county was directly correlated to the vicissitudes of the English market. In an attempt to regain the carrying trade of colonial tobacco that the English had lost to the Dutch, Parliament enacted a series of acts and ordinances commonly spoken of as the Navigation Acts. These acts initiated the series of tobacco depressions that were to follow in the county. Carrying charges, importation taxes, competition from Spanish suppliers, and the succession of crop failures in England contributed to the final decline of tobacco production.

The most visible impact that the tobacco system left on the landscape was the direct result of its mode of cultivation. After "new ground" was located, the woods were fired in order to prepare the soil for planting. The practice of "firing," like many others,

was borrowed from the Indians, who burned out the brush systematically that they might get about more easily and that the deer might have better forage (Adair, 1775). After the felling of trees, the tree stumps remained in the ground as they were not grubbed out. For this reason the use of the plough was impractical during the long years the stumps were rotting. Consequently, throughout this entire period the colonists carried on a hand-hoed agriculture, i.e., the land was not generally worked with cattle. Thus, their mode of cultivation imparted to the landscape a rather haggard look. The impress of tobacco on the landscape was great for tobacco would grow only on certain sites; its mode of culture was unique, destructively exploitive, and extremely time consuming; it was largely instrumental in moulding the social classes and the political structure of the county; it was almost entirely responsible for the system of labor; and it even extended a powerful influence upon religion and morals (Wertenbaker, 1958). Tobacco lands influenced where Fauquierians would live and its degree of successful production determined how they would live. In summary, tobacco was the chief factor in bringing a new look to the colonial landscape of Fauquier County.

The New Supremacy of Wheat. Some years before the turn of the Century, the cultivation of wheat had been undertaken with much enthusiasm. Especially after the profits from tobacco had

been greatly lessened by the heavy duties imposed in England, Fauquier's planters turned to the culture of wheat for it gave the land a new and greater value. Wheat gained supremacy in Fauquier County as increased demand for American grain in England kept pace pari passu with the development of the factory system (Harrison, 1924). By 1760, tobacco had lost its regency and wheat and corn became the new staple. Craven (1925) states that in 1771, wheat was a ready money crop and had become so important that rents were quoted in terms of wheat. Generally wheat was grown on "plant patch" ground or old worn out tobacco fields and consequently little new clearing of land took place. The wheat of Fauquier County was hauled to the mills in great "Conestoga" wagons, drawn by six-horse teams gay with bells and bunting (Harrison, 1924). Converting their lading into flour enroute, the teams then went on to a primary market at tidewater and so constituted the caravans of flour wagons, which, in 1780, were already the life of tidewater trade.

By the end of the 1700's Fauquier County had moved out of the tobacco era and into the period of more profitable wheat culture. Whereas tobacco had worked a major change on this cultural landscape, wheat growing did little to alter the physical character of the environment.

Role of Waterways and Overland Routes In Shaping  
The Landscape of Fauquier County

Waterways and overland routes facilitated the peopling of Fauquier County and in large measure influenced the sites where people would settle. Initially, the county was approached from the south via the Rappahannock River and its tributaries. Waterways were the primary means of transportation and communication. They not only served as avenues of approach for the early explorer and settler, but also functioned as transportation facilities for agricultural products and means of interplantation communications. With the building of roads, the role of the rivers as a transportation communication facility was subordinated. After the building of roads, the rivers regained their importance because they were used as an energy source to power the grist mills and saw mills of the new agricultural era. During the latter half of the 1700's, overland routes played the major role in the seating of the county for the settlers of northern Fauquier County approached the area from the south and north via overland routes through various gaps and lowlands. At the juncture of these roads, nucleated "vills" sprang up centering about the mill and the ordinary.

Early adventurers from the inhabited tidewater region approached Fauquier County from the south. They followed stream

valleys that had been fired by the Indians for here lush grasses grew and travel was generally easier compared to that of densely forested hill lands. Slater (1959) asserts that John Leherer, who treked up the Rappahannock River valley in 1670, was the first white man to enter the Fauquier County area, which then was the Manahoac country.

The choice of a plantation location was made with a view to the ease of water transportation as well as for consideration of soils supposed to be the best for cultivation. The result was isolated plantations, each with its own markets and shipping port for its products. Communication dominated by waterways resulted in few and poor roads. The poor roads tended to confine all extension of settlement to the lines of the creeks and runs. Thus, the occupancy of the back lands consequently followed the methods of the low country. Plantations were found at first only in the valleys, and their location was made with regard to their connection with tidewater by navigable streams (Ballagh, 1897). The plantations in Fauquier County were vast in extent and soon became little communities independent in a marked degree of each other. Wertenbaker (1958) maintains that the planter, his family, his servants, and slaves lived to themselves in isolation almost as great as that of the feudal barons or of the inhabitants of the vill of the 13th Century.

Ballagh (1897) asserts that the agrarian system was based on these modified village communities that reproduced their kind by a system analogous to budding in biology. As each fresh group broke away from the original mass and moved farther upstream, it carried with it all the essentials of the land tenure possessed by the old group downstream. That is, each group broke away from the old settlement, advanced upstream, settled in wilderness areas, and lived quite apart from their neighbors.

#### The Role of Overland Routes in Furthering The Settlement Process

Overland routes through the northern portion of Fauquier County paved the way for future settlement. As watercourses made the southern territories of the county accessible, so functioned the early roads of the north. Thus the history of the colonial occupation and subsequent colonization of northern Fauquier County might be learned from its roads. In Fauquier the courses of roads controlled by obstacles imposed by nature, were instrumental to the immigrants pushing on to find new homes in the wilderness. Settlements were established after roads were built and thus the pattern of occupation was strongly influenced by the road systems. By the late 1700's settlement had been extended back from the rivers on roadways perpendicular to the streams. Thus a means of communication by land was necessary, though often difficult.

According to Wertenbaker (1958), Hugh Jones states that

The worst inconvenience in travelling across the county, is the circuit that must be taken to head certain. . . for the main roads mind along the rising ground between the rivers (ridge roads) (Wertenbaker, 1958, p. 53).

The early roads of Fauquier, to the end of the 18th Century, were often undistinguishable and always so bad in places as to make traffic hazardous--as attested to by the journals of many travelers. Like in England, travel was from one hamlet to another via the most convenient route and travelling was thus simply a matter of riding a horse (Harrison, 1924). The oldest white man's roads in Fauquier County were a conquest of pre-existing Indian trails.

Roads not only served as a means by which people could enter new areas, but they also influenced settlement location at places where they crossed. At these points travellers could eat, sleep, relax, and refresh, for here is where Fauquier's famous "ordinaries" were erected and the quaint country store built. Soon other services located near these junctions and hamlets sprang up across the county in response to the lively Piedmont-Tidewater trade. The policy of the Glasgow merchants, who before the Revolution controlled the tobacco trade of the upper Piedmont, was to promote the building of roads and to establish stores at convenient points where their agents could distribute their merchandise and buy tobacco. The Dumfries road was thus extended beyond

George Neavil's Ordinary (est. 1712) by two forks, the lower or Dumfries - Rappahannock Road proceeded to the mouth of the Carter Run (Waterloo) on the Rappahannock River. It was on this road that Alexander Cunningham, one of Dumfries' merchants, built his "Red Store," which became the nucleus of Fauquier Court House (est. 1790). George Neavil's Ordinary, situated on Cedar Run where the Carolina Road was intercepted by the Dumfries Road, was a place of public entertainment as early as 1748 (See map of Rivers, Roads, and Significant Places). Other ordinaries located at cross roads of local importance were the following: Covington's (1750) on the old Marsh Road; Hardin's (1716) at the junction of the German Path with the Shenandoah Hunting Path; Joseph Neavil's (1752) on the Dumfries (Falmouth) Road to the Shenandoah Valley; Watts (1753), at the corner where the Dumfries Road to the Valley crossed the Manassas Gap Road; and Lawrence's, on Dumfries Road, beyond Joseph Neavil's (Fauquier County Bicentennial Committee, 1965).

The colonists not only captured Indian hunting paths, and enlarged them for their own use, but they also built new roads for the specific purpose of rolling tobacco hogsheads to tidewater warehouses. The hogshead cask was strongly hooped and prized on

the plantation and then rolled by human hands,<sup>8</sup> along the hot and dusty roads, often 15 or 20 miles to the inspector's warehouse, known for this reason as the "rolling house." Roads that were used in this way and going round about to the "rolling house," were called "rolling roads" (Robert, 1938). The rolling roads from the mountains to tidewater were tortuous because they had to be routed high up creek ravines in order to ford in the shallowness to minimize the danger of water damage to the tobacco and hogshead. This explains why many of Fauquier's present-day secondary roads writhe to such additional lengths as to suggest they sprang from a highway engineer's nightmare. Later these tobacco roads were used by passenger vehicles, such as the four-wheeled carriage or coach of the period and the two-wheeled chaise (See Figures I - IV, p. 64-67.).

Usually several years lapsed between the time large land owners acquired their vast holdings and the time when they came to occupy them. The Leeds Manor is a suitable example. It was one of the first of the large estates to be established, but in Leeds Manor as in other estates, the delay of occupation was great for there was no easy access to the area. Thomas Marshall did not

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<sup>8</sup>Later the casks were drawn by horses. Fellies were attached to the ends of the hogsheds that held pins for the shafts in which the first horse of the tandem was hitched (Harrison, 1924).

remove his family there until 1765, and then found himself in the wilderness (Harrison, 1924). Many other notable persons acquired large parcels of land but never settled on them. George Washington, for example, patented 2,712 acres in the vicinity of Lost Mountain in 1768, but never lived there (Chappelear, 1954).

The Summary Montage of The Landscape  
At The End of The Colonial Period

By the end of the 18th Century, the inhabitants of Fauquier County had achieved a neoteric perspective of the environment. The colonists ideologies contained practical and aesthetic appreciations of the environment for incorporated into them was the concept that the land could supply the necessities of life and contemporaneously support aesthetic qualities. Both the aristocrat and small farmer tilled the soil, grew crops, and realized profits. But, it was the aristocrat who imparted to the landscape of northern Fauquier County the dominant impress during the 18th Century for indeed, his park-like manors were the landscape. The estates consisted of the resplendant manor houses, coverts of the fox, miles of split-rail and stone fences, lush meadows, cultivated fields, and worn out tobacco lands (old fields). Between these plantations at major crossings of roads, hamlets sprang up to create the urban element of the landscape. In these cross-roads

settlements, the miller, merchant, innkeeper, and village smithy were found.

### The Impress of Colonial Agriculture

The early planters regarded land as a vast expendable natural resource. In particular, little attention was given to the maintenance or improvement of the soil base upon which all agriculture depended (Craven, 1925). Incorporated into the system of tobacco culture was the extravagant practice of seeking new ground every two or three years as the soil could no longer supply the required nutrients under minimal management practices. Clearing new land was laborious and it took a family a month to clear one acre (Nettles, 1938). The early hand-hoed clearings looked ragged, gaunt, and rather dismal, imparting an unhealthy appearance to the landscape. In the 1780's wheat and corn crops were harvested from these same fields that had previously been cultivated with hoes, spades, and rakes between charred tree stumps. By this time the stumps had rotted out and the soil thoroughly plowed. As a result of the foreign stimulus to grow wheat and the advent of the plow, this grain became the dominant staple of Fauquier County.

### The Impress of the Aristocracy

The irregular patches of cultivated land were dispersed among

the woods and grasslands of the manors. Tobacco had paved the way for large units of production and servile labor. With the decline of tobacco the aristocrat put his lands to different use. The old tobacco fields were turned over to wheat, let revert to woodland, or cleared for pasture. The grain fields served as a source of sustenance while the woods and green belts met the leisure desires of the planter turned huntsman.

On these manorial grasslands the American foxhunter began his rich heritage. Up until now the wealthy planter had little time to devote to recreational or avocational interests. But with the accumulation of wealth and amassing of lands, the aristocrat could embark on a light-hearted way of life. He had servile labor, managed by overseers, to perform the farming and other less desirable tasks thereby freeing himself from the realities of life. Thus, the aristocrat could devote his efforts to clothing himself in the best finery, sheltering himself in impressive mansions amidst beautiful grounds, and partake of the royal chase at his discretion.

At first, the planters' homes were more functional than pretentious. He had, however, by the end of the century learned how to employ the natural resources of his environment in his architecture. The Scotch and Germans were especially fond of stone construction while the British, learning from the Indians and Swedes of Loudoun County, preferred wood (Waterman, 1950). There was no

universal rule regarding building materials. However, the estate mansions were generally large, impressive, and solidly built. The manor houses were so constructed not because the planters thought their great homes were necessary in maintaining their place in the best society, but because they anticipated future generations would inherit them (Nutting, 1935).

The Palladian and Georgian styled homes of northern Fauquier County were no accident; they were part of the plantation system. Many of the mansions at first consisted only of a great hall and various chambers. As the planter accrued greater wealth, side wings, libraries, columned entrances, and rear stair towers were added (Waterman, 1950). The grounds were usually immaculately manicured and Boxwood maze gardens were famous. Thus, the kind of house, the practice of leasing land and not selling it, and the practical and aesthetic uses of the soil all were part of the great plantation system.

By 1780, a distinctive new landscape had emerged in northern Fauquier County. Where once the red man had held communal reign, there had developed a mosaic of manorial estates occupied by a few landed aristocrats.

## CHAPTER V

THE PROPRIETORSHIP PERIOD OF OCCUPANCE  
1783 - 1850

The third period of sequent occupance of the study area in Fauquier County began about 1783, and was brought to a close by the Civil War which resulted in vast social, economic, and governmental adjustments. The agrarian landscape, however, remained essentially unchanged because the large land owners were able to fend off incipient industrialization and urbanization, thus preserving the manorial charm of northern Fauquier County.

During the Proprietorship Period, the residents of the county strove to improve their society; they established a private education system, improved transportation facilities, and "urbanized" parts of the landscape with small villages. On the other hand, the proprietors of northern Fauquier County not only respected the ideals and desires of their colonial forefathers, but so well preserved the original intent that the ante-bellum proprietors preserved a manorial landscape anomalous to the surrounding countryside of small farms, large urban centers, and few open spaces. Not only the countryside but the social structure, in the northern part of the county, as well was approaching something singularly distinctive, for the huntsman was a breed all to himself. He was an erudite, affluent, sporting

individual. His ideologies, mores, and general outlook on life were different from those of residents of adjacent areas.

### Toward a More Sophisticated Society

Ante-bellum Fauquier County nevertheless achieved a more sophisticated aspect than in prior years. Towns of substantial proportions were growing and so were their supporting service industries. Warrenton became the social hub of the county. By the mid 1800's several institutes of learning were established in the county seat. Besides striving for a better educated populace, Fauquier strove to build with the rest of the nation. The early 1800's ushered in the era of canals, railroads, and turnpikes. With the development of transportation facilities came urbanization, land speculation, and some industrialization. Villages sprang up across the countryside along these routes of travel as did the various grist and woolen mills. There were ready markets in Boston, Philadelphia, and Washington and Fauquier County was not about to be left out of this trade.

### The Role of Canals, Railroads and Turnpikes

The early 1800's was the era of canals, railroads, and turnpikes. Fauquier County grew with the development of her transportation facilities for these life lines were the means by which

agricultural commodities and manufactured goods left and entered the county. These facilities were significant to the landscape because they extended market demands for agricultural products to the doorstep of the manors (See map of Roads, Rivers, and Significant Places).

The Rappahannock Canal. As Dumfries waned and Alexandria waxed, Fredericksburg and Falmouth renewed their competitive claims upon the trade of the territory of Fauquier and Culpeper counties. More than ever, at the beginning of the 1800's, their economic opportunity was measured by the facility of transportation. Consequently, the improvement of the Rappahannock River ensued. In 1830, work was in progress clearing the Rappahannock for navigation. The purpose of the canal was "to transport farm products from the counties of Fauquier, Loudoun, Rappahannock, and Culpeper" (Fauquier County Bicentennial Committee, 1959, p. 114), to tidewater ports. By 1849, the Rappahannock Company had successfully canalized the whole river, for a distance of 58 miles, from the basin of Fredericksburg to Millin's Factory, in upper Fauquier County. For eight or ten years the canal sponsored a thriving trade and was the chief factor in the development of the canal village of Waterloo. From Waterloo, flat boats carrying 200 barrels of flour, or the equivalent in lumber, and wool drifted downstream and were pulled back by dray mules as they were faster

than boatmen. On the return trip, the flat boats were laden with fish, lump plaster, merchandise, salt, guano, and whiskey. This trade was carried on but for a short while as the life of the canal was brief. Harrison (1924) states that the canal went out of operation in 1852 on account of keen competition from the new turnpikes and advancing tracks of the Southern Railroad.

The Railroads. The railroads were intended to perform the same function as the canals; they were designed to transport staple crops from the backlands to the seaports (Eaton, 1949). Before the War two railroads traversed Fauquier's territory; in 1851 the Orange and Alexandria Railroad<sup>9</sup> was opened. Three years later, in 1854, the Manassas Gap Railroad opened. The story of the railways success is told in the ledger. In their first year of operation in the area they made a net profit of two hundred thousand dollars (Harrison, 1924). Thus, in a matter of few years, the iron-horse changed the economic outlook of Fauquier County. Its farmers no longer had to depend on the seaports for they could now send their agricultural products direct to Boston, Philadelphia, and Washington via less expensive overland routes.

The Turnpikes. New and improved roads provided for the transport of merchandise, machinery, farm products, and people.

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<sup>9</sup>The old bed is now Southern Railway's main line from Atlanta to Washington, D. C.

Toll roads were not uncommon, but the free pikes were more numerous and generally preferred. In general, the public roads in the county before the Civil War were not kept in good condition and travel by private coach or public stage was hazardous. To be sure, the roads were little more than broadened paths and were more suited to the horseback rider and ox driver. An exception to the general case, however, was the Fauquier and Alexandria Pike, which led the way from Virginia to the nation's capital.

Due to the poor condition of the roads, the coaches of the period were of heavy construction. The road coaches weighed about 2500 pounds, were drawn by six-horse teams, and could "tool" along at about ten miles per hour on good roads of gravel or laid stone. During this period, the rules of the road were quite different from those in use at present. Before the advent of the automobile, highway operating procedures were not well formulated nor uniform in nature from one area to another. The travelers travelled much at their own risk and relied upon their own perserverance and ingenuity in a tight squeeze. However, the most standardized conventions or universally understood practices were the coach-horn calls. The whip's (driver's) intentions were made known to others via the coach's horn-blower. Some of the more frequently used calls were the following:

1. The Start
2. Clear the Road
3. Off Side (right)
4. Near Side (left)
5. Slacken Pace (slow down)
6. Pull Up (Stop)
7. "Higher Up" (faster)
8. "Steady" (steady as she goes)
9. Home (homeward bound)
10. Change Teams

All of these calls were a short tune of six bars or so. They were usually referred to by number. For example, call No. 10 signaled ahead to the inns and "ordinaries" of their arrival so that the tables could be set and the change of teams could be readied. The personnel of the coach included a whip who sat in the box seat, a horn blower, and two groomes if there was no horn blower. The coachmen were dressed in the livery of the manor, if the coach was private. Road and park coaches were possessed by the wealthy planters. Besides the coaches, the manors typically maintained an assortment of buggies, runabouts, phaetons, surries, pony governess carts, servants' station wagons, Meadowbrook carts, and the like. (See Figures I - IV)

Thus, with the development of improved roads, the coaching days of Fauquier were only beginning. The fine coaches of the aristocrat as well as the buggies of the yeomanry were part of the landscape scene. The old rolling roads of the county were broadened to take the berth of the coach and wagon. To coach from the manor



(McClanahan)

Figure 1

A three-seated covered station wagon used for transporting guests of the manor to and from the railroad depot and stage station.



(McClanahan)

Figure 2

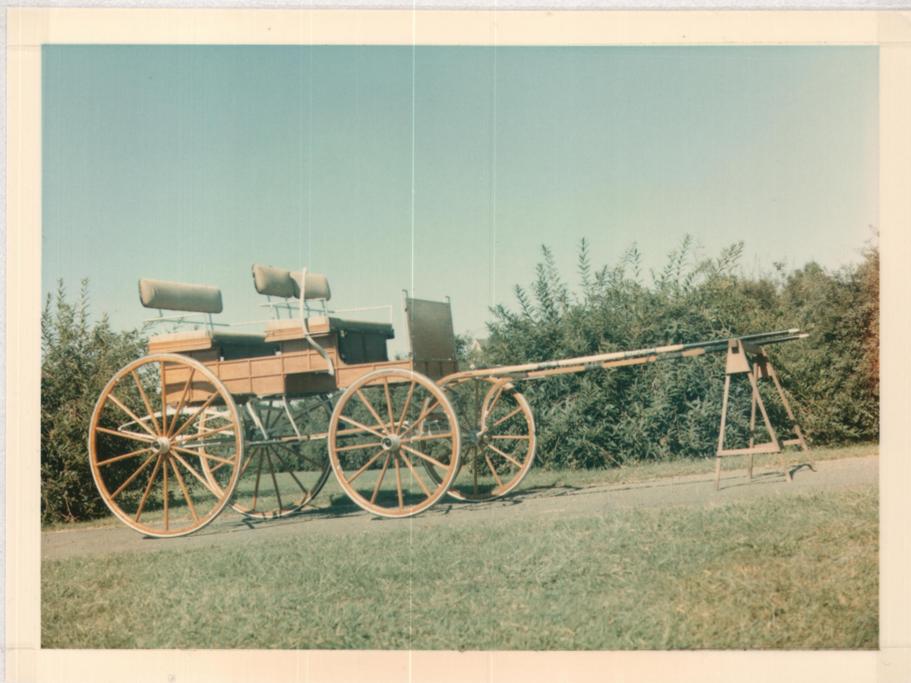
A surrey with a fringe on top commonly used for outings and going to church.



(McClanahan)

Figure 3

A two-seated covered buckboard for everyday use on the manor and for short trips to the village.



(McClanahan)

Figure 4

An open two-seated buckboard primarily used in the country as a utility vehicle.

to town, church, or a sporting event was an undertaking of no small proportion. Coaching was part of the social fabric, a status symbol, and a component of the landscape.

#### The Impact of Cultural Recreation on the Evolving Landscape

The aristocratic families of northern Fauquier County were quick to recognize the area's potential recreational resources. It has been said that it was for the character of the landscape, so reminiscent of the Mother Country, that the territory was originally settled by the Englishman. Large estate owners took pride in their vast rolling grasslands and numerous woods. On their private estates they had created a pleasing environment conducive to the finer pleasures of life. Here the aristocrat could live to himself in the magnificent dwelling surrounded by vast emparked acreages suitable for nothing less than the royal chase.

Others besides the land owners enjoyed this fox hunting arena. Urbane northerners and sophisticated southerners travelled great distances to enjoy the elegance of Fauquier's White Sulphur Springs (Warrenton or Fauquier Springs), which occupies the site of the old Tanxnitania Indian village. The Fauquier Springs was a fashionable watering spa of Virginia in the crinolined and beaver-hatted attire of the 1850's.

Mrs. Anna Cora Ritchie, an actress and author of the times,

describes the beauty of Fauquier Springs in the following excerpt from the New York Express as reported in the book, Fauquier County, Virginia, 1759-1959.

. . . the hotel is very comodius and delightfully regulated. The hotel stands on the summit of a gently sloping hill, circled round, literally locked in a girdle of fine old trees. In front is a magnificent portico, supported by huge columns that rise, in an unbroken line, three stories high and run the whole length of the building. This portico is a favorite promade. . .

As you stand in the centre of the front portico, you face the spring at the foot of the hill. Looming up, just catch one glimpse of the Blue Ridge. Midway to the spring a cool fountain sends its showers into the air. The spring itself is enclosed in a pretty pavilion, furnished with seats. . . All around are charming walks, thickly shaded with trees, and pleasant droves are dotted about here and there. . . (p. 136).

The Warren Green Hotel in Warrenton proper was also a popular vacation site. It was centrally located and the decor was appropriately appointed.

#### Urbanization and Industrialization Inhibited by the Manors

The early 1800's were the busiest years in Fauquier's eventful history. These were the years of building. More settlements were organized, mills constructed, and "ordinaries" built than in any previous time.

Like the earlier towns in the county, the new centers originated under the system of establishing towns by act of assembly "for the

cohabitation of those who are minded to settle there." The trustees named in the application were given title to the land set apart as the town site with authority to lay it off in lots and streets; to sell the lots; make public improvements; and thereafter, to maintain a proprietary municipal government under direct responsibility only to the Assembly (Harrison, 1924). Thus, according to this system, many towns were laid out during the Proprietorship.

Warrenton, which was named after General Warren of Revolutionary fame, was incorporated in April, 1910. But, the beginnings of the town go back before that date. Long before the Revolution, Warrenton existed as a cross roads settlement, where the main roads from Winchester to Fredericksburg intersected the road from Culpeper to Alexandria. Being a two-day drive from either point, it became an overnight stopping place and a distributing point for goods (Day, 1908). Stores, a tavern, and a blacksmith shop soon were built at this crossing. In 1791, the town, then Fauquier Court House, was surveyed and laid out by James Rautte on land donated by Richard Henry Lee. Thus, most towns originated on private land in a manner similar to that of Warrenton--ground was broken, the site named, surveyed, plotted, and then sold. Many of the towns laid out during the period of the Proprietorship have since disappeared.

The early county industries of manufacturing, distilling, and

milling were located both in the town and in the country. Manufacturing was carried on primarily in the town. The cobbler, hooper, merchant, tailor, and village smithy tended to locate in or near settlements because that was where their market was. Due to their nature, distilling and milling activities were usually carried on out in the country.

In quaint little villages like Auburn, Scuffleburg, and Waterloo, manufacturing and inventing was carried on to a considerable extent. Along the roadside in Auburn was Stephen McCormick's shop and iron foundry. Here he invented and made the McCormick plow. This was the first iron mold board; it took fewer horses to pull, plowed deeper, and pulverized the soil better than the wooden plow (Fauquier County Bicentennial Committee, 1959). In Scuffleburg, formerly known as Mechanicsville, due to the thriving wheelwright business, Benjamin O'Rear invented and built the first thresher that cleaned wheat. The canal town of Waterloo was located at the head of navigation for the large Rappahannock flat-bottomed boats. In the locale of Waterloo were located four stores, a canal, boat building factory, two warehouses, a woolen factory, a saw mill, and a grist mill.

The grist mills were important centers of economic and social life. They were the natural gathering places of neighbors who brought their grains for milling. Many business transactions

were made and news interchanged during the wait for flour and meal. The mills were built of solid construction, ran for many years, and later served as landmarks and historical sites.

Bricks for use in local buildings were fired in nearby kilns, oftentimes on the site of the construction. It has always been considered that this locally made brick was not as durable as that so extensively used in tidewater. For that reason many of the homes were covered with plaster made from crushed oyster shell or burnt limestone (Fauquier County Bicentennial Committee, 1959). In several areas throughout the county leather was tanned and made into boots, saddles, harnesses, etc.

Nevertheless incipient industrialization and urbanization made only a negligible imprint on the landscape. The owners of the manors did not permit industrial and urban developments to encroach upon their manorial countryside. Thus, the manors acted as inhibitors to intensive development because their lands, which accounted for most of the territory in the study area, were withheld.

#### The Social Aspect as An Influence Of Landscape Evolution

The plantation society of northern Fauquier County was feudalistically tri-partite: the lordly planter, the slaves, and the yeomanry. Each group within the plantation society influenced the character of other classes and the character of the landscape. The

planter promoted the plantation or country gentlemen ideal. It was the large planter who touched the outside world, in Congress, at summer resorts, and in fiction. The slaves composed a gang or the labor force on the plantation. This group lent much to the plantations social story for the storybook romances seized upon the slave's colorful bandana glistening in the sun, upon a coon hunt, a "breakdown," or a mammy's lullaby for their local color (Gaines, 1962). There was little sophistication among the yeomanry. They were humdrum, but they were honest, pious, and substantial. They had many qualities ascribed by tradition to the planters: they were hospitable, they sometimes shared the sectional point of view, and they at times possessed considerable wealth (Gaines, 1962). These were the social classes of Fauquier. No one class single handedly accounted for the course of the county's history. The planters, however, were the most influential and left an imprint on the landscape still very much in existence today.

#### Social Structure and Family Status

According to Gaines (1962) the common conception of feudalism, both in the rural society and in certain institutional survivals, existed in Virginia during this Proprietorship. Evidence of feudalism may be obtained from a study of judicial and governmental qualifications, from literary fashions, from the deep rooted

land-holding instincts, from sports and recreation, and from the conventions of home life.

Among the planters there was a notable appreciation of good furniture, silverware, and tasteful interior decoration. There was a stateliness; there was a social eagerness that encouraged the pageantry of entertainment. The society was in general characterized by an ease, a grace, a cordiality that was to be hardly matched by any other American domestic life.

Home life constituted the core of the aristocratic society. Life in 1850 was carried on with a different, but much worthier significance than it is today. In reality the home was not the place of dances, nor of pseudo-epicurean plenty. The home was supreme. Gaines (1962) asserts that this supremecy was due to the fact of isolation. The home had no competition from the theater, clubs, and other institutions of urban life.

Interest was concentrated in extraordinary degree upon the family circle; and family life had a power, a persistence of influence, almost a sacredness, not often suggested by the tradition of groaning tables and shuffling feet. . .  
(Gaines, 1962, p. 170).

The aristocratic home life was in essential respects almost unparalleled. The famous tradition of hospitality had substantial bases of fact. Isolation, lack of contact with the outside world, and the anxiety for a break in the monotony were all features that sharpened the edge of the planter's delight in "company."

The dominance of the plantation, resulting in a manorized society; the isolation of the plantation; and the structure of the plantation which gave the white master uncommon power; were all factors that tended to develop a unique character (Gaines, 1962). This, then, was the societal framework in which the aristocrat lived and developed.

### The Fox hunt

The pagentry of the fox hunt was an integral part of the aristocrat's way of life. The hunt became a social tradition and had such a profound effect on the landscape patterning that its impress is still clearly visible today.

Among the social institutions which the tradition has employed with great generosity, one of the most conspicuous is the manifold recreational life, indoor and out-door sport, festivity for whites and for blacks alike. This element is found not only in the fiction and poetry, but also in dramatic presentations, in songs, in reminiscence, in virtually every form of plantation record. One of the foremost factors in the history of sport is the horse, with his connotations of racing and hunting. The passion of the gentry for the noble, highly bred animal is firmly fixed in the whole tradition; . . . (Gaines, 1962, p. 161)

The tradition of American fox hunting, from "challenge to full cry," dates back to 1690--only four years after the chase was initiated in England! In 1690 the first pack of hounds was kept exclusively for fox hunting. The Castle Hill pack of foxhounds is the oldest in America. According to van Urals (1941), the original

foxhounds were brought to America by Dr. Thomas Walker who was on the staff of General Washington and a member of the House of Burgesses. Because "the hunt" became an important factor in the process of the cultural landscape evolution, there follows considerable detail of this colorful "land use."

The Beginnings. The history of fox hunters is as long, as the history of the foxhound packs. Both George Washington and Lord Thomas Fairfax were ardent followers of foxhounds and they set the pace in the hunting fields as they did in American affairs. The chase had so engrossed the interests of Washington, that from 1759 to 1774, he directed all of his spare time to fox hunting. In fact, he was in the habit of taking either the bitch pack or dog pack with him when he inspected his plantation. Washington would be gone for three hours or more at a time on a chase should the pack drive a fox from his covert and force him to break cover (Van Urals, 1941). Other early leaders in the fox hunting field were General Charles Lee, Alexander Hamilton, John Marshall, and Bishop Meade. Thus, fox hunting got its start with the best in America's society. Its heritage is flavored with aristocratic conceptions of social structure and habit. But, the huntsmen of Fauquier were not all affluent gentry by any means because foxhunting was in fact more than a sport. It was a social institution, a way of life for the aristocrat and the common man as well. It has been reported that if a

plowman were to see a hunt progress across his land he would more than likely unhitch his best horse and join the field. In fact, the royal chase had taken over the minds and hearts of Fauquierians.

Social Protocols in the Fox hunt. Within the hunt organization certain courtesies were established as proper and correct. The hunt club, composed of members in the immediate locale, was an organization similar to that of any other. Perhaps the most peculiar attributes of the hunt club was the dress of its members and the language that they used.

Members of the Hunt. Usually, the hunt club was a more or less exclusive organization that admitted new members only with the consent of the old membership. Wealth, prominent social standing, and a rich family heritage were not the keys to membership, though they helped. Individuals were invited to join the hunt club on the basis of personal merit and compatibility with other members of the field. Nevertheless, the hunt club tended to draw the upper echelon of society for they owned the lands upon which the field hunted, subscribed to the hunt paying for the hounds and servants, and generally furthered its anachronistic character in a modern society.

The hunt staff consisted of a Master of Foxhounds (M. F. H.) several "whips," and a secretary. The master was always a gentleman; the whips might be a gentleman or a servant and the

secretary was usually a gentleman or a lady. The members of the hunt staff habitually wore a pink<sup>10</sup> or green coat with a velvet cap, brown top boots, white breeches (sometimes leather), a waistcoat and a stock tie. Members of the field habitually wore a black "boller" and short black coat with canary or brown colored breeches and black boots. This would be the proper uniform of a member of the field riding in his own hunt or in the hunt of another club. A member was entitled, however, to wear his pink coat in his own hunt or if invited, in another hunt, providing he had earned the privilege to wear a pink coat. If a huntsman knew the county well, he would usually wear his pink coat. The coat bore a significance in many respects. It signified to other members of the field that this huntsman was familiar with the lay of the land, was chipper, and ready to take on all comers. In short, it said "follow me" for indeed it was easy to see upon the pasture and in the wood. A huntsman so disposed to wear his pink would be clothed in a pink coat, black top hat, white scarf, white breeches, hunt colors<sup>11</sup> and buttons, brown top boots, and spurs. If the huntsman did not care to wear his black melton cap or his pink coat, he could, on week

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<sup>10</sup>These coats were in fact quite red. The name "pink" stems from the fact that a Mr. Charles Pink of London designed the coat.

<sup>11</sup>The hunt colors appeared on the collar of the pink coat. Each hunt usually held one solid color and it was thus easy to identify the hunt of any one huntsman.



(Marshall Hawkins)

Figure 5

A typical gentleman huntsman of northern Fauquier County.  
General Lemuel Shephard (USMC Ret.) up on his dapple-gray gelding.

days, wear what was known as a "ratchatcher." This habit of informal tweed, tan boots, and brown breeches, was more of a casual working outfit and not as dramatic as the black melton and pink coat.

The hunt season was climaxed with the annual hunt ball. This gala affair usually took place in the resplendant atmosphere of one of the famous Fauquier manors. The formal evening attire consisted of black or white dresses for the women and split-tailed scarlet coats for the huntsmen. These affairs constituted the crowning touch to the manorial way of life. The delicacies of the kitchen consituted the most amazing banquets for the menus attested to the art of cookery.

### The Chase

The huntsmen were as propitious in the protocol of the actual chase as they were in their dress. The chase started by "drawing cover." Early on a fall morning the huntsman would lead the pack to a likely spot on the edge of a wood where he would throw the hounds into cover in the hope that they would give tongue. Once a hound opened up, the other hounds honored her bark. When the fox was driven from his covert by the hounds, the first huntsman to see him leave the woods would take off his hat and point to the direction and yell "Gone away." All the hounds would then be on



(Marshall Hawkins)

Figure 6

A modern hunt scene in northern Fauquier County showing a master, a whipper-in, members of the field, and hounds embarking on an early morning fox hunt.

the line in full cry and with the call of "Tally ho" the chase would be off. Providing that time was not lost by the hounds losing the fox and/or the scent, the fox would be "dead beat" in a reasonable length of time (2-5 hours). After much horn blowing, communication within the field, cheering, and general pandemonium, the fox would usually "make to ground." Once he had gone into his den, the chase was over. Upon the death of the fox the head or mask and tail or brush would be kept, with permission of the master, by the first huntsman on the scene. After the kill, the huntsmen retired to the hunt "breakfast" usually held on a nearby manor. The breakfast was in fact practically a banquet. After the late afternoon "breakfast," the huntsmen would then "hack" back to his own country seat and join his family for an evening by the fireside (Walker, 1965).

This then was the fox hunt in Fauquier County. It was a social institution that exerted a strong influence on the character of the landscape in 1850. For the broad rolling green belts and woods were maintained in large part to provide for the hunt.

#### The Society and the Landscape in 1850

The manorial countryside of Fauquier County arose from the ideal of the country gentlemen and was the direct result of the plantation tradition. The one particular feature of the northern

Fauquier County landscape was the distribution throughout the countryside of what topographers have traditionally called "gentlemen's seats" (Darby, 1963). These halls, mansions, or manor houses affected in the classical style, together with their gardens, parks, and farm lands afforded a visible symbol of gentility and emphasized the presence of the landed aristocracy.

The country gentleman ideal, though already archaic in the mid 1800's, was to live on in Fauquier, served by hosts of subordinates, and enjoy hereditary rights to a sort of social primacy. To be a great planter was the ambition of many. The large plantation was the ne plus ultra of society. The towns were, in effect, subsidiary to the country. They were in sentiment and interest only a part of the plantation community. Phillips as quoted in Gaines (1962) states that the

. . . Merchants were plantation factors; the lawyers and doctors had country patrons;--and many prospering townsmen looked toward plantation retirement. . . as the crown of their careers. . . (p. 146).

Thus, according to Gaines (1962), the planters believed, to a certain extent, that their society approximated the social order of the Chivalric period. The tradition, then, conformed to the facts by registering the prevalence of feudalistic ideals.

Thus, by 1850, the colonial landscape of northern Fauquier County had been molded into a pattern of park-like manors, with a

modest infusion of general farming, and a few small nucleated villages.

## CHAPTER VI

THE COMMONWEALTH PERIOD OF OCCUPANCE  
1870 - 1966

The last period in this sequent occupance analysis is termed the Commonwealth, which extended from 1870 to the present. During this time the landscape changed little in physical morphology, but rather was gradually "civilized" especially with the appearance of modern automobiles, airplanes, and electrical facilities. On the other hand, in contiguous land areas in the south of Fauquier County, and in surrounding areas of the north, urbanization encroached heavily to develop a typical rurban landscape composed of small holdings, housing developments, a network of paved roads, gas stations, etc. Thus, the manorial countryside of the study area came to be an anomaly. It is anomalous to the more densely populated landscapes to the north and east and is in contradistinction to the poor small farms beyond its western and southern boundaries.

The Case of the Spring Hill Estate

Of the several factors that are associated with the evolution of the manorial landscape in northern Fauquier County, the social aspect of occupance has consistently evidenced itself as a dominant influence in the development of the landscape morphology. Most of

the manors have remained largely intact with only minor fluctuations in family ownerships. Thus, by the virtue of their mere existence, the manors thwarted land speculation and settlement.

The Spring Hill estate of Charles Tompkins is a suitable example, for the estate today retains the original core and a significant portion of the original land grant. The purpose of the Spring Hill case study is twofold: first to serve as an example of the delaying factor of family tenure and way of life, and second, to exemplify the contemporary landscape of the study area.

Spring Hill lies on the southern margin of the study area in the Triassic Plain subdivision of the Virginia Piedmont Plateau. The estate occupies most of the territory immediately west of Rogues Road, which connects the two villages of Casanova and Auburn (See map of the Manors). Approximately one-fourth of its undulating to rolling lands are forested with Virginia Pine and mixed hardwoods. Two streams, Turkey Run and Gupton Run, flow across the estate lands. There are several springs in the immediate vicinity of the mansion and barns. The estate has an elegant mansion, improved pastures grazed by registered cattle and sheep, and large fields of grain and forage crops. In addition to being the site of a token agricultural enterprise, the estate is expressly maintained for use in the fox hunt.

### Historical Overview of Tenure

The Spring Hill Estate was founded over 200 years ago, but the estate has changed owners and names several times and its area is considerably smaller than the original colonial grant. In 1723, Colonel Robert Carter granted to his son-in-law, Mann Page, 10,610 acres on Turkey and Gupton Runs. This land was subsequently purchased by Colonel Armistead Churchill and was referred to in the 1759 Fauquier County deed book as Pageland. In the years after 1759, the estate lands passed through several hands and parcels were sold off reducing the size of the original grant to 500 acres. In the depression years of the early 1800's it appeared as though the estate would be dissolved in the same manner as other Carter lands. However, in 1837, Robert R. Tompkins bought the estate and began rebuilding and adding to the 500 acre estate by repurchasing various contiguous parcels (See Table III). Robert Tompkins' died in 1915, leaving two sons, Cornelius and Edmund. The land was willed to Edmund, who died in the same year as his father. Cornelius, the sole heir, held the land until his death in 1928 when his daughter Lyda R. Tompkins came into possession. She made several more additions to the estate before it passed on to her son, Charles Tompkins, in 1957. With the purchase of Rock Hill by Charles Tompkins in 1966, the acreage of the

Table III. Tenure Record of the Spring Hill Estate Owned by the Tompkins Family

1724	Original grant to Mann Page by Colonel Robert Carter		10,610 acres
1800-1830	Reductions by Sales		10,100 acres
1830	Manorial Core		500 acres
Year of Transfer	Grantor	Grantee	Size of Incorporated Parcel in Acres
1837	Robert R. Tompkins	William Stuart of "Gupton"	426
1850	Robert R. Tompkins	Hauson Hooe of "Pageland"	139
1854	Robert R. Tompkins	Richard A. Weaver and Enoch Smith	38
1896	Robert R. Tompkins	R. M. Randolph for the Grace Episcopal Church	10
1928	Lyda R. Tompkins	William W. Trumbo	150
1928	Lyda R. Tompkins	J. W. Goode	123
1928	Lyda R. Tompkins	Harry L. Edmunds	26
1928	Lyda R. Tompkins	Eleanor E. Perkins	32
1928	Lyda R. Tompkins	H. Thornton Davis	525
1928	Lyda R. Tompkins	William H. Gulich	297
1966	Charles H. Tompkins	John Chavney Williams, Jr. of "Rock Hill"	570
	The Manor Today		2,836

Source: Fauquier County Grantor and  
Grantee Land Books

estate totalled 2,836 acres.

### The Agricultural Lands

The Spring Hill estate is not primarily a commercial farm enterprise, but rather is operated as a landed interest for personal satisfaction. On the other hand, there is a token agricultural enterprise operated by employed farmers. The farming system, in considerable part, is designed to maintain the pastoral landscape needed for the fox hunt.

The farming enterprises of Spring Hill are oriented to the production of beef and wool. There are 150 hereford cows and four bulls in addition to the 100 northwest black face sheep on the farm. The beef are trucked directly to Washington, D. C., and Baltimore or to the county auction near Marshall; the wool goes to the Fauquier County farmer's cooperative woolpool in Warrenton.

The system of cropland use of Spring Hill is typical of the study area. The chief crops grown include corn, barley, sorghum, alfalfa, and orchard grass. Most of the cropland is in a four year rotation of corn, barley and orchard grass. As soon as the corn is cut off in the fall, both barley and orchard grass are sown on the field. In the spring, the barley and orchard grass are fertilized and red clover is added to the already established stand. In the fall the barley is harvested. The barley stubble, clover, and

orchard grass is then allowed to stay on the ground for one year as it will be cut for hay the following summer. One year from haying, the orchard grass seed crop is harvested. The sorghum and alfalfa crops are primarily used for ensilage for winter cattle feed. Most of the feed is produced on the estate except in dry years when some must be imported.

### The Farmstead

The manor house of Spring Hill is located atop a small knoll about one half mile west of Rogues Road. The picturesque lane leading to the secluded mansion is gravelled, shaded by rows of Virginia Cedar trees (Juniperus virginiana), and flanked by a white board fence. The mansion grounds and gardens are enclosed by several white picket fences of varying heights. The mansion itself is typical of the Virginia country gentlemen's ideal with a Doric columned porch on each wing of the "T" style of construction. The expanse of the white clapboard exterior is enhanced by Provincial black shutters astride the windows. The "A" frame grey slate roof is broken by five chimneys constructed of Virginia field stone and brick.

The original part of the house was built in 1750, and is reported to be the first court house in Fauquier County (Fauquier County Bicentennial Committee, 1959). In 1750, the kitchen was

below the judge's chambers, but this area now serves as a potato cellar and basement. In 1769, a "lean-to" and a kitchen connected to the house by a "dog trot" were added onto the south end of the building when it was converted into a home. In 1867, extensive repairs, expansion of existing living quarters, and other additions were made. The last major remodeling took place in 1929 when the dining room was enlarged and downstairs bedrooms were added.

The horse barn is well built and has 10 box stalls and six standing stalls. Tompkins maintains eight "blood line" hunters for his family's use. The kennels, adequate for 60 hounds, are housed in an adjacent building. Some of the other estates in the study area maintain quarter and half mile race tracks, polo fields, and mile-long aircraft landing strips, private telephone and fire systems, etc. In general, however, Spring Hill is representative of the contemporary manors and of the countryside in northern Farquier County. The mansion, outbuildings (ice houses, smoke house, slave cabins, "mammy house," and utility sheds), and farmstead adhere to the plantation tradition. The shaded lane, manicured yards, immaculate boxwood garden, and orchards are all realities that are close to the plantation tradition.

#### The Impact of Spring Hill on the Landscape

The major impact of Spring Hill and other similar estates on

the contemporary landscape is that of maintaining the status quo. By not selling off parts of their estates to small farmers, the aristocrats of Fauquier County were able to maintain their country gentlemen ideal. As in the case of Spring Hill, land transfers were made but they were made within families and with the aristocratic community. Rather than sell off a parcel of land to an "outsider," aristocrats would trade and sell among themselves. In this manner, Spring Hill and other estates fended off settlement.

The table showing manors by size (Table IV) indicates that the 64 existing manors of over 200 acres occupy 51,200 acres. This acreage accounts for 60 percent of the northern Fauquier County area that is conducive to occupance.<sup>12</sup> Spring Hill is only an example of the impeding resistance to urbanization, but with more than half of the northern part of the county occupied by the manors it is evident that the resistance was very real. The map of the Manors shows their distribution and Table V lists them by name.

#### Summary Montage of the Landscape in 1966

The present day landscape of the study area is not greatly different from the ante-bellum landscape of 1850. Northern

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<sup>12</sup>Areas where slope was in excess of 14 percent were considered not conducive to occupance.

Table IV. The Manors by Size\* (over 200 acres)

SIZE	NUMBER	AREA
200- 499	24	6,800 acres
500- 999	17	10,600 acres
1000-1999	16	17,000 acres
2000-3999	6	12,800 acres
over 4000	1	4,000 acres
Total	64	51,200 acres
Average Size Per Manor		795 acres
Total Acreage suited to occupance		90,500 acres
Percent of occupiable land held by manors		60 percent

\*Size based on round number estimates. See Table V for individual listing.

Table V. List of the Manors\*

Name (200-499 acres)	Size (in acres)	Name (500-999 acres)	Size (in acres)
1. Addara	400	38. Oakdale	800
2. Atoka	300	39. O. H. Ellis	500
3. Belvoir	400	40. Tirrelda Farm	600
4. Boxwood Farm	200	41. Woodside	800
5. Buckland	300		
6. Burnhard Farm	450	(1000-1999 acres)	
7. Clovelly	200	42. Airley Farms	1000
8. Creedmoer	400	43. Bellevue	1000
9. The Dell	200	44. The Cove	1000
10. Fauquier Farm	200	45. Harry deButt	1000
11. Fieldmont Farm	200	46. Heartland	1000
12. General Campbell	200	47. Huntley Farm	1500
13. Glenville Farm	400	48. Kinloch	1000
14. Goldensdale	250	49. Le Baron	1000
15. Kilmar	200	50. Leonard's	1000
16. North Rock	200	51. Morren	1000
17. Oakwood	300	52. Mulberry Hill	1000
18. Over-the Grass	200	53. North Wales	1000
19. Polk-A-Dot	200	54. Rockburn Farms	1500
20. Rapparidge	400	55. Whitehall	1000
21. Rockburn Stud	300	56. Whitewood Stud	1000
22. Waverly	300	57. Woodbourne	1000
23. Westwood	300		
24. Woodley Lane	300	(2000-3999 acres)	
(500-999 acres)		58. Fleetwood Farm	2000
25. Amadale Farm	600	59. Henchman's Lea	2000
26. Anthony Wilson	500	60. Rokeby Farm	2000
27. Archwood	800	61. Spring Hill	2800
28. Belmont	600	62. Still House Hollow	2000
29. Blue Ridge	500	63. Wildcat Mountain	2000
30. Broadsmeade	800		
31. Burnt Hill	800	(over 4000 acres)	
32. Cobbler Mountain	600	64. Fairfield Farm	4000
33. Doursbagh	600		
34. Fenton Farm	600		
35. Grafton	500		
36. Marland Farm	500		
37. Mt. Sterling Farm	500		

\*Source: Round number estimates from Fauquier County Land Books and County Assessor's Office.

Fauquier County is a land of splendid old manor houses, extensive grain fields, small family orchards, attractive woodlands, improved pastures, and miles of stone and split-rail fences. It is the land of the huntsman--the land of those who desire to live the life of the Virginia gentleman. Hunting is a way of life in northern Fauquier County. Indian hunters once roamed the land and now farmers, sportsmen, and their cosmopolitan guests, and small businessmen follow the hounds across the country. In this "horse country," have developed hunting, racing, horse shows, and polo games for which Fauquier County is famous. Fauquier County claims to be the only county in the United States where five recognized hunts are maintained, each unit having its own horses, hounds, and headquarters. The five hunts include the Piedmont (est. 1840), Warrenton (est. 1887), Orange County (1903), Casanova (1910), and the Old Dominion (1924). According to a recent report from the Secretary of the Virginia Thoroughbred Association (1965), in Fauquier County there are 4,000 horses and pasture and forage crops to support this population amounting to 76,832 acres. The equine industry in the study area is big business and it is reflected in the landscape.

The large estates are separated by woods and fences. Both the stone walls and rail fences are in good repair. Many of the stone walls, however, are overgrown with Japanese honeysuckle making the landscape reminiscent of the landscape of rural England.



Figure 7

A typical manor house and grounds in northern Fauquier County. In 1749 John Kemper obtained grants for 950 acres of land on Great Run and made his permanent home at Cedar Grove. Clovelly (formerly Cedar Grove) is a large frame house built according to the Colonial "H" style of construction

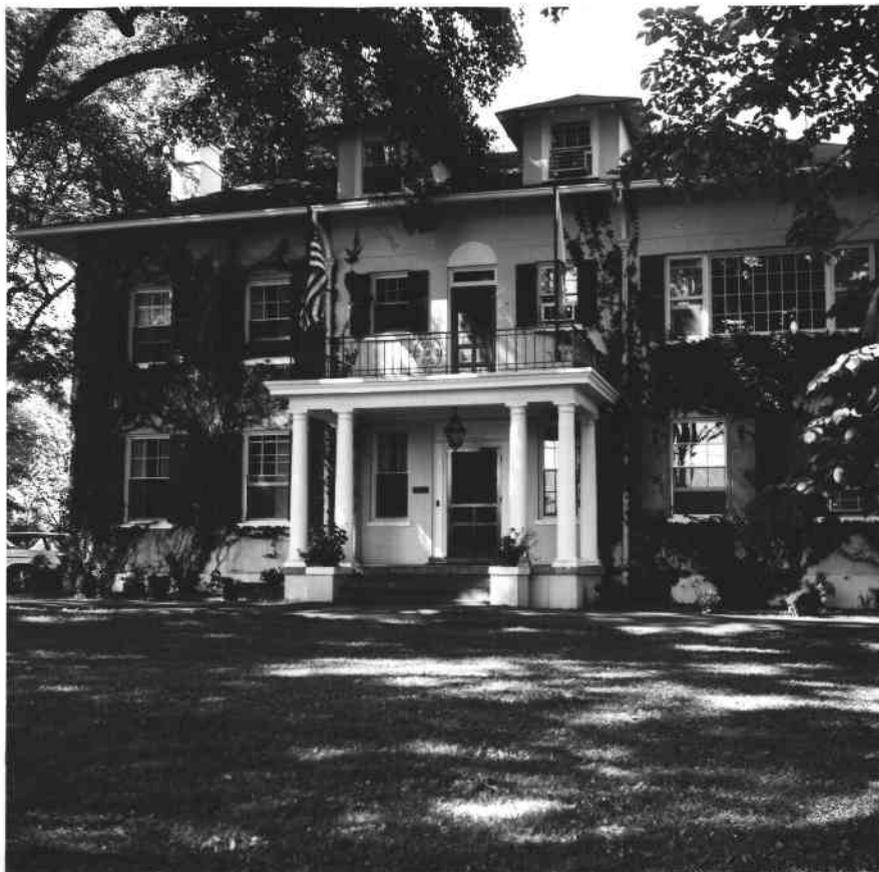


Figure 8

A manor house amidst its secluding viel of vegetation. This substantial manor house, on the Airlie Lands, is constructed of tan plaster and is handsomely appointed in the Colonial tradition.

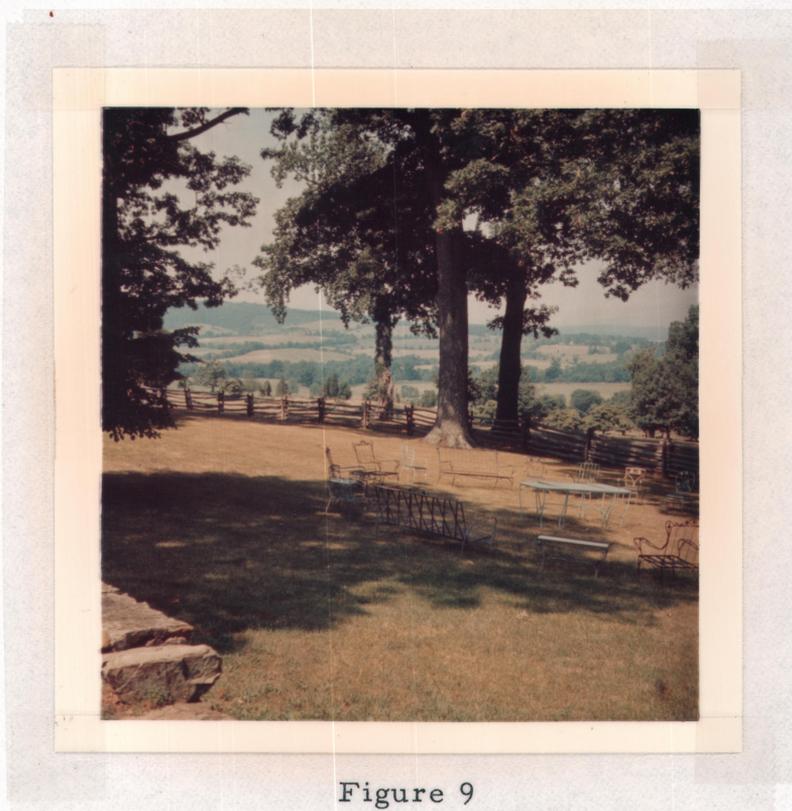


Figure 9

The manorial landscape of the study area as viewed from the lawn of Oakwood looking toward the foothills of the Blue Ridge Mountains.



Figure 10

A view of the pastoral aspect in the manorial landscape of northern Fauquier County looking southeast toward the forested Blue Ridge Mountains.

Other than the overgrown appearance of the landscape, only recent subdivisions and shopping centers stand out as nonconforming elements. Subdivisions such as Paramore, Broken Hills, and Warrenton Lakes, east of Warrenton in the locale of New Baltimore, are more or less concentrated along routes 29-211 and do not greatly intrude into the manorial landscape of rolling grassed hills.

The present landscape of the study area resembles the old manorial landscape of the proprietorship as described in Chapter Five. Areas surrounding the study area, however, have been infiltrated by the expanding Washington, D. C., urban complex with its subdivisions, urban settlements, service industries, shopping centers, roads and through ways, while northern Fauquier County has maintained a status quo. Originally, the study area was not greatly different from surrounding areas of Virginia; today, in contrast, the manorial landscape is a notable anomaly and the social system an anachronism. In the conclusion which follows the significant forces that appear to form a hypothesis explaining this anomaly are summarized.

## CHAPTER VII

## CONCLUSIONS

Fauquier County's manorial landscape of today is a relic landscape dating back to early colonial times. By 1700, the Indians' impress had developed a landscape of woods interspersed by grasslands. The early colonists inherited this landscape from the Indians and made surprisingly few alterations. These settlers, coming from the upper-middle class in England, had considerable wealth and were able to acquire very large tracts of land which they called manors, and built impressive manor houses. The manor houses were usually located near a water supply, both for home use and with a view toward transportation. Because they settled the lands originally for tobacco, soils were another important factor influencing the location of the manor because the tobacco plant grew well only on certain soil areas. With the change of staple from tobacco to wheat, the location of the manor became less tied to water ways or soils as wheat grew well on a wider variety of soils. Later, with the development of well drilling equipment, the manor houses were situated in places of vantage, such as atop knolls and small hills. Thus, many of the manors of today occupy prominent sites on the skyline chosen during the early part of the

proprietorship. By the end of the 18th Century the lands of the study area had come into the hands of a few owners, chiefly aristocratic families with wealth.

With the associated leisure, the proprietors of these manors became ardent followers of the fox. Much of their time was devoted to the chase and to the maintenance of the hunting arena--their combined estates. It wasn't long before proprietors realized that their lands were well suited to grass and less well to crop agriculture. It fed the horses, cattle, and sheep, lent an air of grace to the park-like manors, and was the ground cover over which the huntsmen galloped. By 1850, crop farming was carried on only as a token enterprise. It was not necessary to the economic well-being of the manor, but it did provide an interest for the land owner as well as activity for the help.

Little change took place in this aristocratic huntsman's paradise during the Commonwealth Period of Occupance. A minimum of modern elements were added during the Proprietary Period of Occupance. Thus, the landscape of today is essentially the landscape of two centuries ago.

### The Hypothesis

Why is it that only northern Fauquier County remained unchanged? The hypothesis suggested is that the fact of affluent

families holding large estates prevented the rurbanization of the study area in spite of the pressures of situation near the nation's capital which completely altered cultural landscapes of adjacent areas. There does not seem to be any overriding characteristic of the physical environment which resulted in this particular area becoming a remnant of the landscape of the period of the Proprietorship, but rather it appears to be the factor of chance that here were concentrated families of affluence whose heirs have tenaciously held on to aspects of the aristocratic way of life. The heirs of the families do not depend upon the income of the land. Thus they do not need to farm them commercially nor subdivide under pressure of increasing land values. They conceive of their lands as a heritage to be handed down to their children, to be conserved in its manorial condition, and as part of their way of life. This attitude is reflected in the importance of the fox hunt in the study area.

These families not only have desired to maintain their large estates, but have had the financial means to do so. Thus, the anomalous landscape of northern Fauquier County is suggested to be the result of the influence of cultural attitudes toward the land, the philosophy of the plantation tradition, and an allegiance to family traditions of graceful living.

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