

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

LISTED ON:
VLR 09/17/2009
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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name Four Locust Farm
other names/site number Pettus Dairy Farm, VDHR File Number 019-5206

2. Location

street & number U.S. Route 15/360 (Business) not for publication N/A
city or town Keysville vicinity X
state Virginia code VA county Charlotte code 037 zip code 23947

3. State/Federal Agency Certification

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

[Signature] _____
Signature of certifying official Date
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ___ entered in the National Register
___ See continuation sheet.
- ___ determined eligible for the National Register
___ See continuation sheet.
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
public-local
public-State
public-Federal

Category of Property (Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows: buildings (22, 4), sites (0, 0), structures (7, 1), objects (0, 0), Total (29, 5).

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: AGRICULTURE/SUBSISTENCE Sub: Processing, Storage, Agricultural Field, Animal Facility, Agricultural Outbuilding, Single dwelling, Secondary structure. DOMESTIC

Current Functions (Enter categories from instructions)

Cat: AGRICULTURE/SUBSISTENCE Sub: Storage, Agricultural Field, Animal Facility, Agricultural Outbuilding, Single dwelling, Secondary structure. DOMESTIC

7. Description

Architectural Classification (Enter categories from instructions)

OTHER: Vernacular

Materials (Enter categories from instructions)

foundation BRICK
roof METAL
walls BRICK
other

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

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

AGRICULTURE
ARCHITECTURE

Period of Significance ca.1859-1962

Significant Dates 1859, 1919, 1925, 1962

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

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Four Locust Farm

Charlotte County, Virginia

Primary Location of Additional Data

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

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia

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10. Geographical Data
=====

Acreege of Property 332.80

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

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

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

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

=====
11. Form Prepared By
=====

name/title Debra A. McClane, Architectural Historian
organization _____ date June 29, 2009
street & number 4711 Devonshire Road telephone 804/233-3890
city or town Richmond state VA zip code 23225

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

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

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

Photographs Representative black and white photographs of the property.

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

=====
Property Owner
=====

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

name Robert Zachary Tucker
street & number 211 Four Locust Lake Lane telephone 434/ 735-8161
city or town Keysville state VA zip code 23947

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions,

gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**Four Locust Farm
Charlotte County, VA**

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SUMMARY DESCRIPTION

Four Locust Farm, formerly known as the Pettus Dairy Farm, is located in the northeast part of Charlotte County about one mile north of Keysville. It lies about 80 miles southwest of Richmond and about 60 miles east of Lynchburg. The farm is located on the west side of U.S. Route 15/360 (Four Locust Highway) in an area of mixed rural, residential, and light commercial properties, although the feeling of the area is overwhelmingly rural. The farm complex consists of a vernacular farm house dwelling, constructed around 1859 and located on the east side of the farm, and a row of twentieth-century farm buildings built on either side of a farm road that extends west of the house. Farm buildings include frame and masonry dairy/hay barns, silos, a milk house, workshop, equipment sheds, cattle pens, and tenant houses. There are 22 contributing buildings and seven contributing structures, four non-contributing buildings and one non-contributing structure on the farm. The 332.8-acre farm is characterized by rolling pastures edged by wooded areas, steep swales, a creek, two farm ponds, and a manmade lake. The farm produced tobacco from 1919 until 1925; beginning in 1925, the farm turned to dairy production with a 100-head Holstein-Friesian herd. In 1962, the farm ended its dairy operations and turned to beef cattle production, first with a Charolais herd and presently with an Angus herd. The farm is bounded on the northeast by U.S. Route 15, on the southeast by U.S. Route 15/360 (business), on the south by adjacent rural residential property lines and a tree line, and on the west by private property lines and the Briery Country Club.

DETAILED DESCRIPTION

Landscape and Setting

Four Locust Farm is located in the northeastern corner of Charlotte County near its borders with Prince Edward and Lunenburg counties. The farm lies within the Lower Piedmont physiographic province of the state and is located approximately one mile north of the town of Keysville. The farm falls partly within the Chowan River watershed (via the Meherrin River) and partly within the Roanoke (Staunton) River drainage. The soils of the farm, classified in part as Georgeville silty clay loam, are well-suited for pastureland and are sufficiently watered by various streams and creeks. Spring Creek, which feeds into the Keysville Reservoir about one mile southwest of the farm, runs northeast to southwest through the western part of Four Locust Farm and two farm ponds and a manmade lake are also located within the farm boundaries. The property possesses broad views to the south, west, and north over open pastures and rolling hills.

While the farm contains areas of gently rolling hills and steep swales, the main house and associated farm complex are located on a broad ridgetop that is nearly flat. The main dwelling is located on the east side of the farm and faces onto U.S. Route 15/360 (business route, which was identified as Route 501 until the 1930s and is currently named "Four Locust Highway"). A large yard with mature trees, including one surviving locust, surrounds the house. In the 1950s, a low, curving brick wall was built along the front of the property with brick piers that frame the driveway entrances. A gravel drive curves in front of the house and joins the main farm road at the south end. The farm road (Vernie Lane) runs past the house on the south and extends west towards the farm building complex. Large trees line the drive on both sides and include mature cedars.

The farm buildings are aligned on either side (north and south) of the farm road and are generally surrounded by areas of grass, shrubs, and shade trees. The road abutting the front of the dairy barns and milk house is paved with concrete. An oval grassy area with low concrete curbs at the west and east ends is located between the "lanes" of the farm road in front of the dairy barns. The barnyards, located south behind the barns, are fenced with a combination of board and split rail fencing and post and wire fences; pastures are also cross fenced.

Four Locust Farm is a scenic property located along one of the major roadways in this section of the state. The overall architectural character of the buildings, their design and layout in a coordinated arrangement, and the high level of maintenance of the property collectively reflect a strong aesthetic sense and a pride in the property. While functional, the arrangement of

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the buildings and surrounding landscape and farmland also combine to present a highly picturesque setting. For this reason, a photograph of the farm under a winter snow has been featured on a series of holiday greeting cards.

Contributing Resources

Main Dwelling and Domestic Outbuildings

Main dwelling, ca. 1859

The primary dwelling on Four Locust Farm is a two-story, three-bay-wide, frame dwelling that is covered by a low-pitched, hipped roof of standing-seam metal, is clad with weatherboards, and is set on a painted brick foundation. Large exterior brick chimneys located on either end of the dwelling feature double shoulders and corbelled openings. A one-story portico shelters the centrally located double-leaf entrance, which is flanked by large six-over-six wood-sash windows with operable shutters. The window openings are detailed with a wide wooden surround topped by a bolection mold pediment. A multi-paned transom and sidelights detail the entrance bay and the portico features round wooden columns, a wooden handrail with square balusters, and a set of brick steps. A two-story, hip-roofed ell, constructed before 1940, extends from the rear of the house. Two-story hip- and shed-roofed additions, constructed about the same time, are located on the south side of the ell; the first floor of these wings was originally an open porch with stairs that led upstairs to the sleeping porch area, as seen in historical photographs. Later, one-story wings were added to the north end of the house. The additions are clad with weatherboard siding and have standing-seam metal-clad roofs.

The interior is a single-pile, center-hall floor plan with stairs to the second floor located in the hall. The stairs feature a slender wooden newel post with slender, tapered wooden balusters. The living room (parlor), located on the south side of the hall, features a mantel with paired, fluted engaged columnettes supporting a full entablature and stepped shelf with fluted pilasters above that extend to the ceiling. Other details in the room include a high baseboard, wall cornices, and framed panels above the molded chair rail. The molded window surrounds also feature crossettes and a raised panel below the window opening. The wooden door surrounds also feature crossettes. The dining room is located on the north side of the center hall and is accessed by a doorway located behind (west of) the rise of the stairs. The room is also finished with a high baseboard, chair rail, and wall cornices, and crossettes at the window and door openings. A door at the west end of the center hall leads into the early-twentieth-century addition that was originally an open porch; the kitchen is located within the ell addition to the north. Other additions to the north include a den and another enclosed porch at the northeastern corner of the house. The second floor holds bedrooms on either side of a center hall stair landing with an additional bedroom and an enclosed porch (formerly the sleeping porch) addition to the west. A full basement is present beneath the southern two bays of the house; the north end of the house has a crawl space. The basement is presently finished with a concrete floor and brick walls with no discernible brick bond pattern. A bulkhead entrance to the basement is located at the southwest corner.

Architectural evidence, as well as land tax records, indicates that the dwelling may have originated as a side passage dwelling that was built in the early nineteenth century. A large jump in land taxes in 1859 may indicate the enlargement of the house or the replacement of an earlier dwelling by the present dwelling.¹ The fact that the southern two bays of the house have a full basement, while the northern bay has only a crawl space and the location of the dining room entrance is behind the stairs rather than symmetrically across from the living room entrance, suggest that the northern bay was added later. Such evolutions of smaller houses into larger, I-houses, were quite common in Virginia's rural areas during the antebellum period.² The wide, molded woodwork and details of the house lend support to a mid-nineteenth-century construction date, as well. In style, the house can be described as transitional as it reflects the symmetry of the Georgian-style center hall plan, as well as Georgian- and Federal-style influences in the interior and exterior woodwork details and stair details. Historical photographs have assisted with dating changes to the additions to the house, as well as the construction dates of the domestic outbuildings. The main house at Four Locust Farm retains excellent architectural integrity and is well-maintained as a focal point of the farm complex.

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Smokehouse, ca. 1940

The smokehouse is a brick (running bond) building covered by a pyramidal, metal-clad roof with boxed eaves. An entrance is located on the south side of the building.

Garage, ca. 1937

This one-and-a-half-story frame building has a metal-clad, front-facing gable roof and a metal pent roof that shelters the vehicle bay entrance on the south side of the building. A set of stairs west of the vehicle bay leads to the loft area. The garage is clad with weatherboards and is set on a concrete pier foundation. A projecting gable-roofed hood shelters a six-over-six window on the north gable end of the building.

General Description of Farm Buildings

The farm complex, located west behind the main dwelling, is situated on either side of a farm road that circles around the front of the dairy barns, but also continues west towards the tenant houses and the pastures beyond. In general, the buildings have been maintained in their original conditions with original fixtures and arrangements. While the farm operations switched from dairy to beef cattle in the 1960s, the barns and outbuildings do not appear to have undergone significant alteration because of this change. As noted above, the farm buildings are oriented to either side of the unpaved farm road; the dairy barns are oriented north-to-south along the south side of the road and each is slightly banked into the hillside on the north end. Exterior materials are intact on all historic buildings including weatherboard siding, wooden doors, wood windows, and metal roofing. The long expanses of multi-paned awning windows are a distinctive feature of the dairy barns and provided for both ample lighting in the facility, as well as cross ventilation of the space. The majority of the windows in the barns are six-pane metal awnings that are hinged at the top and open to the interior from the bottom. When the window is opened, it can be held in place by a chain that is hooked from above on the interior. Most of the farm buildings also feature large metal ventilators along the roof ridgelines that feature a weathervane with a metal cutout cow figure or, in the case of the stable, a horse figure. The zinc vanes also feature the name "James," which indicates that they were manufactured by the James Manufacturing Company of Fort Atkinson, Wisconsin. The James Company was a well-known national innovator in dairy barn design, construction, and outfitting. The company was at the forefront of implementing sanitary conditions for dairy barns and handling of fresh milk.

The buildings at Four Locust Farm reflect the "sanitary" conditions that were required for Richmond-area milk producers that included concrete/cinder-block construction, drywall-clad ceilings and walls, numerous window openings, and extensive ventilation. Many of the exterior doors are also fitted with small cutouts at the bottom to provide access for the farm's feline population. There are seven concrete silos on the farm dating from the early- to mid-twentieth century. Most are of a concrete stove-type construction in which concrete pieces were fitted or slid together to form an interlocking system. Steel cables or hoops were installed around the pieces and tightened. Some of the metal hemispherical caps present on the silos are replacements, but they are architecturally appropriate with the original elements. (A more detailed description of the Richmond dairy barn building type and its associated elements is discussed in the next section.)

In addition to the retention of historical exterior elements, interior details are intact and in some cases appear untouched from the last milking session. The milking areas retain their metal pipe rail stanchions set side-by-side (parallel), feed troughs (mangers) and manure gutters, and drywall ceiling and wall cladding; many of the milk stalls retain the chalk-written signs that hang overhead and identify the tag number of the cow milked in each stall. The milk house retains its tiled walls, milk cooling tank, and walk-in cooler to store filled milk bottles until delivery. The Pettus dairy had its own labeled glass milk bottles and milk bottle caps and the dairy also flavored some of its products (chocolate and strawberry). The pipe system leading from the milking barns to the milk room is also largely intact. The farm buildings are maintained at a very high level and are currently in

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use as part of the on-going beef cattle operation at the farm for hay, equipment, and general storage. The following narrative provides a description of each building within the complex; similar buildings (e.g., barns) are labeled with numbers corresponding to the attached site plan.

Dairy barn/hay barn no. 1, ca. 1937

This one-and-a-half-story, gable-roofed, concrete block barn was constructed around 1937 after the original hay barn on this site burned. The lower level of the barn is of painted concrete block; the gable ends are clad with weatherboards. The barn is situated at the eastern end of the farm building complex on the south side of the farm road. The building has a low-pitched, front-facing gable roof of crimped metal with exposed rafter tails beneath the overhanging eaves; the barn is of the "southern" type, not often found in the Richmond milk shed, without the more characteristic gambrel roof. The gable roof includes two large ridgetop metal ventilators with metal weathervanes that feature a cow figure. The three-bay north end of the barn holds a pair of wooden track doors that are flanked by six-pane wooden awning windows. Another, smaller wooden track door, with a metal pent roof above the opening, is located in the gable end of the elevation with a large louvered vent opening above it. The side elevations each hold 12 six-pane, wood windows. The south elevation holds a pair of centrally located wooden track doors with four-lights in each door panel; a track door is also located in the gable end at the loft level. A steep concrete ramp (incline) leads up from the barnyard to the barn doors. The barn is set on a poured concrete foundation. Two silos (nos. 1 and 2) located at the southern end of the barn are connected to the building by one-story, gable-roofed feed rooms.

The interior of this barn features a central concrete aisle with metal milking stations to either side. Each parallel milking station is divided by metal stanchions with recessed troughs in the floor to provide for easy removal of manure and clean up after the herd has been milked. Raised concrete side aisles run along the east and west sides of the building. Stairs that access the loft are located in the southeastern corner.

Silo no. 1, ca. 1925

This cylindrical concrete-block silo with encircling steel hoops and a hemispherical metal cap is attached to the southeastern corner of dairy barn no. 1 by a gable-roofed feed room of concrete block construction. An exterior wooden door is located on the west side of the feed room; the feed room can also be accessed from the barn interior. A metal ladder is attached to the south side of the silo. The lower 15 feet of the silo have been painted white.

Silo no. 2, ca. 1925

This cylindrical concrete silo with encircling steel hoops and a hemispherical metal cap is located at the southwestern corner of dairy barn no. 1. The feed room that formerly connected the barn and silo is no longer extant. The opening that led from the barn into the feed room has been enclosed with concrete blocks. The raised concrete foundation for the feed room is still in place. A metal ladder is attached to the south side of the silo. The lower 15 feet of the silo have been painted white.

Well house/garage, ca. 1940

This one-and-a-half-story, gambrel-roofed building is located between dairy barns no. 1 and no. 2 and is set back from the farm road. Historical photographs show that a one-story, frame building was formerly located north of the garage; the function of that building is unclear, but it was removed by the time the present building was constructed. The garage is of concrete block construction; the block is left exposed, but painted on the first-floor level and the upper level is clad with weatherboards. The roof, which features steep sides and kicked eaves with exposed rafter tails, is covered with crimped metal and the building is set on a concrete block foundation. The building has two levels, although on the exterior, there are three levels of fenestration. The north elevation holds two wooden swinging doors and a six-pane metal window that is hinged at the bottom and tilts inward. A concrete pad leads from the farm road to the swinging doors. A wooden track door with X-bracing is located on the next level and two four-pane wooden fixed windows are located on the level above the track door. The track door may be

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a later addition given the awkward placement of the track housing on the façade across the eastern window bay. The south elevation holds a single, centrally located six-pane metal window on the lower level and two four-paned fixed windows high on the upper level. The side elevations have no openings.

The interior features a single vehicular aisle on the east side and a concrete block half wall in the southwestern corner that surrounds the well apparatus. Interior walls are exposed concrete and the flooring is also concrete. A set of wooden, open stairs is located at the northwestern corner and leads up to the single space of the full-height loft that is created by the steep and open framing of the gambrel roof; a cross member is present in the garage roof framing, however, it is located at the first bent of the roof and does not interfere significantly with the space.

Dairy barn/hay barn no. 2, ca. 1925

The largest building within the farm complex is this large gambrel-roofed barn, which is an excellent example of the prototypical Richmond milkshed dairy barn. It has a lower level of fireproof, sanitary concrete block construction, with ample windows for light and ventilation on the sides, weatherboard siding in the ends, and a tall overhead hay mow with a gambrel roof that allows for maximum interior volume with no intermediate structural elements. The crimped metal roof, which is detailed with low, kicked eaves and exposed rafter tails, includes two large ridgetop metal ventilators with metal weathervanes that feature a cow figure and three metal lightening rods also featuring cow figures. The three-bay front (north) features paired wooden track doors at the center that are flanked by six-pane metal awning windows that open to the inside. The upper level also features a tracked door located in the easternmost bay that opens into the hay loft. Another track door is located at the center of the very top of the north end of the barn, which allows access to the loft as it is filled with hay. Large, rectangular, louvered vents flank this door. A pointed hay hood that shelters the overhead lifting apparatus is located at the north end of the gambrel roof. The barn is twelve bays deep with each bay delineated by a six-pane metal window. An entrance door is located on the east side of the barn and another doorway on the west side of the barn accesses the breezeway next to the milk house. The south elevation holds a centrally located wooden overhead door that is sheltered by a corrugated metal-clad shed roof. A concrete ramp leads up from the barnyard to the overhead door opening. Louvered vent openings flank a centrally located window located high on the south elevation and a pointed opening, now shuttered, is present in the topmost end of the elevation. Two silos (nos. 3 and 4), attached by small gable-roofed feed rooms, are located at the south end of the barn.

The interior of the barn features a milking parlor on the first floor that consists of a central concrete aisle with milking stations that are divided by metal stanchions on either side and raised, concrete side aisles. Large metal post supports divide each side of the interior into seven bays with each bay holding three milking stations; the parallel metal stanchions are connected to a wooden frame at the back. A manure gutter is located along the sides of the center aisles and a feed trough (manger) is located along the interior sides of the raised side aisles (in front of the milking stations). Metal tags are clipped to the milk stations that provide a space to identify the number of the cow milked at that station. Walls are painted concrete block and the ceilings are clad with drywall. Open tread stairs at the southeast corner open into to the vast, uninterrupted volume of the spacious hay loft that is possible because of the gambrel roof framing.

Silo no. 3, ca. 1930

This silo is attached to the southeastern corner of dairy barn no. 2. It is a tall cylindrical concrete silo with encircling steel hoops and a hemispherical metal cap. The silo is connected to the barn by a feed room that is covered by a metal-clad gable roof, is of concrete block construction, and is set on a brick foundation laid in an English-bond pattern. A six-pane metal window is located in the eastern wall of the feed room; the western wall framing is intact, but lacks exterior sheathing. A door leading from the feed room into the barn is intact.

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Silo no. 4, ca. 1930

This silo is attached to the southwestern corner of dairy barn no. 2, and probably dates from 1925-1930. It is a tall, cylindrical concrete structure with projecting "seams" along the exterior with encircling steel hoops and a hemispherical metal cap. The silo is connected to the barn by a one-story, gable-roofed feed room that is set on a concrete block foundation. The framing of the side walls is intact, but lack sheathing. A door leading from the feed room into the barn is intact.

Dairy, ca. 1930

The dairy/milk house is located between dairy barns no. 2 and no. 3, but is separated from the barns by concrete breezeways that are open on the north ends and enclosed on the south ends. The milk house is a low, one-story building that is covered by a side-facing, metal-clad gable roof and is of concrete block construction. Two metal ventilators are located along the roof ridgeline and an interior brick chimney flue pierces the rear (south) side of the roof. Entrance doors are located on either end (east, west) of the milk house. On the east side, the entrance leads into the front room, where the cooling and storage tank is located; from the west, entrances access both the front room and the rear room, which holds the walk-in cooler. The breezeways extend the depth of the milk house. Exterior access to the milk cooler is from the eastern breezeway. Doors lead from the south end of the breezeways into the rear barnyard; each door is sheltered by a small, shed-roofed porch. The north elevation holds a large screened window opening and two three-pane metal windows placed high on the elevation. The south elevation also holds three, three-pane windows and one large plate glass window opening.

The interior of the milk house consists of the front room where milk was delivered from the dairy barns via the milk piping system and into the stainless steel cooling and storage tank. This space features a concrete floor, ceramic tiled walls and drywall ceiling. Fluorescent lighting baffles hang from the ceiling. A wide opening leads to the rear room, which contains a wood stove and the access for the walk-in cooler. A closet is located in the southeastern corner.

Dairy barn/hay barn no. 3, ca. 1935

This barn, located on the west end of the milk house, is of the "southern" dairy-barn type, without the characteristic gambrel roof and large hay loft commonly found in Virginia dairy barns. It is a one-and-a-half-story, concrete block building that is covered by a front-facing, metal-clad gable roof with weatherboard siding in the end. Two metal ventilators are located along the roof ridgeline and exposed rafter tails are visible beneath the roof eaves. The three-bay north elevation consists of centrally located wooden tack doors that are flanked by six-pane wood windows. A smaller track door is located at the loft level; a screened opening is located at the top of the gable end. The 12-bay-deep side elevations hold six-pane wood windows. The south elevation holds a centrally located pair of wooden sliding doors that is sheltered by a shed roof and accessed from the barnyard by a steep concrete ramp. Vinyl siding is located in the south gable end. Two concrete silos (nos. 5 and 6) are connected to the south end of the barn.

The interior of this barn is a classic milking parlor with a central concrete aisle with parallel milking stations on either side and raised side aisles. Each of the seven interior bays holds three milking stations that are defined by metal pipe rail stanchions. A recessed manure gutter and a feeding trough are also present. Walls are painted concrete block and the ceiling is clad with drywall.

Silo no. 5, ca. 1935

This silo is attached to the southeast corner of dairy barn no. 3 by a gable-roofed feed room. There is no exterior access to the feed room, which is of concrete block construction. A four-pane metal window is present on the west side of the room and a six-pane metal window is present on the east side. The silo is a tall cylindrical concrete structure with encircling steel hoops and a metal hemispherical cap. The silo is set on a high, poured concrete foundation.

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Silo no. 6. ca. 1935

This silo is attached to the southwest corner of dairy barn no. 3 by a gable-roofed feed room, which is set on a concrete block foundation and is sheathed with weatherboards. A door is located on the east side of the feed room. The silo is a tall cylindrical concrete structure with encircling steel hoops and a metal hemispherical cap. It is set on a poured concrete foundation.

Garage, ca. 1930

This one-story, concrete block building is located west of dairy barn no. 3. It is covered by a standing-seam metal-clad gable roof with exposed rafter tails. The exterior concrete block walls are painted white and the gable ends are clad with weatherboards. An aluminum overhead door, accessed by a concrete ramp, is located in the east end of the building and two window openings, now shuttered, are located in the west end. The interior is a single space.

Equipment Sheds, ca. 1945

These sheds are of pole construction and are clad with metal siding. Located at the southeast corner of the garage, the sheds consist of two sections: one section covered by a low-pitched gable roof and a shed-roofed addition at the south side. A sliding door is located on the north side of the shed and the other spaces are accessed by open bays on the east and west sides.

Stable, ca. 1930

This one-and-a-half-story, frame stable is covered by a front-facing, metal-clad, low-pitched gable roof with exposed rafter tails, is sheathed with vertical board and board-and-batten siding, and is set on a concrete foundation. Two metal ventilators, detailed with a weathervane with a metal cutout horse figure, are located along the roof ridgeline. Located on the west end of the farm complex, the stable is oriented east-to-west. The east elevation holds a centrally located pair of sliding doors that is flanked by six-pane metal windows. A sliding wooden door also is located in the gable end and opens into the hay loft. The modified west end of the barn has been clad with metal sheeting and holds four-pane windows. Low lean-tos are located on each side of the stable. The concrete block wall of the north wing holds four louvered openings and is open at both ends. The wing on the south, which has concrete block half walls on the south and east sides, is used as a feeding area.

The interior of the stable features a center earthen aisle with stalls to either side. At present there are four stalls to each side, but this is a modification of the original configuration which held more stalls. A hay loft is located above.

Barn No. 4 (Bull Barn), ca. 1940

This tall, one-and-a-half-story, concrete block barn is located at the west end of the farm building complex. It is covered by a metal-clad gambrel roof with steep sides and kicked eaves with exposed rafter tails; weatherboards clad the upper level. The barn is oriented north-to-south; the north end holds an entrance door that is flanked by window openings that are presently covered by boards. The upper level holds a track door that opens into the loft area and several louvered vent openings. The south end of the barn has been modified so that there are no openings on the lower level; the upper level holds a loft door and louvered vents. The southern bays of the barn are open on the east and west sides. The interior features a narrow central aisle that runs between stalls on the east and west; the rear section of the barn is open with an earthen floor. A hay loft is located above. The barnyards to the east and west are enclosed by a concrete block wall and board fencing. The barnyard to the north, which features a large concrete pad, is enclosed by a split-rail and board fence.

Silo No. 7, ca. 1950

This freestanding silo is located at the west end of the farm building complex near barns no. 4 and no. 6. The silo is a tall cylindrical concrete structure with encircling steel hoops and a metal hemispherical cap.

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The following three tenant houses are located at the western end of the farm road.

Tenant House No. 1, ca. 1930, 322 Vernie Lane

This one-story, concrete block dwelling is covered by a metal-clad, side-facing gable roof, is clad with asbestos shingle siding, and is set on a concrete block foundation. The south (front) elevation holds two, two-over-two horizontal wood-sash windows and a one-bay inset porch at the southeast corner. An interior brick chimney pierces the roof on the north (rear) side. The north (rear) elevation holds a one-bay porch that is covered by a shed roof. An entrance and six-over-six wood-sash windows are also present. The house is banked slightly into the hill on the south side. The dwelling currently is unoccupied and is used for general storage.

Tenant House No. 2, ca. 1930, 324 Vernie Lane

This one-and-a-half-story, concrete block dwelling is covered by a metal-clad, side-facing gable roof, is clad with vinyl siding, and is set on a concrete foundation covered with stucco. A concrete-block-and-stucco chimney is set near the east end of the roof ridgeline. The south (front) elevation holds two one-over-one vinyl-sash windows and a one-bay inset porch at the southeast corner. Side elevations hold two one-over-one windows on the first-floor level and a single window in the gable end. The shed-roofed addition on the rear (north) consists of an open porch on the east end and two enclosed bays on the west. The house is banked slightly into the hill on the south side. The dwelling currently is unoccupied and is used for general storage.

Tenant House No. 3, ca. 1930, 326 Vernie Lane

This one-story, concrete block dwelling is covered by a metal-clad, side-facing gable roof with weatherboards in the gable ends. An interior brick chimney is located on the north side of the roof ridgeline. The four-bay front (south) holds three one-over-one wood-sash windows and an entrance in the easternmost bay. A shed roof, supported by wooden square posts, shelters the entrance. A shed-roofed, screened-in porch is located on the northeast (rear) corner of the house. The house is banked slightly into the hill on the south side and abuts a fence line on the west side. The dwelling currently is unoccupied and is used for general storage.

Workshop, ca. 1930

This one-and-a-half-story, concrete block workshop, located near the center of the farm building complex on the north side of the farm road, is covered by a metal-clad gable roof with weatherboards in the ends. Two large metal ventilators with metal weathervanes with metal cow figures are located on the roof ridgeline and a stucco-clad flue pierces the north side of the roof. The south elevation holds a pair of large wooden sliding doors with window panes at the center; six-pane metal windows flank the door opening. The east end elevation features an overhead door, an entrance door, and a six-pane metal window. A louvered vent, window opening, and centrally located loft door are located on the upper level of the east end. The unpainted rear (north) elevation holds five six-pane metal windows. A freestanding metal feed bin is located near the northeast corner of the shop. The interior consists of a single, open space on the lower level and a loft area above. The workshop is used for tool storage, general maintenance work, and welding.

Vehicle Shed, ca. 1940

This one-story, gable-roofed building is located on the west end of the workshop. The eight bays of the concrete block building, each of which is separated by a concrete block pier, are open on the south side. Details include crimped metal roofing, weatherboard in the gable ends, and an earthen floor.

Barn No. 5 (Calf Barn), ca. 1930

This one-and-a-half-story barn, located at the east end of the farm building complex on the north side of the farm road, is of concrete block construction and is covered by a long, side-facing gable roof with weatherboards in the ends. Two metal

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ventilators with weathervanes with metal cow figures are located along the roof ridgeline. The west end of the barn features a centrally located overhead door on the lower level and a loft door flanked by two four-pane wood windows in the upper level. The south and north elevations hold six-pane metal windows in each bay; the south elevation also holds an entrance door into the office space on the east end. The interior features a center concrete aisle with stalls on either side and a feed room near the east end.

Pump house, ca. 1950

This small, shed-roofed, concrete block well house is located north of the farm complex within a fenced field.

Privy, ca. 1930

This shed-roofed privy of frame construction is located north of the workshop. It is clad with vertical board siding and holds an entrance on the east side.

Office, ca. 1930

This one-story, concrete block building is located on the east end of the farm building complex on the north side of the farm road. It is covered by a front-facing gable roof of crimped metal that features weatherboards in the gable ends. An entrance is located on the south end, towards the farm road, and an exterior brick chimney is located on the north end. Six-pane metal windows are located on the east and west sides. The interior features a concrete floor and a beaded-board ceiling.

Secondary Dwelling/Lake Cottage, pre 1950

This one-story, frame building is covered by metal-clad gable roofs and is sheathed with board-and-batten siding. The building is T-shaped in plan with the tail extending south towards Four Locust Lake. Windows are one-over-one and six-over-six wood-sash, as well as metal casements. An interior brick chimney is located along the roof ridgeline of the "tail" section, and a large exterior brick chimney is located on the rear (north) side of the building. Entrances are located on the south end of the building, as well as on the west side off of a shed-roofed porch. Other details include weatherboard in the gable ends and exposed rafter tails. The interior finishes include a concrete floor and board-and-batten and wood paneled walls. The building was used for family and church gatherings, as well as for a guest cottage. The building currently is used for living space, storage, and as an art studio.

Non-contributing Resources

Barn No. 6 (hay barn), ca. 1998

This one-story, frame barn, located at the west end of the farm building complex on the south side of the farm road, is covered by a gable roof and is clad with profiled metal siding. The barn is open on the east end and has a concrete floor. The barn is used solely for hay storage and is the most recent building to be constructed on the farm.

Cattle Pens, ca. 1962

This series of frame and metal cattle pens is located at the northwest corner of the farm building complex and abuts the vehicle shed in that area. The range of cattle pens includes covered sections with timber posts and metal roofing that open to outdoor pens with steel fencing and a network of metal gates and railings. There are also frame enclosures with open and gable-roofed areas with a shed-roofed feeding area on the south side. These pens were built during the transition from dairy to beef cattle to facilitate the beef cattle operations.

Machine Shed, ca. 1980

This one-story machine shed of pole construction is located southeast of the stable. A shed roof covers two bays to the east end and a lower shed roof covers another bay to the west end, which is connected to the east end of the stable. The roofs and

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three sides are clad with crimped metal. The shed, which has a gravel floor, is open on the north side.

Secondary dwelling, 211 Four Locust Lake Lane, 2001

This two-story, contemporary style, cedar-sided dwelling is covered by a side-facing, metal-clad gable roof with centrally located cross gables on the front and rear that feature large areas of fixed windows. The façade bays (southeast) hold one-over-one wood-sash and fixed-pane windows. A one-story, gable-roofed porch, detailed with square wooden posts and a wooden railing, shelters the entrance. A wooden deck, raised on tall wooden posts, extends across the rear (northwest) of the house, which overlooks the manmade Four Locust Lake. A shed-roofed enclosed porch is located at the west end of the rear deck. A balcony is inset beneath the main roof on the second-floor level at the northwest corner. Because the house is banked into the hill on the southeast side, the brick-clad basement level is above ground on the rear.

Secondary dwelling, 960 Farmville Road, 1978

This one-and-a-half-story, frame dwelling is covered by a side-facing gable roof of asphalt shingles, is clad with vinyl siding, and is set on a brick foundation. Wooden modillions are present along the cornice. The five-bay-wide façade consists of a centrally located entrance that is flanked by one-over-one, vinyl-sash windows with paneled shutters. The shed roof of the one-bay entrance porch is supported by turned wooden posts. A large exterior brick chimney is located on the west end of the house. The one-and-a-half-story wing located on the west end is set back from the front of the house and exhibits similar materials to the main section. The rear of the house features a shed-roofed dormer and a one-story, shed-roofed enclosed porch. A brick patio extends from the porch south towards the unpaved parking area.

INVENTORY

The following is a list of resources associated with Four Locust Farm. In the following inventory the primary and the secondary resources have been considered either contributing or non-contributing based upon the areas of significance identified under Criteria A and C as Agriculture and Architecture and based upon the period of significance identified as circa 1859 to 1962. All non-contributing resources have therefore been so noted for being less than fifty years old or as having no integrity left to represent the period and areas of significance, unless otherwise noted.

Route 15/360(business)

019-5209

Four Locust Farm

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Vernacular, ca. 1859

| | | |
|--|-------------------------|-----------------|
| <i>Individual Resource Status:</i> Single Dwelling | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Garage | Contributing | <i>Total:</i> 2 |
| <i>Individual Resource Status:</i> Smoke house | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Well house | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Barn, dairy | Contributing | <i>Total:</i> 3 |
| <i>Individual Resource Status:</i> Barn | Contributing | <i>Total:</i> 2 |
| <i>Individual Resource Status:</i> Silo | Contributing | <i>Total:</i> 7 |
| <i>Individual Resource Status:</i> Dairy | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Stable | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Workshop | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Shed, vehicle/equipment | Contributing | <i>Total:</i> 2 |
| <i>Individual Resource Status:</i> Office | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Pump House | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Secondary Dwelling | Contributing | <i>Total:</i> 4 |
| <i>Individual Resource Status:</i> Privy | Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Pen | Non-Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Barn | Non-Contributing | <i>Total:</i> 1 |
| <i>Individual Resource Status:</i> Secondary Dwelling | Non-Contributing | <i>Total:</i> 2 |
| <i>Individual Resource Status:</i> Shed, machine | Non-Contributing | <i>Total:</i> 1 |

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SUMMARY STATEMENT OF SIGNIFICANCE

Four Locust Farm, formerly known as the Pettus Dairy Farm, is located in the northeastern corner of Charlotte County about one mile north of the town of Keysville along U.S. Route 15/360 (business). Four Locust Farm is eligible for listing in the National Register of Historic Places under Criteria A and C with a period of significance from circa 1859 to 1962, which encompasses the assumed construction date of the main dwelling and ends with the conclusion of dairy operations at the farm. Four Locust Farm is significant under Criterion A in the area of Agriculture for its long history as a productive Virginia farm, which continues to the present day. The first parcel of the dairy farm was purchased by the Pettus family in 1919 and tobacco was the first crop planted; in 1925 the farm operations turned to dairy production. The Pettus dairy was in operation for nearly 40 years (1925-1962), when it turned to beef cattle production. The farm continues to be involved with beef production under the ownership and management of the fourth generation of the Pettus-Tucker family. In addition to the main dwelling and its two associated domestic outbuildings, the farm includes 20 barns and agricultural buildings associated with its nearly 100-year agricultural history. The property, which contains 332.80 acres, is bounded on the northeast by U.S. Route 15, on the southeast by U.S. Route 360 (business), on the south by adjacent rural residential property lines and a tree line, and on the west by private property lines and the Briery Country Club. Four Locust Farm also is significant under Criterion C under Architecture as an expansive and well-preserved example of an early-twentieth-century dairy farm located within the Richmond milkshed. The property, containing 29 contributing resources and 5 non-contributing resources, ranks among one of the larger farms operating in the milkshed from that time period. Among the contributing resources is the circa 1859 two-story, vernacular frame dwelling, which predates the early-twentieth-century farm building complex, but which has become a focal point of the present farm and part of the visual identity of the farm. The large dairy/hay barns on the farm are prototypical examples of both the Richmond-style dairy barn, a distinctive building type built according to nationally recognized standard plans, and a more general "southern" dairy barn that predominated on Virginia dairy farms during the first half of the twentieth century. The arrangement and organization of the farm buildings also reflects an aesthetic sense, resulting in a functional, but also a beautiful complex. Because of continuing use, the buildings retain an exceptional level of exterior and interior integrity. In 2007, 264.39 acres of the farm were placed in a conservation easement with the Virginia Outdoors Foundation that limits development on the farm and any future division of the farm.³ Non-contributing resources on the farm include two modern secondary dwellings, a range of cattle pens, and one hay barn.

No comprehensive archaeological survey has been undertaken at Four Locust Farm; however, in 2006, the Virginia Department of Transportation conducted a Cultural Resource Survey of proposed improvements along Route 15/360. The Area of Potential Effect for the project included the eastern edge of the farm. Site 44CH0076 was located during the survey and was identified as a late-nineteenth to mid-twentieth-century domestic trash scatter that was likely associated with an early tenant dwelling on the farm.⁴ The site was recommended as not eligible for listing in the National Register of Historic Places. There are other locations on the farm where early tenant dwellings are known to have existed and these locations may contain historic deposits. Should archaeological survey be undertaken within the property boundaries and archaeological sites are located that contain intact, dateable deposits, these sites should be considered potentially eligible for the National Register under Criterion D as contributing components to Four Locust Farm, as they could contain information that may be important to the history of the property or the inhabitants of the dwellings on the property.

HISTORICAL BACKGROUND

Ownership History

The Pettus family has long been known in Charlotte County as a farming family. During the late nineteenth century, Richard Emerson Pettus (1857-1918) was an area farmer and a merchant. In 1897, Pettus moved to a 350-acre farm, three miles west of Keysville, where he raised tobacco, wheat, corn, and fruit. This property, known as Maple Roads (VDHR File No. 019-0057), has been listed in the National Register of Historic Places. R.E. Pettus had grown up at Maple Roads, which was constructed by Cpt. John D. Richardson around 1813. Pettus, his wife, Bessie Averett (1863-1937), and their children lived at

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Maple Roads until 1910, when they sold the property and moved into Keysville. In 1917, gazetteers list the R. E. Pettus Co., general merchants, in Keysville. His sons George Overton and Richard Emerson, Jr. ("Dick") would continue the farming tradition of the family.⁵ George O. Pettus married Bertha Hanmer (1881-1979, married 1907) and they lived for about 10 years on King Street in Keysville; the family would eventually move to Morton Hall on the western edge of town near Ash Camp Church, which remains the family church. Pettus lived in that dwelling until his death in 1937.

In the early nineteenth century, the land that would become the Pettus dairy farm was owned by Thomas Whitworth. In 1823, Whitworth purchased 480 acres from James Beach's estate, which included a parcel that Beach's father, Pearce Beach, had purchased in 1780 from William Rowlett. The latter transaction noted that Pearce Beach (also "Pierce Baysbeach") was a resident of Chesterfield County. When Whitworth, a resident of Petersburg, purchased the parcel from Beach's estate, the transaction noted that the property was the "piece of land whereon James Beach resided." In 1826, the land tax records showed a value of \$600 for buildings on the 480-acre property, but it is not known where these buildings were located. A plat drawn at the time Whitworth purchased the land shows the "main road" (roughly corresponding to U.S. Route 360 on the east side of the present farm) near the center of the parcel and Gills Creek to the west, but no buildings are depicted.⁶

In 1843, Whitworth, heavily in debt, placed his 480-acre Charlotte County farm and other pieces of real estate into a Deed of Trust. In 1845, upon default of the deed of trust, Whitworth's property was sold by William Parnell, trustee; Walter W. Cole purchased the 480-acre farm. The 1850 census lists Walter W. Cole as a 47-year-old planter living with his wife, Elmira, in Charlotte County. The slave schedule of the same year indicates that Cole owned eight slaves. Personal property records from 1856 indicate that Cole also owned 4 horses or mules, 41 cattle, one carriage, a clock, and \$100 worth of household furniture. When Cole purchased his 480-acre farm, taxes for buildings were listed at \$200, much less than the \$600 assessed when Whitworth owned the property. In 1851, the taxes for buildings on the farm increased to \$300; in 1857, Cole's land holdings increased to 585.5 acres and then in 1859, the value assessed for buildings on the land increased to \$1,600 with the comment "new building added."⁷ It is assumed that this increase reflects the construction of a new dwelling or the substantial enlargement of an existing dwelling on the farm. It also seems likely that the house would have been located near the "main road," which would correspond to the location of the present dwelling on the Pettus farm. The 1860 census recorded Cole, who is listed as having been born in Lunenburg County, as 59 years old and owning \$7,000 worth of real estate and \$12,000 in personal property.⁸ An 1853 deed records that Cole sold a strip of land equaling about five acres to the Richmond & Danville Railroad. Cole was paid \$50 for the 2800-foot long, 40- to 115-foot wide segment, plus the perceived "benefit to be derived from the [railroad] service."⁹ The still-operable rail line, now part of the Southern Railway, is located just west of U.S. Route 360. The 1864 map of Charlotte County drawn by Jedediah Hotchkiss depicts the line of the main road through this area of the county, as well as the railroad tracks. One of the two locations labeled on the map as "Coles" [sic] roughly corresponds to the location of the present dwelling on Four Locust Farm.¹⁰

When Walter W. Cole died in 1865 an appraisal made of his estate listed his personal property holdings, including livestock, at \$869.10, no doubt reflecting the economic downturn caused by the Civil War. Elmira Cole was awarded 138.75 acres on the west side of the "road from Keysville to Prince Edward Court House" (present-day U.S. Route 15) that was valued at \$1,300, plus one cow and three yearlings valued at \$40, and \$60-worth of household and kitchen furniture. This information is provided in the 1876 homestead claim that Elmira submitted to the county.¹¹ In the 1870 and 1880 census, Elmira is listed as living with her son Edward L. Cole in the Walton magisterial district. Land taxes listed for the Cole property during this time continue to decline from \$1,600 in 1867 to a low of \$200 in 1885 through 1890.¹² In the late nineteenth century, after Elmira's death, the Cole farm was divided and sold to non-local owners; some of the conveyances were made through default on debts and through public auction. The property was owned by Marcus Neville of Washington, D.C., then was owned by Perdida and Aaron W. Fetzer. Descriptions of the property in these conveyances refer to the "dower land of the late Elmira Cole." A 30-acre portion of the farm was sold separately and conveyances mention the "dwelling house" on this parcel. In the 1890s, the

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house was owned by Albert W. Cornick of Norfolk, but was eventually sold for taxes and purchased by Charles W. Stephens of Washington, D.C., as was the remainder of most of the Cole farm.¹³ From 1902 to 1919, when George O. Pettus Sr. purchased it, the property changed hands frequently and it does not appear that the owners of the property occupied the house. Family history indicates that the house served as a tenant dwelling until 1937, when George O. Pettus Jr. and his wife moved there.¹⁴

Beginning in the 1910s, George Overton Pettus Sr. (1886-1937) acquired extensive land holdings in the Walton magisterial district of Charlotte County. He also operated several businesses in Keysville including G.O. Pettus Co., general merchants. Together with his brother-in-law, Robert Vernon Hanmer ("Vernie"), and J. Kent Early, Pettus assembled a large farm north of Keysville from several different tracts of land. The acquisitions began with the 1919 purchase of a 197.7-acre parcel (later reduced to 191 acres) in the Walton magisterial district that was located one mile north of Keysville. The property was sold to Pettus and Hanmer by Theo and Lucy Clute, who had purchased the property from L.J. Gusler, who had purchased the farm from V.O. Savage. This parcel was purchased by Savage from Charles Stephens's heirs in 1917 and included the Cole farm.¹⁵

When they first purchased the property, Pettus and Hanmer began clearing timber from the land and planted about 40 acres of tobacco, Southside's main cash crop. As described by his grandson, George Overton Pettus III, who grew up in the I-house on the property, "there was a long row of tobacco barns and pack houses extending in a straight line from near our house west for 3/4 of a mile."¹⁶ A dramatic drop in prices in the 1920s caused the Pettus family to switch from the cultivation of tobacco to the production of milk. George O. Pettus III described the move: "in 1925 my grandfather built the first dairy barn and a cement block silo—and our family was in the dairy business."¹⁷ The Pettus family acquired a 100-head Holstein-Friesian dairy herd and remained in the dairy business for nearly 40 years.

In 1927, Vernie Hanmer died intestate and his heirs agreed to sell to V.V. Burr the half-interest Hanmer held in the 191-acre parcel and others, which he co-owned with Pettus. In 1931, Burr conveyed his half-interest in the 191.7-acre farm and other parcels to Pettus, making him the sole owner of the farm. In 1935, Pettus consolidated his holdings and created the 365-acre dairy farm, which was listed in the land tax records that year with \$3,150-worth of improvements.¹⁸

In 1937, George O. Pettus Sr. died in a car accident near his home; his estate's 26 unique properties were divided amongst his three children and his widow, Bertha, through the settlement of the chancery case of "Bertha H. Pettus et als. v. Reginald Hoffman Pettus (1897-1969)(a minor) et als." In the settlement, George Overton Pettus Jr., received the 365-acre "Dairy Farm" as his portion of the estate. This was a valuable division since the dairy farm, which counted as only one of the 26 properties in the estate, was valued at \$30,000 while all of the other properties combined were valued at \$30,799. The farm was described in the transfer as possessing "many improvements," especially "very valuable dairy barns." A 1938 plat of the Pettus Dairy Farm depicted the two-story dwelling near the main road and a long, straight farm road leading west behind it.¹⁹ Agricultural buildings were located on either side of the road and included two cow barns, a stable, a shed, a corncrib, and at the western end, a "cabin."

Under the guidance of George Overton Pettus Jr. ("Oate," 1913-2006), the dairy farm prospered and flourished and additional barns and outbuildings were constructed on the farm. In 1937, Oate married Kathleen Shackleton (1913-2008) and they moved to the I-house on the dairy farm where they raised their two children—George Overton Pettus III (1939-1996) and Bernardine Shackleton Pettus (b. 1943).

Land tax records indicate the prosperity of the farm during the 1930s and 1940s as it supplied milk to local markets in Lynchburg and Richmond. Pettus was often buying and selling parcels adjacent to his own farm, which was located on both sides of U.S. Route 15/360. Dairy operations were located on the west side of the road, while hogs and other livestock were

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housed on the eastern side. By 1934, under the ownership of Pettus Jr., the dairy farm held \$4,650 in improvements. In 1947, the dairy farm was listed as 306.7 acres with the land valued at \$2,370 and the improvements assessed at \$6,750, one of the largest assessments in the district. In 1960, the farm was listed at 356.57 acres with \$9,830 in improvements. Since about 1950, the property has been identified as Four Locust Farm, so named for the locusts trees planted in front of the dwelling.²⁰ Only one of the trees survives, the others having succumbed to age and to storm damage.

Pettus also served on local governmental boards and was engaged in advancements in the dairy industry and innovations in cattle breeding. Pettus was an early proponent of artificial insemination of cattle and beginning in 1951 served as a director of the Virginia Artificial Breeding Association and was president of the Charlotte Artificial Breeding Association, and in 1961 received a Certificate of Recognition for his service. Pettus also served on the Executive Board of the League of Virginia Counties. As a member of the Prince Edward Dairy Herd Improvement Association, the Pettus herds also led in the average milk production per cow and in the average butter fat production.²¹ A lifelong member of Ash Camp Baptist Church, Pettus also built a small cottage and picnic shelters (no longer extant) on his property near a manmade lake for church gatherings, as well as family weekend gatherings.

In 1962, Pettus Jr. decided to switch operations at his farm from dairy production to beef cattle production. Market influences may have been the cause for the change. The farm and farm buildings, however, did not require many changes to accommodate the beef cattle herd—100-head of Charolais. The farm provided excellent grazing pastures and sufficient water, and hay and feed storage was not difficult given the three large barns with hay lofts and seven large silos in place on the farm. Pettus's grandson states that his grandfather reported having housed 35,000 square bales of hay in the loft of the largest of the dairy barns (dairy barn no. 2) on the farm.²²

A 1975 survey of the farm shows the buildings and structures largely as they stand today. Beginning in 2001, Pettus Jr. conveyed the bulk of the dairy farm to his grandsons, Robert Zachary Tucker and Daniel J. Farnsworth, Jr. At present, Zachary, who is the fourth generation of the Pettus-Tucker family to own and operate the farm, manages a 100-head Angus beef herd. Small out-parcels on the north end of the farm were also sold by Pettus Jr. to his daughter Bernardine and her husband, Robert B. Tucker, and Boyd D. Nelson. Both Robert B. and Robert Z. Tucker have built modern dwellings on their parcels.

Dairy Farming in Charlotte County and the Richmond Milkshed²³

Tobacco was the main cash crop in Charlotte County, and in Southside Virginia in general, throughout the eighteenth and nineteenth centuries and into the first part of the twentieth century. In 1907, a local economic and social survey touted the county's chief industry—tobacco, both dark and bright. The towns of Keysville and Drake's Branch were the sites of major tobacco warehouses, as well as prizeries that packed tobacco in hogsheads, with representatives from major U.S. and international tobacco companies located there. The survey briefly stated that "dairying offers an inviting field," suggesting that diversification had not yet taken hold in the area. Keysville was cited as a business center for a large section of the surrounding back country that provided excellent access to large markets since it was the junction of the Richmond and Danville and Keysville and Durham railroads.²⁴ However, factors such as soil exhaustion and a dramatic drop in tobacco prices in the 1920s resulted in many farms diversifying into raising other crops, as well as livestock. One of the alternative farming endeavors that began to flourish in the region was dairying. With such nearby urban centers as Lynchburg and Richmond, area farmers had a ready market for their products. In addition to transportation improvements, such early-twentieth-century innovations as commercial milk bottles, automatic milking machines, tuberculosis tests, pasteurization equipment, refrigerated milk tank cars, and automatic bottling machines also made dairying a more economically viable option for Virginia's farmers.²⁵

Dairying had been a mainstay on many of Virginia's farms, but was generally undertaken for household or local consumption.

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Improvements in transportation and urban population growth at the turn of the twentieth century gave impetus to commercial dairy production. Seeking to provide technical guidance to help increase production and to ensure the quality of the products, dairy farmers and legislators organized several trade and oversight bodies during the early twentieth century. In 1907, the Virginia State Dairymen's Association was organized and the state regulatory entity of the Dairy and Food Division within the Department of Agriculture was created soon after.²⁶ Local and regional farmers' groups, such as herd and breeders associations, were also formed in the 1910s and 1920s. All of these organizations focused on the dissemination of information regarding best farming practices, disease control and herd health, the latest scientific information regarding herd diet and breeding, as well as tips on effective marketing of products and ways to manage production costs. Both George O. Pettus Sr. and George O. Pettus Jr. participated in these local organizations, served on boards, attended meetings, and hosted field days on their dairy farm. The Pettus farm was a member of the Holstein-Friesian Association, the Prince Edward Herd Association, the Virginia Artificial Breeders Association, the Charlotte [County] Artificial Breeders Association, and later, the Virginia Angus Association.

Four Locust Farm was part of the Richmond milkshed, which refers to the area from which the capital region acquired its milk supply. In 1922, the Richmond milkshed included the counties of Amelia, Augusta, Albemarle, Buckingham, Caroline, Cumberland, Chesterfield, Charlotte, Charles City, Dinwiddie, Hanover, Henrico, Louisa, Nottoway, New Kent, Powhatan, Spotsylvania, and Prince Edward. A milkshed was governed by the current technology; that is, dairy farms had to be close enough to be inspected by the city health officials. The milkshed of a region increased as transportation and cooling advances were made. Despite being a capital-intensive endeavor, the number of commercially producing dairy farms in Virginia skyrocketed between 1910 and 1920 from 4,300 farms to 13,700 farms, which was still only 8 percent of all farms in the state. In addition to milk and cream, other farms commercially produced butter.²⁷

Because of this market affiliation, Four Locust Farm reflects many of the requirements stipulated by the Richmond health authorities that it felt ensured the purity and quality of the dairy supply. Richmond's bureau of health had a reputation for "rigid, scientific, and regular" inspections at production farms. Sanitary conditions in the milking parlors and milk houses, cooling of milk, and herd health were focal points of the inspectors. Inspections rated farms on the overall health of the herd, cleanliness of the cows, milking utensils, and facilities, as well as the cleanliness of the employees, and the way in which the milk was handled. Pasteurization of milk was required by most Virginia cities and towns by 1914. The Pettus farm pasteurized and bottled its milk on the farm and provided direct delivery into the 1950s. Bernardine Pettus Tucker recalls that the Richmond inspectors would come to the dairy farm and stay several days, sharing meals with the family. The inspections, however, sometimes took a toll on the farm. In the late 1930s, 62 head of cattle tested positive for Bang's disease and had to be removed from the herd.²⁸

Foremost among sanitary conditions was a light and airy dairy barn. Agricultural experimental stations and cooperatives dispensed ideal plans for these barns, which included significant ventilation systems, numerous windows, high ceilings, and specific "sanitary" building materials that included concrete, concrete/cinder block, ceramic tile, and drywall, as well as frame and metal (iron) elements. Richmond's Chief Dairy Inspector, Thomas J. Strauch, who held the position through the first half of the twentieth century, developed a barn plan for dairy farms within the city's milkshed that provided a facility that was easily cleaned, easily disinfected, well-lighted, and well-ventilated.³⁰ This barn became known as the "Richmond dairy barn." In general, these barns were two stories in height and covered by metal-clad gambrel roofs with large metal ventilators along the roof ridge. They were three bays wide to allow for a center aisle or "driveway" with concrete inclines at either end. The exteriors were a combination of concrete and weatherboard or board-and-batten and stucco. The side elevations held multiple window openings with metal sash windows. The interior made use of concrete, iron, and wood elements and all floors, inclines, mangers, and gutters were of concrete, while milking stations and stanchions were metal pipe rail, often with heavy timber supports. Concrete silos were often attached to the barns. By 1917, all dairy farms producing milk for Richmond

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conformed to the standard dairy barn plans provided by Strauch. The Chief Dairy Inspector reported that the city's milk supply was provided by 7,000 cows on 150 farms in 20 Virginia counties and that every farm was inspected at least once a month.³⁰ The 1907 Richmond dairy barn was similar to other "sanitary" barns being developed around the county. Strauch provided a description of the Richmond standard that gives an idea of the preciseness of the plan:

The building was to be at least thirty-four feet wide, for a double row of cows, allowing a width of three and one-half feet per stall, with four square feet of light and two square feet of ventilation for each stall. We use the diffusion system of ventilation, which consists of a number of openings cut in each side of the barn, each opening one foot wide and two feet long, about two and one-half feet from the ground, all covered with muslin. Each stall has one of these openings in front of it. The plans called for at least 500 more and more than 800 cubic feet of air space per stall. The stalls, floor and mangers were to be of concrete, and the stanchions, stall divisions, and posts of iron. This type of barn would be our standard barn.³¹

Other standard elements of the Richmond dairy barn included gambrel roofs; milk houses separated from the milking barn by an open, concrete floored breezeway; a large hay mow (loft); and a feed room. A 2003 architectural survey of dairy barns in the Richmond area reported that "few of the surviving dairy barns in the Richmond milkshed have these particular features."³² Circulars distributed by the United States Department of Agriculture's (USDA) Dairy Division recommended orienting barns lengthwise north-to-south to maximize available light through the windows on the east and west sides of the barn. The USDA also identified a one-story "southern" dairy barn, which was smaller than a standard Richmond dairy barn, but held many of the same elements. Examples of both types of barns are extant on Four Locust Farm and exhibit all the defining characteristics set forth above. Dairy barns no. 1 and no. 3 (constructed in 1937 and ca.1935, respectively) conform to the typical "southern" dairy barn form. These are one-story, concrete block buildings covered by metal-clad gable roofs. Like the Richmond dairy barn, they are oriented north-to-south, three bays wide with a center aisle and with numerous metal-sash windows on the side elevations. One-story, concrete block and frame feed rooms connect the southern end of the barns to tall concrete and concrete block silos. The largely concrete interior is identical to that of a Richmond dairy barn with a hay loft above the milking area.

Dairy barn no. 2 at Four Locust Farm (constructed ca. 1925) is a prototypical example of an early-twentieth-century Richmond dairy barn. It is constructed of concrete block on the first floor level and of frame on the upper level, which is clad on the exterior with weatherboards. The massive, metal-clad gambrel roof has low, kicked eaves. The barn is three bays wide with a center aisle ("driveway") that is accessed from the barnyard at the south via a concrete incline. Two feed rooms at the south end of the barn connect to the concrete silos located there. The interior also reflects standard fireproof, sanitary construction of concrete floors, mangers, gutters, and drywall-clad ceilings, metal windows, metal pipe stanchions and timber supports.

In addition to the prototypical barns, Four Locust Farm also possesses other associated dairy buildings typical of the industry. Seven concrete silos are present on the farm, which were used for storing silage (a type of chopped, fermented feed) that could be accessed from the attached feed room and transported to the cows in the milking area without having to go outside. All but one (no. 7) of the silos on the farm are connected to a dairy barn.

A one-story, concrete block, gable-roofed milk house is located between dairy barns no. 2 and no. 3, but it is separated from the barns by covered, concrete breezeways. As technology improved, the proximity of the milk house allowed the farmer to connect the milking machine pipes directly from the milking stations to the milk cooling tank in the milk house.

Four Locust Farm is one of the larger early-twentieth-century dairy farms recorded within the Richmond milkshed.

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Comparable dairy operations include Curles Neck Dairy (VDHR #043-0035) in eastern Henrico County and Poland Dairy Farm (VDHR #072-0118) in Powhatan. During the peak of the dairying operations at the farm, Four Locust Farm was used as an example of good farming practices. Dr. Hutcheson of the Virginia Polytechnic Institute came to the farm to photograph the lespedeza crops and in the summer of 1962, the farm was host to the Virginia Holstein Breeders Annual Field Day. The farm continues to be at the forefront of regional farms and was host to the 2008 Virginia Angus Association Annual Field Day. Recently, R.Z. Tucker, the present farm manager and owner, was featured in a regional farming publication that highlighted the farm's participation in artificial breeding practices.³³

Farm Labor

Like other Virginia farms, the Pettus farm relied on local labor to assist in the cultivation, harvesting, and processing of its products. Between 1919 and 1925, the farm's production included 40 acres of tobacco. Family photographs document some of the African-American workers who assisted with the raising and harvesting of this crop. Names of these workers are not known.

When farm operations switched from tobacco to dairying, George O. Pettus Sr. built several tenant dwellings along the unpaved farm road near the dairy barns. These concrete block tenant dwellings augmented other frame dwellings on the farm.³⁴

Bernardine Pettus Tucker recalls the diversity of workers at the dairy farm, which included African-American, white, and Native American workers and an Eastern European family. The workers lived variously in the tenant dwellings near the dairy barns or one of the other dwellings closer to the main road.³⁵

Jack Jones was an African-American farm worker who lived on the farm most of his life. His wife worked as a housemaid for the Pettus family. The Joneses lived in tenant house no. 2. "Topsy" Fitzgerald was another black farm worker who lived in one of the concrete block tenant houses. Lou Irby, another African-American laborer, came to Four Locust Farm from North Carolina and lived at the Pettus farm until he purchased his own farm near Drake's Branch. Mayo Spencer, an African-American laborer, worked on the farm until 1962 when he moved to Charlotte Court House. Linwood Medley was a white employee who worked at the farm most of his life. His brother James also lived on the farm with him in tenant house no. 3. Linwood and James left the farm in the 1960s, but Linwood returned in the late twentieth century. Other white farm laborers included the McCulloughs, the Spencers and Grover Martin, who moved to land he purchased near Randolph. In the late 1940s, the Francheska family moved to the Pettus farm and lived in tenant house no. 2. The family was part of the "displaced person" program that placed refugees from war-torn European countries on rural properties in the United States. The family was from Poland and included a father and mother, and their son and his wife, and their eight-year-old daughter.

When George O. Pettus Jr. sold his dairy herd in 1962 and switched to raising beef cattle, most of the farm labor moved out of the tenant dwellings. Some purchased their own farms. Others returned later to live in the dwellings and sometimes worked the farm, as well. In the late twentieth century, the tenant dwellings were used mainly as rental properties. At present, none of the dwellings is occupied.

Dairy Farm Operations at Four Locust Farm

For nearly forty years, the milking process at the Pettus farm followed a daily regimen of herding cattle into one of the three milking parlors, transporting the milk to the milk house, and bottling the milk. The cattle mostly grazed in fields, but were also given a dietary supplement while they were in the milking stalls. The farm raised its own feed of corn, alfalfa, and lespedeza and stored silage in the numerous silos on the farm. In addition to milking, regular herd maintenance and inspections were also undertaken at the farm. The following description provides an idea of how the buildings in the farm complex related to the

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daily activities on the farm.

During the highly productive years of the dairy farm, the dairy herd of Holstein cattle was milked three times a day, alternating between the three milking parlors on the farm. This required corralling the cattle into the fenced barnyard where they were then lead into one of the three milking parlors (dairy barn no. 1, no. 2, or no. 3). The cows were driven from the barnyard at the southern end of the dairy barns, up the concrete inclines, and into the center aisle of the barn. The cows were then placed into the individual metal milking stations, which were divided by metal pipe rail stanchions, with their heads facing east or west and their rears facing the center aisle. The cows were often so accustomed to the routine that they often found their way into their designated milking station without aid from the farm hands.³⁶ Manure was gathered from the gutter along the center aisle then discarded from the barn via an "elevator" into a waiting manure spreader. While milking was originally completed by hand, during the mid- and late twentieth century, a milking machine was used in barns no. 2 and no. 3, which attached to the cow's udders and pumped milk directly to the milk house, which was located between the two barns. Milking completed in barn no. 1 continued to be completed by hand until about 1950 and milk was transported to the milk house in large metal canisters. The small building located on the north side of the farm road was used as an office, but also to store the milk cans.

In the milk house, the milk was cooled and stored in a large stainless steel tank, and then pumped into sanitary glass milk bottles. Pasteurization and flavoring of milk (including strawberry and chocolate) also was completed in the milk house. A bottling machine filled and sealed each bottle, which bore the Pettus and, later, Four Locust Farm insignia. The bottles were then placed into the walk-in cooler in the rear (south) of the milk house to await delivery. The Pettus farm delivered their milk products for many years, but around 1960 it joined a cooperative, which provided a truck that pumped the milk into a large tanker for processing elsewhere. The farm lane in front of the dairy barns and milk house were paved with concrete and allowed large trucks to pull up to the open breezeway; an exterior door accessed the milk cooler from the open breezeway, which limited the risk of contamination in the milk house or barns.

Breeding was also part of the herd maintenance process at Four Locust Farm. Bulls were kept in a barn (barn no. 4) near the west end of the complex, which kept the bulls separate from the herd, but still in view of them. Newborn calves were also housed separately (barn no. 5) where they were kept clean, dry, and comfortable in individual pens with plenty of light and air. The calf barn was located just west of an open, grassy area that was fenced off as a birthing area.

Work horses were housed in the stable near the west end of the complex and other buildings in that area provided vehicular, as well as equipment storage. The workshop held tools and welding equipment with a storage loft above.

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ENDNOTES

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1. Charlotte County Land Tax Books [CCLTB] 1857-1859. In 1857 and 1858, the property was owned by Walter W. Cole and was recorded as 585.5 acres with a value of \$300 for buildings. In 1859, the 585.5-acre parcel still was owned by Cole, but the value for buildings jumped to \$1,600 for buildings with a notation "new building added."
2. Kimberly Prothro Williams, *A Pride of Place: Rural Residences of Fauquier County, Virginia* (Charlottesville: Published for Fauquier County by the University of Virginia Press, 2003), 30. Although Williams writes about the Upper Piedmont of Virginia, architectural tendencies in rural areas throughout Virginia are often similar. "Like the central-passage house the I-house has a central passage and is one room deep, but it is two stories tall. The downstairs hall provides entry to the dining room and parlor and houses the stair to the second-floor hall. The plan is repeated on the second floor where the upstairs hall provides access to the two upstairs chambers....Although many examples of random additions to the small, one- or two-room-plan house can be found, the evolution of a smaller house into an I-house was the most common type of house enlargement during this period [1800-1850] in Fauquier." Williams uses an example of the enlargement of a hall-parlor house by increasing the number of bays from two to three by the addition of a side wing. This may likely have been the case with the dwelling at Four Locust Farm.

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3. Wesley D. Woods, GAA, *A Real Estate Appraisal in a Summery Report of The R.Z. Tucker and Dara Tucker Property Containing 264.39 Acres Located at the Intersection of U.S. Routes 15 and 360 (Business) In the Keysville Area of Charlotte County, Virginia* (Prepared by Myers & Woods Appraisal Group, Inc., 2007), 41-60. For specific restrictions see Section II, 47-50.
4. Randy Lichtenberger, "A Cultural Resource Survey of the Proposed Rte. 15/360 Sight Distance Improvement Corridor, Charlotte County, Virginia" (Prepared by the Virginia Department of Transportation, Lynchburg District, 2006), ii.
5. The Dick Pettus Farm was located east of the town of Keysville on the north side of Route 40. Pettus sold this farm and moved to Keysville where he operated a drugstore. The farm is now the site of the Southside Virginia Community College, Keysville Campus. One dairy barn, no longer in use, is still extant on the property.
6. Charlotte County Deed Book [CCDB] 4:215, 5 April 1780, William Rowlett (of Charlotte County) and Pierce Baysbeach (of Chesterfield). The 1792 land tax book listed "Basebeach" as holding 274 acres. CCDB 17:86, Thomas Whitworth (of Petersburg) from James Mill, adm. for Jas. B. Beach, decd., 8 March 1823. Transaction included 480 acres being the same "piece of land whereon James Beach resided." Parcel attached to this deed. CCLTB 1826.
7. CCDB 25:8, 28 March 1843, Thomas and Elizabeth Whitworth to Joseph White and William Parnell, Deed of Trust; CCDB 25:210, 7 April 1845, William Parnell, as trustee for Thomas Whitworth, to Walter W. Cole; U.S. Bureau of the Census, Charlotte County, Virginia, 1850. Microfilm. Library of Virginia, Richmond; U.S. Bureau of the Census, Charlotte County, Virginia, Slave Schedule, 1850. Microfilm. Library of Virginia, Richmond; Charlotte County Personal Property Tax Book [CCPPTB] 1850; CCLTB 1845-1859.
8. U.S. Bureau of the Census, Charlotte County, Virginia, 1860. Microfilm. Library of Virginia, Richmond.
9. CCDB 29:74, 2 June 1853.
10. Jedediah Hotchkiss, Top. Eng., Map of Charlotte County, Virginia, 1864. In the Collections of the Library of Congress, Washington, D.C. Viewed via the World Wide Web at <http://memory.loc.gov> on 11 June 2009.
Digital ID: <http://hdl.loc.gov/loc/gmd/g3883c.cwh00289>
11. Charlotte County Will Book 14:230, 2 October 1865, Appraisal of Estate of Walter W. Cole.
CCDB 34:899, 1 November 1876, Elmira N. Cole records "homestead claim to her 138.75 acres on the road from Keysville to Prince Edward Court House."
12. U.S. Bureau of the Census, Charlotte County, Virginia, 1870 and 1880. Microfilm. Library of Virginia, Richmond. CCLTB 1867-1890.
13. CCDB 44:209, 9 June 1893, Perdida and Aaron W. Fetzer to Marcus Neville of Washington, D.C.; CCDB 45:401, 20 July 1895, Perdida and Aaron Fetzer of Washington, D.C. to Charles Stephens of Washington, D.C.; CCDB 45:456, 9 June 1893 (recorded 13 January 1897), Aaron Fetzer to Albert W. Cornick; CCDB 51:112, 15 December 1903, J.C. Carrington, trustee for the Commonwealth, to Charles W. Stephens; CCDB 51:114, 12 April 1902, Albert W. Cornick of Norfolk to Charles W. Stephens of Washington, D.C.
14. CCDB 56:331, 31 October 31, 1908, Charles W. Stephens to Harry Stephens and Cora Broening of Baltimore; Bernardine Pettus Tucker, Daughter of George O. Pettus Jr., personal communication, 1 April 2009.
15. CCDB 62:104, 17 October 1917, Harry E. and Elsie Stephens and Cara and John Broening to V.O. Savage; CCDB 69:146, 13

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- September 1917, V.O. and Rachel Savage to L.J. Gusler of Winner, South Dakota; CCDB 71:179, 9 December 1918, L. J. and Ida Gusler to Theo Clute of West Virginia; CCDB 73:358, 1 December 1919, Theo and Lucy Clute to George O. Pettus and R.V. Hanmer. Kent Early was a local attorney whose daughter married Reginald Hoffman Pettus, George O. Pettus Jr.'s youngest brother. Early most likely joined Pettus Sr. as a financial partner only.
16. George O. Pettus III, Remarks made at the Virginia Holstein Breeders Annual Field Day, 12 July 1962, held at Four Locust Farm, Keysville, Virginia. Transcript provided by Bernardine Pettus Tucker.
17. Ibid.
18. CCDB 86:392-394, 7 February 1927; CCDB 92:191-193, 29 June 1931; CCLTB 1935. V.V. Burr was a local dairy farmer and in 1930 served as Charlotte County's delegate to the Virginia Dairy Improvement Program for the Improvement and Development of Dairying in Virginia that was sponsored by the Virginia State Dairymen's Association and was held at VPI, Blacksburg.
19. CCDB 100:386, 16 March 1938; Charlotte County Plat Book 1:96, "Plot of Dairy Farm," 2 May 1938.
20. CCLTB 1934-1960; Bernardine Pettus Tucker, personal communication.
21. "League Officers Meet in Charlottesville," League of Virginia Counties News Bulletin, Vol. 1 No. 2, 1960; "G.O. Pettus Jr. Receives Recognition," [1961?] undated newspaper clipping in possession of Bernardine Pettus Tucker; "Herd of G.O. Pettus Tops Association's Milk Record," undated newspaper clipping in possession of Bernardine Pettus Tucker. The amount of butter fat in milk is significant because it indicates that more butter or cheese can be produced from each pound of milk. Katherine L. Brown and Nancy T. Sorrells, *Virginia's Cattle Story: The First Four Centuries*. (Staunton, Virginia: Lot's Wife Publishing, 2004), 192.
22. R.Z. Tucker, current owner of Four Locust Farm and Grandson of George O. Pettus Jr., personal communication, 11 June 2009.
23. This historic context is indebted to information provided in the previous architectural reports "Historic Context for Richmond Area Dairy Barns, Circa 1900-1955" (Rupnik 2003), "Historic Architectural Survey of Charlotte County, Virginia" (Blanton et als., 1998), and the book *A Century of Excellence: 100 Years of the Virginia State Dairy Industry, 1907-2007*, published by the Virginia State Dairymen's Association.
24. John Cullen Carrington, *Charlotte County, Virginia: Historical, Statistical and Present Attractions*. (1907; Reprint, Richmond, Virginia: Hermitage Press, 1996), 139-141. Alison S. Blanton, Mary A. Zirkle, and Stacy L. Marshall, "Historic Architectural Survey of Charlotte County, Virginia" (Prepared for the Virginia Department of Historic Resources, Richmond, and the County of Charlotte, Charlotte Court House, 1998), 20, 23-24, 27, 29-30.
25. Megan Rupnik, "Historic Context for Richmond Area Dairy Barns, Circa 1900-1955" (Prepared for the Virginia Department of Transportation, Richmond. Prepared by The Louis Berger Group, Inc., Richmond, 2003), 1; Brown and Sorrells, 188, 194.
26. Rupnik, 1; Brown and Sorrells, 188. The latter source indicates that the creation of the Virginia State Dairymen's Association grew out of the enthusiasm generated by dairying meetings held at the 1907 Jamestown Exposition. The VSDA was one of the earliest organizations of its kind in the United States. The organization of the association was aided by Professor W.D. Saunders of the dairy department of the Virginia Polytechnic Institute and Dr. Walter J. Quick, dean of agriculture at VPI. Federal regulation of dairy products had begun in 1895; in 1906, the U.S. Department of Agriculture was authorized by Congress to inspect dairy farms. Rupnik, 1.
27. Rupnik, 2-3. Virginia State Dairymen's Association, 15. In 1908, 85 percent of the dairy products consumed in Virginia came from other states.
28. Rupnik, 2-3; Bernardine Pettus Tucker, personal communication, 11 June 2009; George O. Pettus III, op. cit. Bang's disease, another name for brucellosis, is a blood-borne disease that commonly causes spontaneous abortions, arthritis, and other complications in cattle. The disease can be spread to humans through the consumption of unsterilized meat, milk, or cheese, or close contact with infected secretions. Most animals that test positive for the disease are put down.
29. Rupnik, 3, 7.
30. Rupnik, 4, 7.
31. As quoted in Rupnik, 7; J. Daniel Pezzoni, National Register of Historic Places Nomination for "Terre Haute Rural Historic District, Powhatan County, Virginia, VDHR #072-0094," 1999, Section 8, Page 23. Copy on file in Archives, Virginia Department of Historic Resources, Richmond.
32. Rupnik, 7.
33. Rocky Womack, "Virginian Lives His Dream of Raising Cattle" in *Lancaster Farming*, Southern Edition, Vol. 54 No. 13 (Ephrata, Pennsylvania). 10 January 2009, Page 1, A6.
34. The Pettus farm possessed an unusually large number of tenant houses. Frame tenant dwellings that are no longer extant were

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located near the road north of the main dwelling within a still-standing grove of trees and another was located south of the main dwelling and is believed to be associated with archaeological Site 44CH0076. Other dwellings may have been located on the farm, but currently, only the three concrete block dwellings are extant.

36. Information concerning formerly tenants at Four Locust Farm was provided by Bernardine Pettus Tucker.

37. Ibid.

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**Four Locust Farm
Charlotte County, VA**

GEOGRAPHICAL DATA

Verbal Boundary Description

This property consists of tax parcel reference numbers 42-A-66 (Deed Book 363:413 and 374:572), 42-A-66A (Deed Book 204:520), 42-A-66F (Deed Book 214:823), 42-A-66G (Deed Book 376:561), 42-A-66H (Deed Book 319:688), and 42-A-66I (Deed Book 376:563), totaling 332.8 acres, as noted on the Charlotte County Commissioner of the Revenue's maps, which are held in that office at 205 David Bruce Avenue, Charlotte Court House, Virginia.

Boundary Justification

The proposed Four Locust Farm property boundaries encompass the historic dwelling, the historic farm buildings associated with the dairying operations, and other associated outbuildings and the surrounding fields. The proposed property boundaries approximate, as nearly as possible given the present tax parcel boundaries, the acreage of the farm when George O. Pettus Jr. inherited the land from his father's estate in 1937. In its present condition, Four Locust Farm retains its historic context and, together with the intact rural landscape and significant transportation routes, possesses an exceptional level of integrity that is sufficient to interpret the historical setting of the property.

UTM Reference Points

Zone 17, North American Datum 1983

| Easting | Northing |
|-----------|----------|
| 1. 723690 | 4105693 |
| 2. 724290 | 4106025 |
| 3. 724629 | 4105035 |
| 4. 724245 | 4104320 |
| 5. 723351 | 4104618 |

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Section Photographs Page 23

**Four Locust Farm
Charlotte County, VA**

All photographs are common to:

Four Locust Farm
Charlotte County, Virginia
VDHR File Number 019-5206
Date of Photographs: May and June 2009
Photographer: Debra A. McClane

Digital images are stored at: Virginia Department of Historic Resources, Richmond, Virginia.

View: General view of farm looking NW from Route 15/360 (business).
Photo 1 of 24

View: General view of farm pastures looking west.
Photo 2 of 24

View: General view of farm pastures looking south.
Photo 3 of 24

View: Main dwelling, entrance drive, and brick wall. Looking west-southwest from Route 15/360 (business).
Photo 4 of 24

View: Rear ell of main dwelling. Note that first-floor porch has been enclosed.
Photo 5 of 24

View: Interior of main dwelling showing double-leaf entrance door and surrounds and stair details in center hall. View looking east.
Photo 6 of 24

View: Mantel and woodwork in parlor. View looking south.
Photo 7 of 24

View: Detail of window surround and woodwork in parlor. View looking east.
Photo 8 of 24

View: Row of farm buildings along farm road. View to west.
Photo 9 of 24

View: Dairy/hay barn no. 1 and silos no. 1 and no. 2 in background. View to south.
Photo 10 of 24

View: Dairy/hay barn no.2 and silo no. 3. Separate milk house is located to the right of the barn. View to south.
Photo 11 of 24

View: Interior of dairy/hay barn no. 2. View to northwest.
Photo 12 of 24

View: Detail of milking stations in dairy/hay barn no. 2. View to west.
Photo 13 of 24

View: Dairy/hay barn no. 3 and silos no. 5 and no. 6. View to southeast.
Photo 14 of 24

View: Interior of dairy/hay barn no. 3. View to southwest.
Photo 15 of 24

View: View looking west-northwest at row of silos.
Photo 16 of 24

View: Detail of zinc ventilator and weathervane, common to all dairy barns.
Photo 17 of 24

View: Stable, silo no. 7, and machine shed. View looking to west.
Photo 18 of 24

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Section Photographs Page 24

**Four Locust Farm
Charlotte County, VA**

View: Tenant House no. 2, view to northwest.
Photo 19 of 24

View: Tenant House no. 3, view to north.
Photo 20 of 24

View: Looking north across Four Locust Lake toward lake cottage.
Photo 21 of 24

View: Lake cottage, view looking northwest.
Photo 22 of 24

View: Robert and Bernardine Tucker dwelling, non-contributing. View to west.
Photo 23 of 24

View: R.Z. Tucker dwelling, non-contributing. View to southeast.
Photo 24 of 24

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**Four Locust Farm
Charlotte County, VA**

Figure 1. Farm laborers driving cattle into dairy barn no. 2 for milking. Ca. 1940. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 2. Pettus herd in milking stations. Note numbers written in chalk on small tags above each station, hay in manger. Compare to current photos 12 and 15. Circa 1940. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 3. View looking east at Pettus dairy barns nos. 1 through 3 and silos nos. 1 through 7(right to left). Circa 1940.
Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 4. Entrance to Four Locust Farm, ca. 1950. Note wooden fence and brick piers. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 5. View looking west at dairy barns nos. 1 through 3 (left to right) along paved section of farm road. Note small frame building (no longer extant) between barns nos. 1 and 2. Compare to current photo no. 9. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 6. George O. Pettus Jr. behind main dwelling at farm. Ca. 1937. Note that first floor porch is open and that stairs lead up to second floor sleeping porch. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 7. Barn no. 2 with hay elevator constructed by George O. Pettus Jr. set in front. Ca. 1930. Note milk house to right. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 8. Photograph of the Executive Board of the League of Virginia Counties, 1960. George O. Pettus Jr. is second from right on back row. Photo courtesy Bernardine Pettus Tucker.



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**Four Locust Farm
Charlotte County, VA**

Figure 9. Detail of Jedediah Hotchkiss "Map of Charlotte County, VA" from 1864 showing area of Four Locust Farm. At the time, Walter W. Cole (depicted here as "Coles") owned the farm that would become part of Four Locust Farm. The railroad is also depicted, which at present is owned by Southern Railway. Source: Library of Congress.



R Holt and Jane N. Hogan
PO Box 656
Keysville, VA 23947

September 3, 2009

Mr. Marc Christian Wagner
Director Resource Information Division
Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

RE: Four Locust Farm, Charlotte County

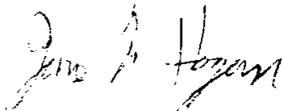
Dear Mr. Wagner:

As adjacent property owners we do not welcome the addition of Four Locust Farm to the Virginia Landmarks Register or to the National Register of Historic Places.

In similar cases we have found that the value of property adjacent to landmarks declines over time because the National Park Service places viewshed restrictions on the property and thereby prevents additional dwelling construction or renovation.

We are opposed to this designation. If you proceed with it we ask that you grandfather our existing rights to our property subject to local zoning codes and grant us, our heirs and assigns exclusion to any future National Park Service or Virginia Landmark regulations that affect anything outside of the physical boundaries of Four Locust Farms.

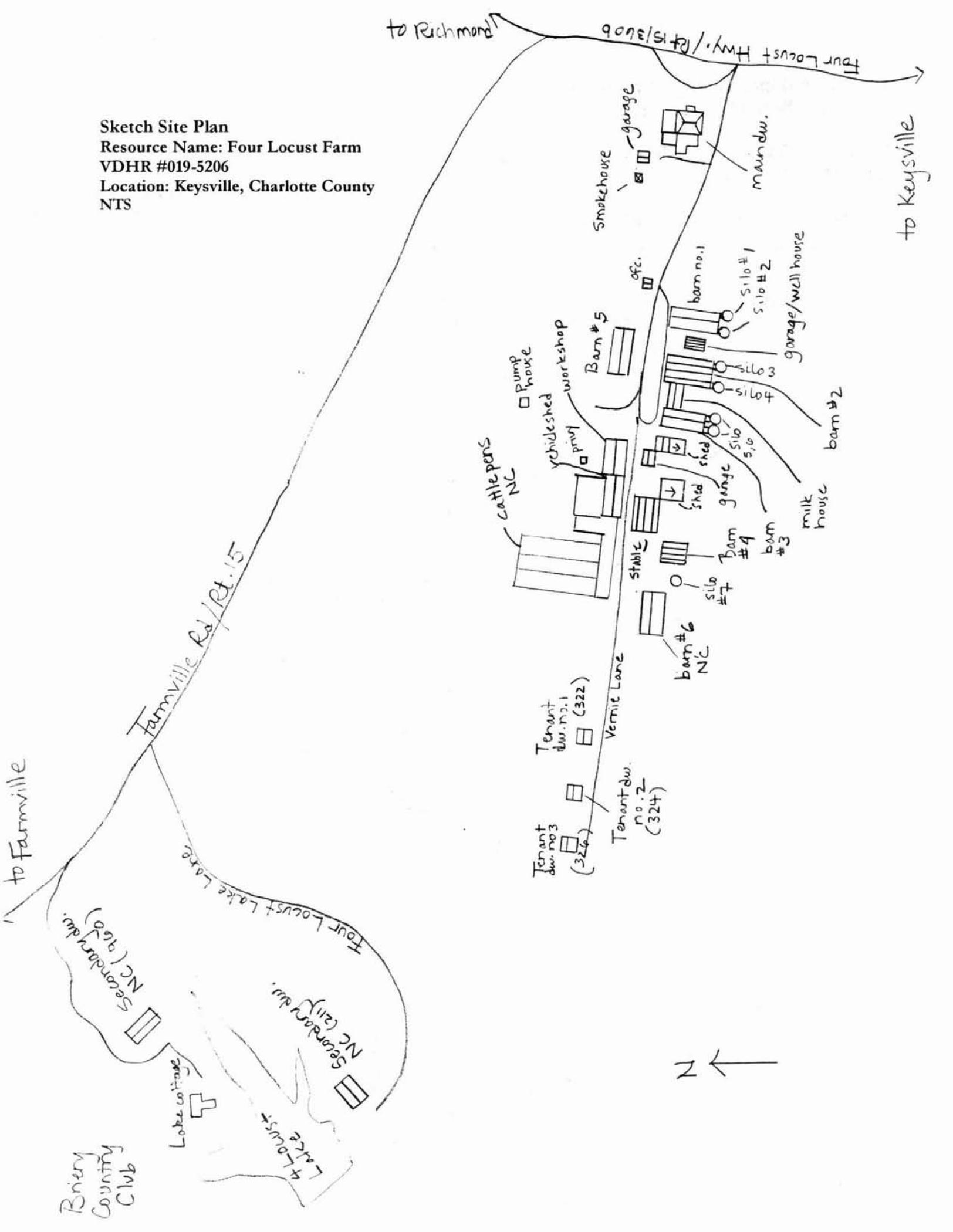
Sincerely,

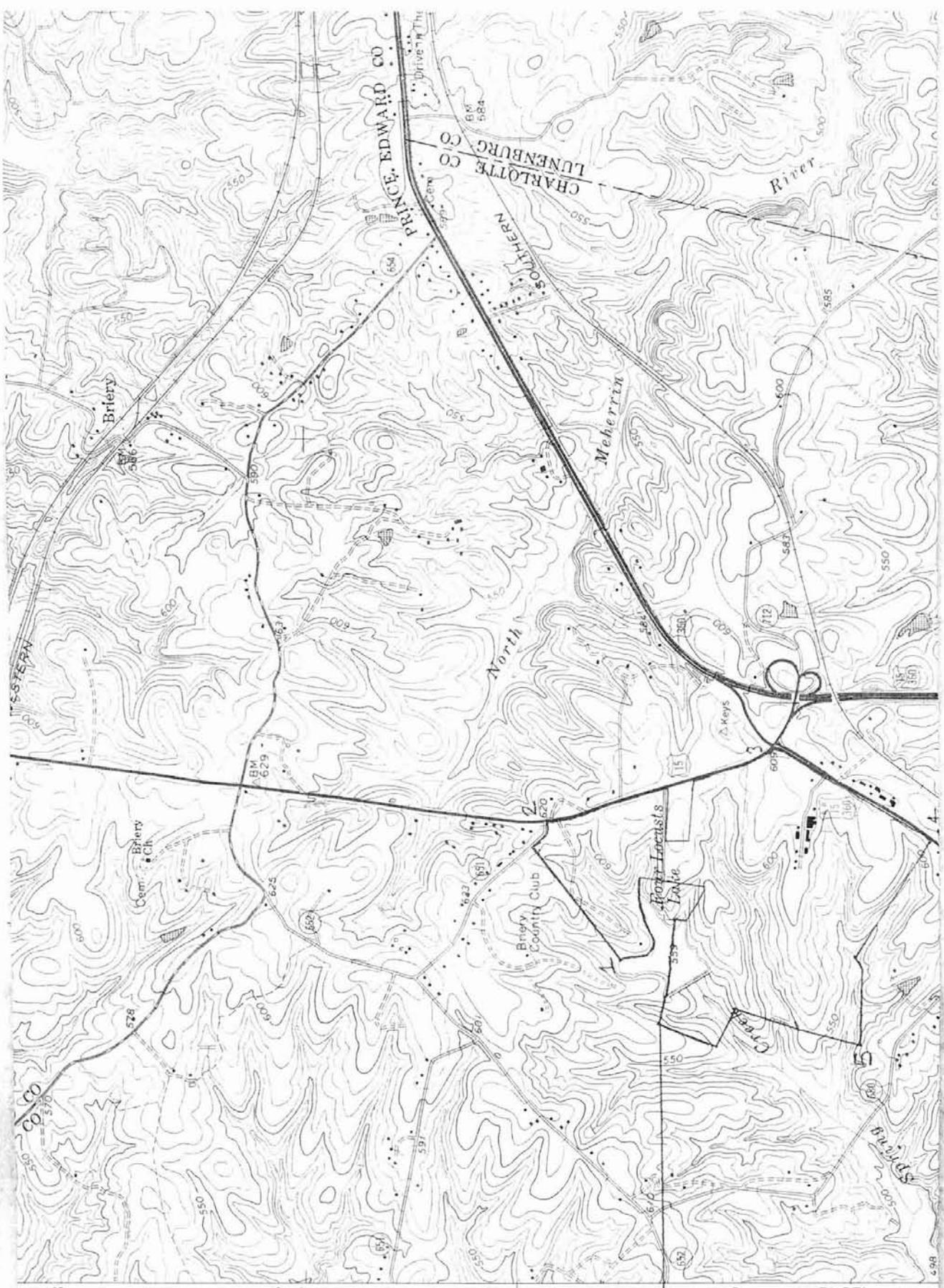


R. Holt and Jane N. Hogan



Sketch Site Plan
Resource Name: Four Locust Farm
VDHR #019-5206
Location: Keysville, Charlotte County
NTS





4108 4107 51 4106 4105 4104 5258 11 SE (EUREKA)

Bryeryville Quad

Four Locust Farm
Charlotte Co., VA
VDHP # 19-5206

. 17 723690E
4105693N

. 17 724290E
4106025N

. 17 724622E