

VLR-8/17/94 NRHP-10/21/94

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Locustville

other names/site number VDHR File No. 51-50

2. Location

street & number E side SR 625, 1/2 mi. E of jct. w/SR 354 not for publication N/A
city or town Ottoman vicinity x
state Virginia code VA county Lancaster code 103 zip code 23320

3. State/Federal Agency Certification

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

Julio R. Henzlik 7-5-94
Signature of certifying official Date

Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- 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 Keeper Date
of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
public-local
public-State
public-Federal

Category of Property (Check only one box)

- building(s)
district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

7. Description
=====

Architectural Classification (Enter categories from instructions)

Greek Revival

Materials (Enter categories from instructions)

foundation BRICK
roof WOOD: shingle
walls WOOD: weatherboard
other

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

8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1855

Significant Dates 1855

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Pierce, F. A.

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 # _____

Primary Location of Additional Data

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

Name of repository: _____

=====
 10. Geographical Data
 =====
Acreage of Property 6.1 acres

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

	Zone Easting	Northing	Zone Easting	Northing
1	18	367410	4	4171310
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 Mason B. Cookorganization Mary Washington College date Jan 1994street & number 33 Winter St. telephone 617-293-3166city or town Hanson state MA zip code 02341
 =====
 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 Miles Courson and Karen Doylestreet & number Rt. 2 Box 1339 telephone 804-462-0002city or town Lancaster state VA zip code 22503

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Locustville
Lancaster County, Virginia**

SUMMARY DESCRIPTION

Locustville is located on a six-acre site on State Route 625, two miles from Ottoman, Virginia, in rural Lancaster County. Built in 1855, the house is a two-story, five-bay, gable-roofed structure with a central passage plan and two interior end chimneys. There is a rear ell which also has an interior end chimney. It is Greek Revival in style and has always been used as a single dwelling since its construction. Currently under restoration, the house has been altered little. Locustville is surrounded on all sides by agricultural fields.

DETAILED DESCRIPTION

The central-passage-plan, five-bay main block of Locustville faces State Route 625 to the west. It is fifty feet three inches by twenty feet three inches and the rear ell is seventeen feet three inches by sixteen feet ten inches. Both sections are of wood-braced frame construction over a brick foundation laid in common bond. The ell foundation is laid in American bond. An interior chimney is located at the end of each of the three gables. The rear ell contains three rooms, one on each floor. The walls of the building consist of plates and cornerposts measuring six by eight inches, and studs three by four inches. All framing is mortised and tenoned with wooden pegs, and marked with Roman numerals. The studs are also nailed.

The main entrance has a pair of unglazed three-panel doors with an eighteen-light transom above. All windows are six-over-six double-hung sash with exterior shutters. The exterior walls are covered with sawn clapboards, milled by a circular saw, and have a five-and-one-half-inch exposure. There is a simple boxed cornice with fascia and soffit. The building has no gutters or downspouts. The roof is constructed of three-inch by four-inch rafters, which are mortised and tenoned, and sit on a two-inch by six-inch plate. The sheathing is thirteen-inch-wide pine boards, which is covered with recent cedar shake shingles.

The Greek Revival porch, thirteen feet long by ten feet deep is supported by paired front columns with a full Greek entablature that contains triglyphs and metope. The gable roof is covered with cedar shake shingles. The large fluted columns are in the Doric order. Wooden balustrades extend from engaged columns to those at the front of the porch. Three wooden steps extend across the front of the porch.

The north elevation of the main house is the north gable wall which has two small two-over-four double-hung windows on the third floor, one on each side of the chimney. The chimney rises four feet above the roof, with two courses of brick forming the cap.

The east elevation of the main house has three bays, two of which are windows and the other being the rear entrance to the central passage. This doorway is one of the two that leads to the back porch. The south elevation is the same as the north gable.

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Locustville
Lancaster County, Virginia

The north elevation of the ell is set back eighteen inches from the gable wall. It has two windows, one on both the first and second floors that are slightly different in size than those of the original house. The east elevation of the ell is the gable wall. It is identical to the other gables except for the third-floor windows, which are two-over-two double-hung windows as opposed to two-over-four. The south elevation of the ell has two symmetrically placed windows on the first two floors. On the first floor, east of the window, a door opens onto the back porch.

The first floor of Locustville has a central passage plan. All rooms on the first floor have ten-foot-five-inch-tall ceilings, and original four-panel doors. All ceilings and walls retain their original plaster which is in good condition. Original random-width flooring survives in the house.

The stairs are located on the north side of the central passage, and are forty two inches wide with seven-inch risers and eleven-inch treads. At the rear of the stairs is a closet with a two-panel door. The original balustrade was removed and has not been replaced. The south side of the stairway has painted wooden panels. The baseboard of the central passage is six inches wide with a four and one quarter piece of molding above. The window and door architraves are six-inch-thick molding with dog ears. All architraves, baseboards, mantels, and fireplace surrounds throughout the house are in the Greek Revival style.

The south room, probably used as a parlor, is the most ornate in terms of woodwork. The baseboard is six and one quarter inches wide, with a five-and-one-quarter-inch-wide piece of molding above. The window architraves are six inches wide, and run below the sash to the top of the baseboard, intersecting the molding above, and enclosing rectangular wooden panels located below the windows. The window and door architraves both have dog ears. The fireplace, located on the south wall, has the original mantel and glazed brick hearth. This room was once wallpapered. The trim is painted black and white.

The northern room was probably the dining room. The north wall has a fireplace with a closet located on each side. The baseboard in this room is six inches wide and flat, with a two-and-one-half-inch-wide piece above, stepped back a half an inch, with a round nosing cap. The window and door architraves are the same as those in the central passage. The east wall has a door that opens into the ground floor of the ell.

The room on the ground floor of the ell was once used as a kitchen. The south wall of the room has a window, which, like the doors, has a slightly simpler trim than the original rooms. The baseboard is six inches wide with a two-inch-wide piece on top, set back, but with no nosing. The window and door architraves are six inches wide, but have no ears. The east wall has a fireplace with a closet to the north side. The south wall has a window directly opposite that of the north wall, and a five-panel door that leads to the back porch.

The second-story floor plan is the same as that of the first floor, with the same order of rooms. The stairway rises thirteen steps from the first floor to a small landing. This landing

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Locustville
Lancaster County, Virginia

turns to the west, and rises six more steps to a much larger landing, which has a window located on the west wall, and overlooks the roof of the front porch. All three rooms of the second floor are bedrooms, and have seven-inch baseboard with a bevel at top. The window and door trim is four inches wide with no ears. The mantels and fireplace surrounds are slightly simpler than those of the first floor.

The third floor of the house is also the same as that below it in the order and placement of rooms. Each room has knee walls, with a seven foot ceiling. There are no fireplaces on the third floor. Each room is a bedroom, and two small windows are located on each side of the chimney. Window and door trim is three-inch flat stock, while the baseboard is four inches. All walls are whitewashed, and the trim is painted white and black.

A wood shed was built near the house in 1992 and is counted as noncontributing. The site of a cemetery is within the boundaries but all the known burials were reinterred in nearby churchyards years ago. As no stones or burials remain the cemetery site is not counted due to loss of integrity.

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Section 8 Page 4

Locustville
Lancaster County, Virginia

STATEMENT OF SIGNIFICANCE

Locustville is significant because it is one of the few surviving, relatively unaltered examples of Greek Revival architecture of the second quarter of the nineteenth century in Virginia's Northern Neck. It is an example of a popular architectural style that dominated American building from 1830 to 1850, especially in states that had significant population growth during the period from 1820 to 1860. Locustville has remained relatively unaltered since its construction. The residence of the Rogers family, substantial landowners in Lancaster County since 1787, Locustville represents the decline of such influential families in the years following the Civil War. The Rogerses, like so many other southern planters, were unable to maintain the level of wealth that they enjoyed prior to the war. Paid labor did not reap the same profit as free labor, and as a result, Locustville and other plantations entered a period of neglect and decline.

HISTORIC CONTEXT

The tract of land on which Locustville stands was owned by the Rogers family at least as early as 1787 when tax records show 200 acres of land and buildings in Corottoman Neck belonging to Charles Rogers.¹ The acreage and total value of this property remained relatively unchanged into the nineteenth century. In 1829, records show that Charles Rogers added 110 acres to the existing 200 by inheritance, and the total value of the property was listed at \$2,180.² In 1833, that value had jumped to \$2,480.00, and by 1838 it was appraised at \$3,410.³ The rise in value, the result of building improvements, suggests that a house was built then. In 1839, the estate of Charles Rogers included twenty-five slaves, placing him in the upper 10 percent of slave owners in the county for that year.⁴ In 1840, as the owner of 310 acres, Charles Rogers also ranked in the upper 10 percent of landowners in the county in terms of acreage.⁵

In 1841, after the death of Charles Rogers and the dispersal of his estate, the total acreage reverted back to 205 acres.⁶ Charles left a son, John A. Rogers, under the guardianship of Dr. William H. Kirk. In 1854, this John A. Rogers is listed as the owner of 205 acres inherited from his father, Charles.⁷ In 1855, John A. Rogers and William Kirk purchased 305 acres in Lancaster County from R. W. Chilton for \$4,000.00.⁸ The house located on the land left to him by his father burned in 1854.⁹ In 1855, J. A. Rogers hired F. A. Pierce to rebuild the house.¹⁰ This is the house which John Rogers called Locustville. Through the account book of J. A. Rogers, it is clear that the 305-acre parcel bought with William Kirk was logged, and as the land was cleared it was sold as farmland. In 1877, Rogers sold 100 acres of this land.¹¹ Rogers is also listed as the owner of 417 acres, all in the Ottoman area, in 1880.¹²

The original 205 acres that J. A. Rogers inherited from his father was farmed. Corn, wheat, and tobacco were the principal crops.¹³ Prior to 1864, these fields were worked by slaves. A page in the account book, dated 1864, gives a list of 23 released slaves formerly owned by Rogers.¹⁴ After the war the account book shows that workers were hired by the day

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Locustville
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or by the job, and paid in food, supplies, or cash. This system proved to be less prosperous for Rogers as Locustville entered a long period of decline in the years following the war.

After 1880, Rogers began to sell off small parcels of land every other year or so. By 1906, the total acreage was down to 320 acres.¹⁵ In 1918, J. A. Rogers sold 250 acres of land, including Locustville, to B. F. Guthrie for \$3500.¹⁶

The Guthrie family sold Locustville to Charles C. Smith in 1941.¹⁷ Smith's son, Thomas, sold it to Granville Hall in 1968.¹⁸ It was Hall who broke up the original tract of property by keeping the land to farm and selling 6.07 acres and the house to Elmer and Marjorie McBride in 1972.¹⁹ The McBrides sold Locustville to the present owners, Miles Courson and Karen Doyle, in March 1990.²⁰

Locustville is significant because it represents a building style that dominated American architecture for a number of years, and was owned by an influential family that represents the world of southern planters before the war, and the death of that way of living in the years following. John Rogers was the epitome of a southern planter living in affluence before the war who lost a majority of his wealth due to an inability to adjust to the circumstances following the war. Upon completion of the restoration of Locustville, the building will be a reminder of a former prosperity, but the fragmentation of the original tract of land, and the disappearance of the outbuildings located upon it, tell a story of economic upheaval that lasted well into the twentieth century.

ENDNOTES

1. Lancaster County Land Tax Records, 1787-1850.
2. Lancaster County Land Tax Records, 1787-1850.
3. Lancaster County Land Tax Records, 1787-1850.
4. Lancaster County Land Tax Records, 1850-1869.
5. Lancaster County Land Tax Records, 1850-1869.
6. Lancaster County Estate Book 36.
7. Lancaster County Land Tax Records, 1787-1850.
8. Lancaster County Land Book 1850-1869.
9. Lancaster County Deed Book 41 pp. 469.
10. Accountbook of J. A. Rogers.

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**Locustville
Lancaster County, Virginia**

11. Lancaster County Deed Book 44 pp. 242.
12. Lancaster County Land Book , 1880-1883.
13. Accountbook of J. A. Rogers.
14. Accountbook of J. A. Rogers.
15. Lancaster County Land Book, 1906-1909.
16. Lancaster County Deed Book 51, pp.433.
17. Lancaster County Deed Book 75, pp. 250.
18. Lancaster County Deed Book 51, pp. 413.
19. Lancaster County Deed Book 175, pp. 137.
20. Lancaster County Deed Book 304, pp. 381.

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Section 9 & 10 Page 7

Locustville
Lancaster County, Virginia

MAJOR BIBLIOGRAPHICAL REFERENCES

J. A. Rogers Accountbook

Lancaster County Deed Books 41, 44, 51, 75, 175, 304.

Lancaster County Estate Book 36.

Lancaster County Land Books 1850-1869, 1880-1883, 1906-1909.

Lancaster County Land Tax Records 1787-1850, 1850-1869.

GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary of Locustville is shown on the accompanying plat entitled "Boundary Survey of the Land of Elmer A. McBride and Marjorie K. McBride" made by Charles E. Tomlin, Jr., C.L.S., dated November 2, 1972, the property hereby conveyed being shown on said plat as a parcel containing 3.67 acres, and the parcel shown on said plat as the sixty-foot right of way, containing 2.4 acres. The plat is drawn at a scale of 1" = 100'.

BOUNDARY JUSTIFICATION

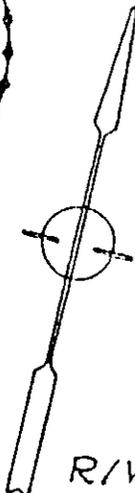
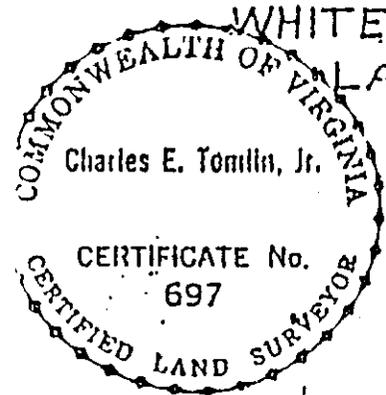
The boundary includes Locustville and the right-of-way to State Route 625 through cultivated fields. The 6.07 acre parcel corresponds to legally recorded boundary lines.

BOUNDARY SURVEY

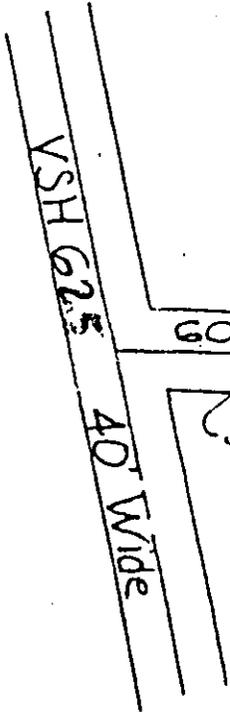
of the land of

ELMER A. M^cBRIDE & MARJORIE K. M^cBRIDE

WHITE CHAPEL MAGISTERIAL DISTRICT
LANCASTER COUNTY, VIRGINIA

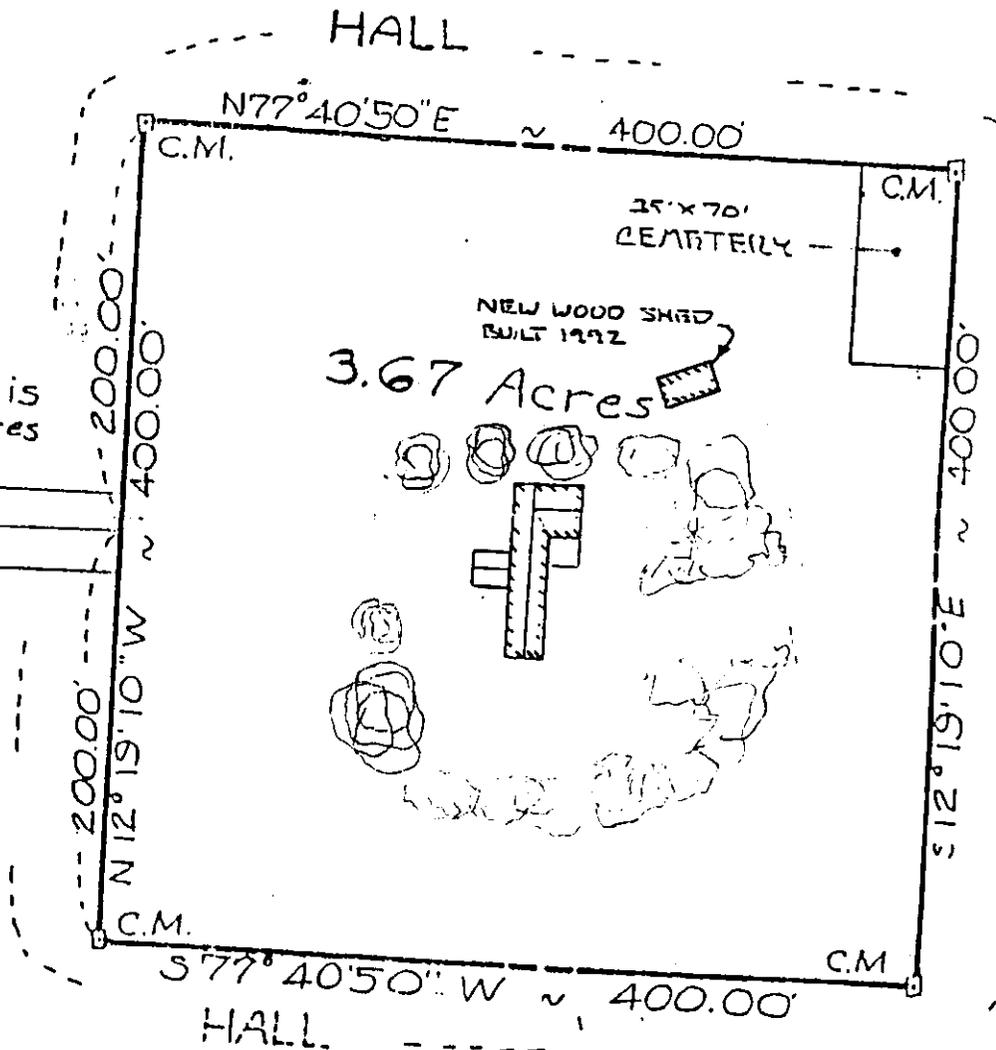


R/W is
2.4 Acres



60' R/W

$S78^{\circ}37'10''W$
1740.74'



SCALE 1" = 100'

CERTIFIED CORRECT

Charles E. Tomlin, Jr.
CERTIFIED LAND SURVEYOR

Nov 2 1972

CHARLES E. TOMLIN, JR.
CERTIFIED LAND SURVEYOR
WICOMICO CHURCH, VIRGINIA

DRAWN BY *MLK*

CK'D BY *C.E.T.*

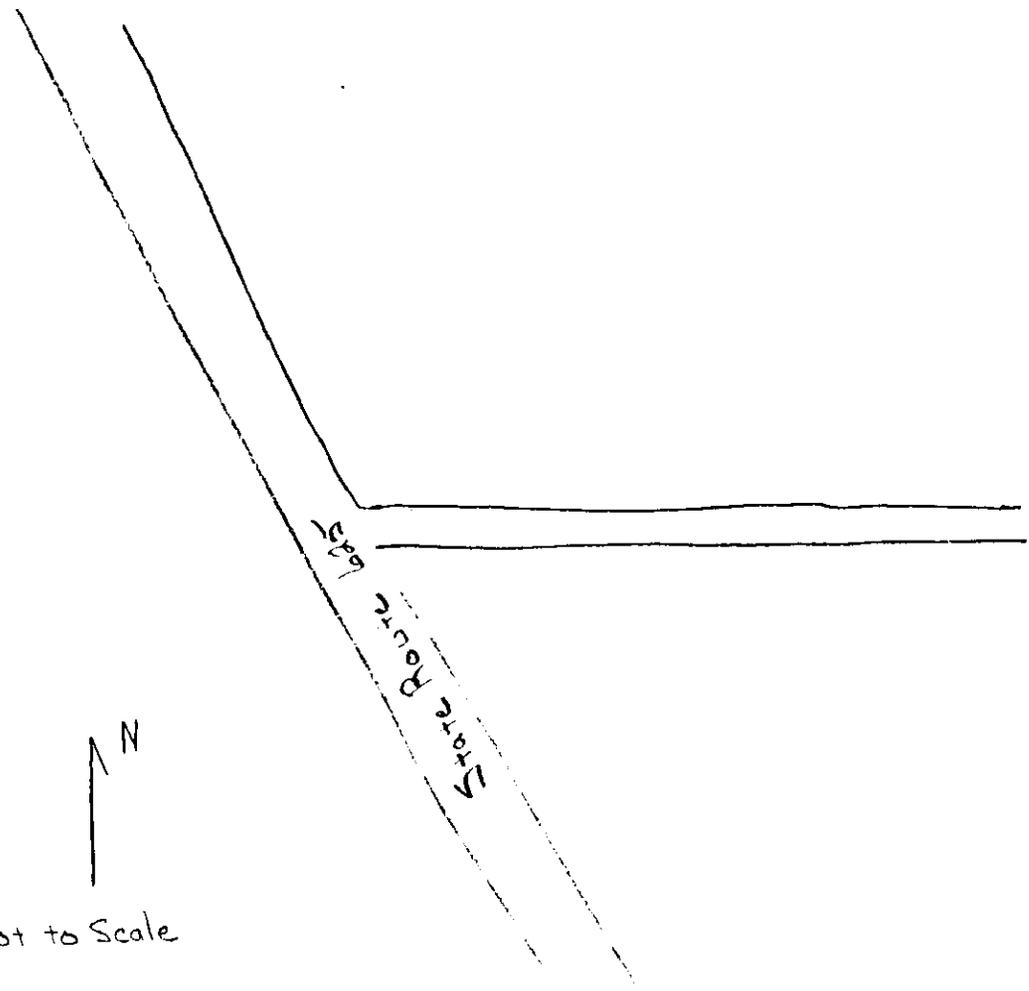
FIELD 196 PG 72

BOOK PG

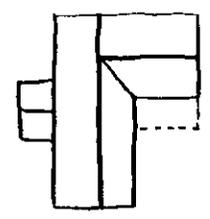
H. C.

Locustville

Lancaster County
DHR No. 51-50



Former
Cemetery

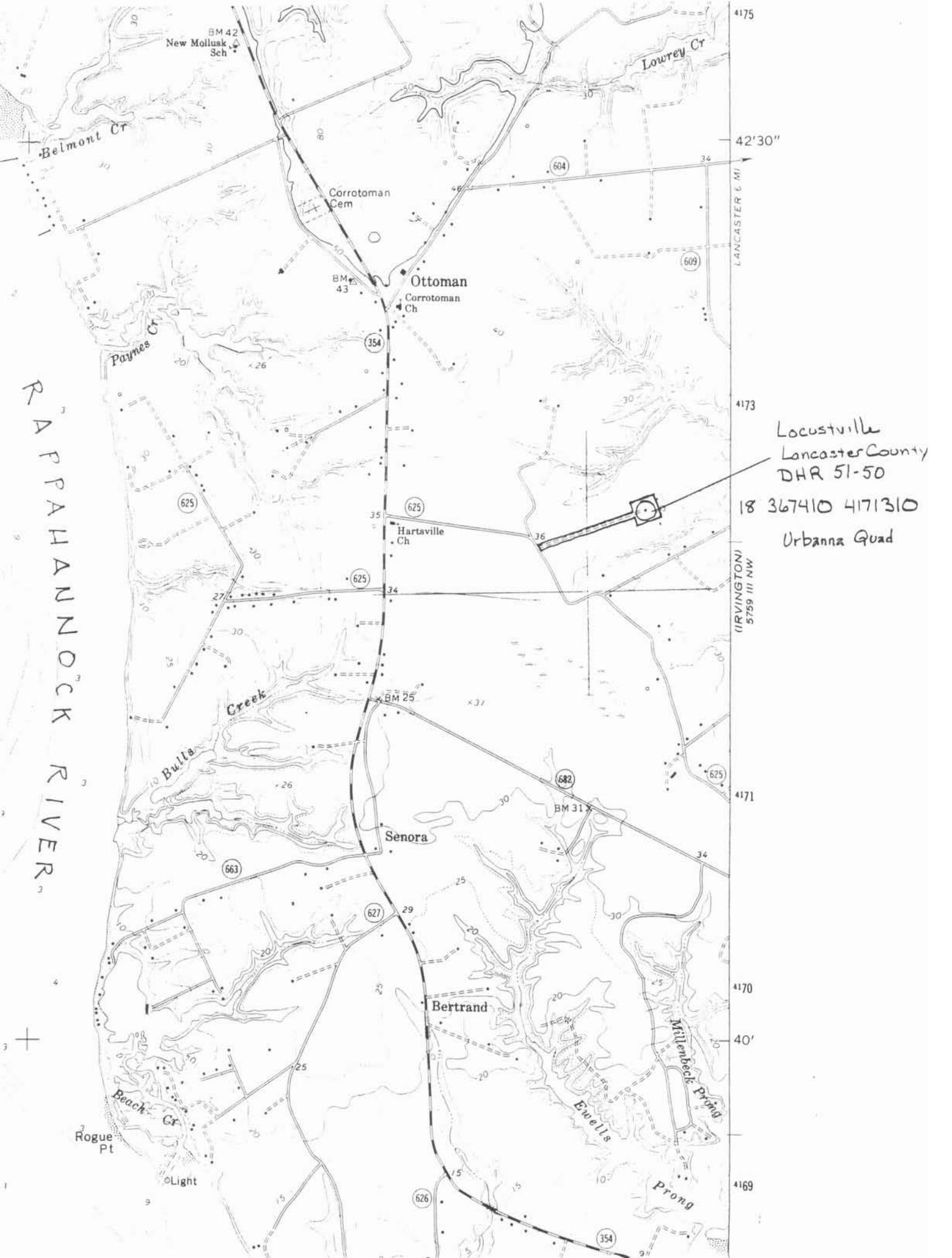


shed



Not to Scale

RAPPAHANNOCK RIVER



4175
42'30"
LANCASTER 6 MI
4173
(IRVINGTON) 5759 III NW
4171
4170
40'
4169

Locustville
Lancaster County
DHR 51-50
18 367410 4171310
Urbanna Quad

