

VLR-12/13/88 NRHP-2/11/91

Unfed 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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16.) Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable" For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a) Type all entries.

1. Name of Property

historic name: Locust Bottom
other names/site number: Rollingwood Farm; 76-88

2. Location

street & number: 2520 Logmill Rd. N/A not for pub
city, town: Haymarket X vicinity
state: Virginia code: VA county: Prince William code: 153 zip code: 22069

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	Total
X private	building(s)			
public-local	X district	9	7	buildings
public-State	site	1	0	sites
public-Federal	structure	1	3	structures
	object	0	0	objects
		11	10	Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official Heyle C. Miller Date 9-21-89

State or Federal agency and bureau
Director, VA Department of Historic Resources
In my opinion, the property meets does not meet the National Register criteria, See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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:)

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions
DOMESTIC/ Single Dwelling	DOMESTIC/ Single Dwelling
DOMESTIC/ Secondary structures	DOMESTIC/ Secondary structures
AGRICULTURE/SUBSISTENCE/ agricultural outbuilding	AGRICULTURE/SUBSISTENCE/ agricultural outbuilding
	AGRICULTURE/SUBSISTENCE/ storage
	AGRICULTURE/SUBSISTENCE/ animal facility

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
EARLY REPUBLIC/Federal No Style	foundation: Stone walls: Brick roof: Metal other: wooden porches

Describe present and historic physical appearance.

X See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties

	nationally		statewide		X	locally
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Applicable National Register Criteria	<u>A</u>	B	<u>C</u>	D		
Criteria Considerations (Exceptions)	A	B	C	D	E	F G

Areas of Significance	Period of Significance	Significant Dates
ARCHITECTURE	1810- 1940	1810-1811, 1819, 1834
AGRICULTURE		

	Cultural Affiliation
	N/A

Significant Person	Architect/Builder
N/A	unknown

State significance of property, and justify criteria, criteria considerations and areas and periods of significance noted above.

X See continuation sheet

9. Major Bibliographical References

X See continuation sheet

Previous documentation on file (NPS):	Primary location of additional data:
preliminary determination of individual listing (36 CFR 67) has been requested	X State historic preservation office
previously listed in the National Register	Other State agency
previously determined eligible by the National Register	Federal agency
designated a National Historic Landmark	X Local government
recorded by Historic American Buildings Survey #	University
recorded by Historic American Engineering Record #	Other:
	Specify repository:
	Prince William Planning Dept.
	Virginia Dept. of Historic Resources

10. Geographical Data

Acreage of property:
199 Acres

UTM References

A	/	/	/	B	/	/	/
	Zone	Easting	Northing		Zone	Easting	Northing
C.	<input checked="" type="checkbox"/> See continuation sheet			D.			

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title	William T. Frazier and George W. Polhill, Jr.	date	June 1988
organization	Frazier Associates	telephone	(703) 886-6230
street and number	213 N. Augusta Street	state	VA
city or town	Staunton	zip code	24401

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SUMMARY DESCRIPTION

Located on Logmill Road in the northwest section of Prince William County near the village of Haymarket, Locust Bottom is a fine example of a Federal, four-bay, two-story brick farmhouse on a raised basement with a single-pile, modified center-hall plan and fine interior woodwork. Although the house is in need of repairs, it is in very original condition. It has end chimneys, a metal gable roof, a molded brick cornice, and a kitchen wing which predates the main house. The two-story rear frame addition was added in the late nineteenth century. Much of the original boxwood garden that surrounds the house remains, but is overgrown. There are numerous outbuildings on this 450-acre farm of which 199 acres are being nominated. Only part of the barn and the collapsed smokehouse are of the same vintage as the main house. The farm was originally entered from the south off the old road to Haymarket, now known as James Madison Highway or U.S. Route 15. That entrance was closed in the early twentieth century and access is now gained from the north off Logmill Road.

ARCHITECTURAL ANALYSIS

Rows of large boxwood line the path to the main entrance (southern elevation), which is reached through a one-story frame portico resting on stone piers. Rectangular columns support an undecorated frieze and a pediment that contains a diamond shaped panel. Many of the rectangular balusters are missing and the wooden floor is in poor condition. The main doorway has double two-panel doors that do not appear to be original to the house and are capped by a transom with four lights.

The brickwork consists of five-course common bond with a water table, jack arches over the windows on the first floor, end chimneys with corbelled caps, and a brick molded cornice above. On the west end wall there appears to be brick diapering in the form of a diamond pattern between the two attic windows.

Two-over-two windows are present throughout the house and were most likely installed when the rear two-story wing was added in the late nineteenth century. There are pintles on the win-

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dow frames showing evidence of shutters or blinds that must have been on the house at an earlier date. The four-bay facade consists of two parlor windows, the main entrance, and the single window of the dining room. This arrangement is somewhat unusual for a Federal-style house in that the entrance is not symmetrically balanced by equal pairings of windows.

The one-and-one-half-story kitchen wing was probably built in 1811 and predates the main house by eight years as evidenced by the tax records for the property. It is attached to the east end of the house and has a steeply pitched metal roof with a corbelled brick end chimney (in poor condition) as well as a brick molded cornice.

A one-story, frame, flat-roofed room with German siding, and a small screen porch were added in the early twentieth century to the south facade of the kitchen. A shed-roofed porch with an enclosed frame pantry was added on the north elevation at about the same time.

The rear or north elevation of the house reputedly had a large one-story porch across it at one time although there is no evidence of it today. The two-story wing rests on a stone foundation and has a shallow pitched-gable roof with a deep overhang and a wooden cornice. It is covered in bricktex siding, which in turn covers a metal artificial brick siding. The addition has a corner interior chimney with a corbelled cap. There is a shed-roofed porch on the east side of the rear wing that connects to the kitchen porch.

The single-pile plan contains a central hall with a large parlor on the west and a dining room on the east. The open-string staircase on the west wall of the hall is slender and light with grained balusters and a delicately carved newel post. The unusual brackets have primitive scallop-like carving and there is a small storage area with a two-paneled door under the first three risers of the stair. There is a double set of exterior doors with a four-light transom at the end of the hall leading to the addition. The central hall and major first floor rooms contain beaded baseboards and chair rails as well as a beaded picture molding.

The main parlor has pleasing proportions with four windows, a painted random-width pine floor, and a finely carved Federal style mantel. It has fluted pilasters with a decorative frieze

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that contains a scalloped motif and three oval shell patterns. Above each pilaster is an additional circular shell motif at the end of the frieze. Below the frieze is decorative dentil work with circles cut out above the dentil block spaces. There is a rope motif between the circular scalloping and the mantle shelf. Unfortunately, the left side of the mantel has been damaged by fire. The two-over-two windows are obvious replacements. The six-panel doors retain their original H-L hinges.

The dining room has similar woodwork as the parlor and hall. An unusual feature is the use of flat vertical boards as a wainscoting on the south wall of this room. The mantel has a rope motif similar to the parlor but uses semi-engaged columns instead of pilasters. The frieze is plain and has a cove molding supporting the mantel shelf.

There is a corner staircase in the dining room that is partially enclosed and has winders. It is an open-string design with scalloped brackets for the first six steps leading to the four-panel door. The rectangular balusters have been grained and the rectangular newel post is fluted. There is a small storage area with a two-paneled door underneath the staircase. The chair rail leading up to this closed staircase is slightly smaller and a different design than the chair rail in the rest of the room.

There is a large, grained, triple cupboard next to the fireplace that appears to be original to the room because its molding matches that of the dining room doors and windows. Many of its raised wooden panels have been replaced with glass and the ornate crown molding appears to have been added at a later date. An opening on the north wall of the dining room containing a four-panel door and plain molding was cut through to gain access to the one-room addition, which was added in the late nineteenth century.

This north addition may also be entered through the central hall. It contains a corner fireplace flue with a simple mantel shelf consisting of symmetrical molding with decorative corner rosettes. This room has a large baseboard and plain molding around the two-over-two windows. There is also a door in the east wall that goes out onto the side porch. The layout and fenestration of the second floor of the wing is identical to the first floor as is the flue location and man-

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tel design. The ceilings of this space have been removed and the room is in poor condition.

The kitchen addition is reached through a six-panel door in the east wall of the dining room. The old breezeway between these two rooms has been filled in and is used as a bathroom today. A brick arched opening leads out of this passageway onto the screened-in porch off the north side of the house. The kitchen has been replastered, its ceiling lowered, and its large fireplace closed up. Six-over-six windows flank this end chimney. The small room over the kitchen has been extensively remodeled with new walls and ceiling, and a rebuilt brick fireplace with a raised hearth.

The second floor of the house reflects the main floor plan with bedchambers over the parlor and dining room. The woodwork of this floor is identical to the main floor with the exception of the mantels, which are simpler in design. The mantel in the main bedchamber has an undecorated frieze and a cove molding supporting a simple shelf decorated with sections of fluting. The mantel in the bedchamber over the dining room has a raised panel in the frieze flanked by oval carved shells and architrave molding around the opening. Several of the walls in this chamber have been covered with drywall and the plaster has been removed from the chimney breast. Originally this space was divided into two smaller rooms and the secondary stair in the dining room led to the end room but the dividing wall has been removed.

There is an enclosed staircase in the front hall leading to the unfinished attic, which has pit-sawn rafters that are mortised together. A small storage area with a batten door is located under this attic staircase. The raised basement is approximately five feet in height and has a coursed stone rubble and brick foundation. It is divided into three spaces corresponding to the plan above, contains hewn joists, and is unfinished.

There is a row of large American boxwood lining the original front walk and large boxwoods around the house itself. Brick piers flank the front of the house at the entrance of the original walk and on the west side of the house where a driveway comes through towards the portico and where a path comes through to the rear yard. The border of the rectangular rear yard is defined by a large boxwood hedge and similar boxwood form a circle around the middle of this

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space. The grounds are overgrown and a brick smokehouse with a collapsed hipped roof is located in the northeast corner of the rear yard of the house.

The corrugated metal machinery shed directly opposite the house is a noncontributing structure dating from the 1960s. West of this shed is a board-and-batten carriage house with a gable roof. North of the machine shed is a small board-and-batten corncrib which rests on stone piers. The framing on this structure has mortise-and-tenon construction and probably dates from the early nineteenth century as does the adjoining L-shaped horse barn, which is of similar construction. A large dairy barn with two silos and a nearby milk house was constructed in 1949 by the present owner. There is another silo to the south next to the site of a barn that has been demolished. There are two long rectangular frame chicken sheds located south of the machine shed.

Across the lane north of the corncrib is a garage/machine shop with a board-and-batten lean-to. The tenant house, which is to the west of the complex of outbuildings, is a bungalow-like structure covered with asphalt siding. A small cinderblock garage is located in its side yard.

The nine contributing buildings are the main house, the shop, the carriage house, the two chicken houses, the brooder house, the milk house, the horse barn and the tenant house. The contributing site is the collapsing smokehouse that was too overgrown to photograph. The contributing structure is the corncrib. The five non-contributing buildings are the brick rambler house, the veterinarian's office, the house trailer, the tenant's garage, the machinery shed, the milk house, and the dairy barn. The three silos are counted as non-contributing structures. All non-contributing resources are support structures for the farming operation and are less than fifty years of age.

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STATEMENT OF SIGNIFICANCE

The main brick house at Locust Bottom was built by James Green, a gentleman planter, during the first quarter of the nineteenth century, and survives in its relatively unaltered state as one of the finest examples of a Federal plantation house in northern Prince William County. It and its accompanying resources, the majority of which are agriculture-related, represents an increasingly rare resource for this area-- a large livestock farm in continuous use and possessing a wide range of support structures. The interior of the house retains a remarkable degree of original fabric including richly carved and molded Federal mantels and a central staircase with ornamental brackets and a carved newel post, all of which were the work of a highly skilled, but as yet unidentified, local master carpenter. The level of sophistication achieved in the overall design of the house and the finely appointed interiors reflects the gracious standard of living achieved by the gentleman farmer in Prince William County during the first half of the nineteenth century.

JUSTIFICATION OF CRITERIA

Locust Bottom is eligible under Criterion A for its association with agriculture in Prince William County. This property has been used for livestock and crop cultivation since 1810 and still retains contributing resources that reflect the variety of agricultural activities that have taken place over the past 180 years. Also significant is the integrity of the farm's setting. Located in an area experiencing development pressures, Locust Bottom is surrounded by open fields and still retains 450 acres, 199 of which are included in this nomination. Additionally, the main house is an excellent example of an early nineteenth century planters residence and reveals the success of its builder, James Green.

This farm complex is also eligible under criterion C for architectural significance derived from the high quality craftsmanship and integrity of the principal structure. The house is an important building in the county, both for its design and detailing and the rarity of properties of this date.

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Continuation SheetSection number 8 Page 2**Historical Background**

Locust Bottom is situated in northern Prince William County on land that originally was part of Carter Burwell's portion of the Bull Run Tract granted to Robert ("King") Carter in 1724. Although *Prince William County: The Story of Its People and Its Places* claims that James Green acquired the plantation (a plot of ninety-seven acres) from Thomas Swan of Alexandria, Virginia, in 1817, the bulk of the property was acquired earlier for \$5,600 in 1810, from Nathaniel Burwell of Frederick County, acting as the trustee for the estate of Thomas Nelson. Green was given until 1817 to pay off his debts.

The Prince William land tax records appear to indicate that the main house at Locust Bottom was built in two stages. It seems logical that James Green would build the modest one-and-one-half-story brick kitchen wing first, along with a few essential plantation buildings, while between 1810 and 1817 he paid off the \$5,600 debt he owed on his 610-acre farm. The kitchen wing was probably built during 1811 and 1812, when the property value increased from \$555.10 to \$1,653.10. A more significant increase occurred between 1819 and 1820 when the property value jumped from \$1,653.10 to \$10,980. This was probably when the finely appointed, Federal plantation house was built. Included among James Green's personal property in 1824 were twenty slaves and fourteen horses, indicating that Locust Bottom was the primary working plantation of a prominent gentleman. His brother, George Green, had built a similar two-story, four-bay house with an off-center entry, a molded brick cornice, and a one-and-one-half-story kitchen wing at his nearby plantation, La Grange, circa 1790.

The next reference to the house at Locust Bottom is in the description of the land plat made by surveyor W. Philip Warden in 1834, when the property was to be divided equally among Green's widow Sally and her six children. James Green's son, George, apparently had grown tired of working the farm and wished that the division of the lands be expedited. Each child received seventy-five to eighty-five acres. Mrs. Green received "150 acres being her dower with the Mansion House and all the improvements thereon." Mrs. Sally Green's portion was shown in the northeast portion of the farm adjacent to "Tyler's line."

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After the Civil War the house and 155 acres were sold to the Bronaugh family, who in turn sold it to R. C. Latham in 1882. It was during the Latham ownership that much of the original acreage was pieced back together. The Lathams operated a large dairy farm in addition to raising corn, wheat, barley, and hay. When H. L. Latham's widow, Mrs. Eugenia Brawner Latham, sold the farm to Mrs. Euturpe Economos in 1948, the farm consisted of 456 1/2 acres. Mrs. Economos left the farm to her daughter, Mrs. Chris Aldred, now deceased, and her son-in-law, Dr. John Aldred, a veterinarian, who renamed the property Rollingwood and is operating a horse farm there.

According to longtime Prince William County resident Francis Watson, who lives on a neighboring farm, there were several early outbuildings that were destroyed during the early twentieth century, including the slave quarters, which stood to the west of the main house, and an earlier barn on the site of the 1940s dairy barn. He also claims that it was during the Lathams' occupation of Locust Green that the north frame ell was added to the main house.

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Bibliographical References

Prince William County Historical Commission. *Prince William: A Past to Preserve*. Prince William County Historical Commission, 1982. pp. 24, 131.

Ratcliffe, R. Jackson. *This Was Prince William*. Leesburg, VA: Potomac Press, 1978. p. 109.

Work Projects Administration Writer's Program. *Prince William: The Story of Its People and Its Places*. Richmond: Whittet & Shepperson, 1941; 4th ed., (Bicentennial Edition) 1976. p. 192.

Interviews

Dr. John Aldred
2520 Logmill Road
Haymarket, VA 22069
June 1988

Francis Watson
Mountain Road
Haymarket, VA 22069
June 1988

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UTM References

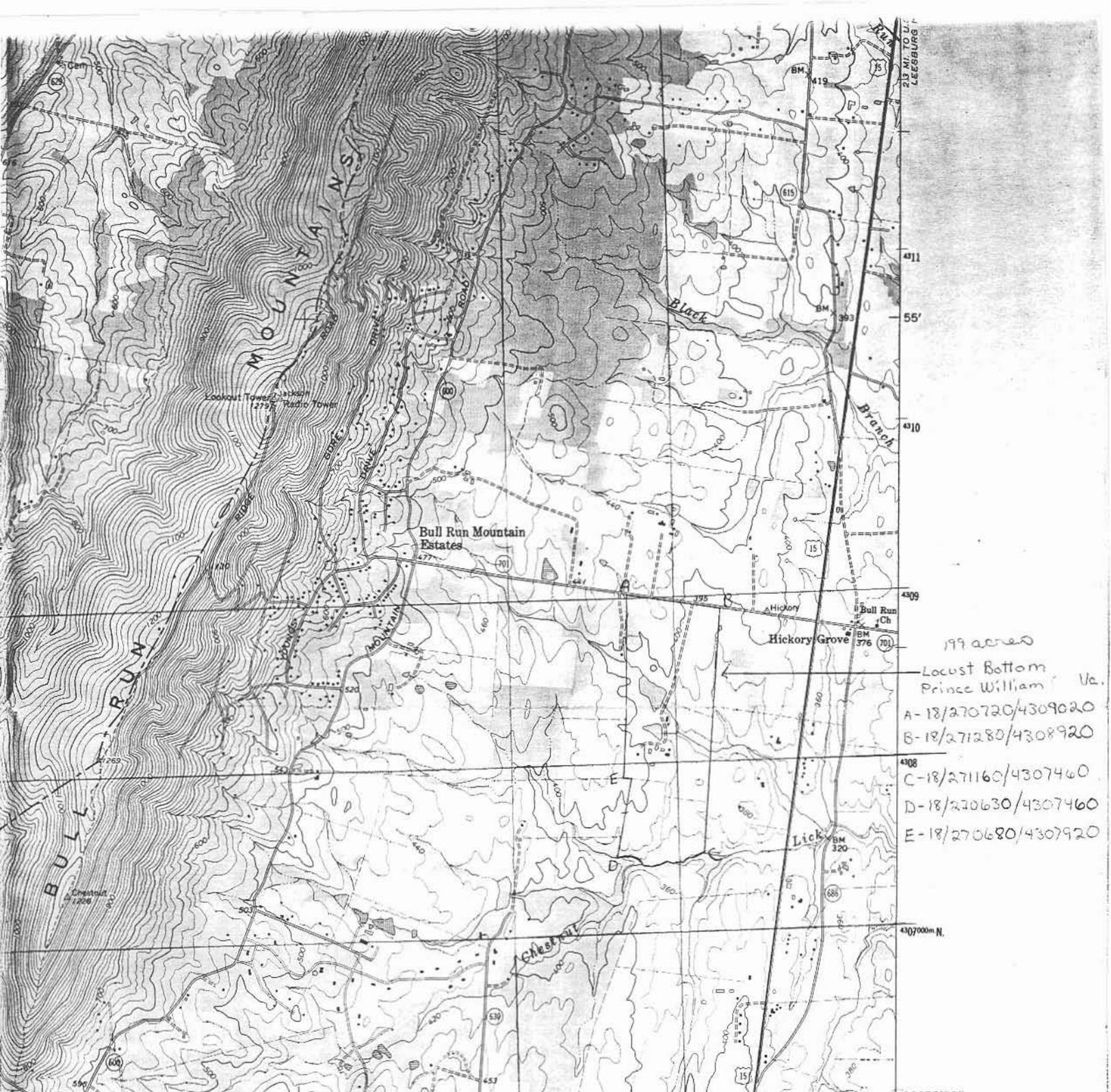
A	18/	270720/	4309020	B	18/	271280/	4308920
	Zone	Easting	Northing		Zone	Easting	Northing
C	18/	271160/	4307460	D	18/	270630/	4307460
E	18/	270680/	4307920				
	Zone	Easting	Northing				

Verbal Boundary Description

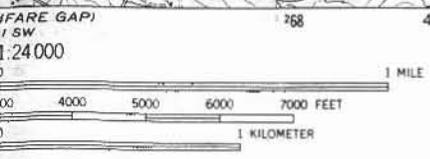
The property occupies parcel 1 of Prince William County Public Works Department map #164. The northwest corner of the nominated property begins at a point on the south side of Logmill Road 1200 feet west of the west side of the entrance lane to the farm. Then proceed east along Logmill Road for 1790 feet. Then proceed at a right angle in a southerly direction for 4750 feet. Then proceed in a westerly direction along Chestnut Lick for 1780 feet. Then proceed in a northeasterly direction for 1550 feet. Then proceed at a right angle in a westerly direction for 150 feet. Then proceed in a northerly direction for 2590 feet. At the woods continue in this same northerly direction for 910 feet until the point of origin on Logmill Road.

Boundary Justification

The present farm is approximately 450 acres and this nomination is 199 acres. The nominated parcel includes the southern, eastern and much of the northern current legal boundaries of the property. The western boundary follows a line running due south from a point, on Logmill Road, that is 1200 feet west of the west side of the entrance lane to the farm. This boundary does not include several hundred additional acres that are within the current legal western boundary. The size of Locust Bottom has fluctuated throughout the years and there is no single historic size or parcel which has always been associated with the farm. The nominated parcel contains the lane, the house, outbuildings, and sufficient fields to maintain the integrity of the farm setting.



199 acres
 Locust Bottom
 Prince William Va.
 A-18/270720/4309020
 B-18/271280/4308920
 C-18/271160/4307460
 D-18/270630/4307460
 E-18/270680/4307920



INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1985
 HAYMARKET 4.6 MI
 WARRENTON 16 MI
 ROAD CLASSIFICATION
 272000m-E 38°52'30" 77°37'30" (GAINESVILLE) 5461 SE

Primary highway, all weather, hard surface
 Secondary highway, all weather, hard surface
 Light-duty road, all weather, improved surface
 Unimproved road, fair or dry weather
 U. S. Route
 State Route



NAC MAP ACCURACY STANDARDS
 SURVEY, RESTON, VIRGINIA 22092
 SOURCES, CHARLOTTESVILLE, VIRGINIA 22903
 AND SYMBOLS IS AVAILABLE ON REQUEST

MIDDLEBURG, VA.
 N3852 5 — W77375/7 5
 PHOTOINSPECTED 1981
 1968
 PHOTOREVISED 1978
 AMS 5481 I NW—SERIES V834

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