

6-16-93 8-12-93
VLR NRHP

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 Lucky Hit

other names/site number VDHR File No. 21-45

2. Location

street & number S side SR 628 4500 ft NE of jct SR 658 not for publication N/A
city or town White Post vicinity x
state Virginia code VA county Clarke code 043 zip code 22663

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.)

H. L. C. Miller Signature of certifying official Date July 6 1993

Director, 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 comments.)

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

Contributing	Noncontributing	
<u> 3 </u>	<u> 3 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 2 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 3 </u>	<u> 5 </u>	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
Secondary structure

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
Secondary structure
AGRICULTURE Agricultural outbuilding

7. Description

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC: Federal

Materials (Enter categories from instructions)

foundation BRICK
roof METAL: tin
walls BRICK
other WOOD
STONE
CONCRETE

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.
_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)

ARCHITECTURE

Period of Significance ca. 1791

Significant Dates 1791

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.)

- ___ 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

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

Name of repository:

=====
10. Geographical Data
=====

Acreage of Property 131.5 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	751340	4327180	2	17	751890 4327410
3	17	751710	4327110	4	17	752090 4326870
5	17	751750	4326320	6	17	751010 4326660

 See continuation sheet.

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

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

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

name/title Kimberly Hart

organization Department of Historic Preservation date 3 February 1993

street & number Mary Washington College telephone 703-899-4037

city or town Fredericksburg state VA zip code 22401-5358

=====
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 Mr. E. Kendall Stock
street & number P. O. Box 206 telephone 703-837-2473
city or town White Post state VA zip code 22663

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

Lucky Hit
Clarke County, Virginia

SUMMARY DESCRIPTION

Lucky Hit is a 150-acre farm located in southwestern Clarke County, one mile east of the village of White Post. The main house was built in the 1790s by Colonel Richard Kidder Meade. It is a five-bay, two-story, gable-roofed, Federal-style dwelling built of locally made brick. The house has a double-pile, central-passage plan and features broad interior end chimneys, pedimented gable ends, and fine interior woodwork. There are two contributing outbuildings on the property; a summer kitchen and a necessary, both of which probably date from the construction of the house. Three noncontributing buildings date from the twentieth century--a barn, a tenant house, and a gatehouse. There are two noncontributing structures on the property; a tennis court and an outdoor, in-ground swimming pool, both built in the 1960s.

ARCHITECTURAL ANALYSIS

The principal elevation of the main house faces northwest. It consists of a symmetrical five-bay facade of Flemish-bond brick above a low foundation. The house is entered through a pair of three-paneled wooden doors covered by a pair of aluminum storm doors. There is a five-light rectangular transom above the door. The basement windows are casement windows, the first-story windows have nine-over-nine double-hung sashes, and the second-story windows have nine-over-six double-hung sashes. The front stoop is built of concrete and brick and is reinforced from underneath. Patched brickwork indicates the ghost of a porch roof across the three center bays above the front entrance.

The five-bay northeast elevation has an interior end chimney, and two bays on each floor have been bricked up. The first floor has a doorway with a three-light rectangular transom above. The tympanum of the pedimented gable contains a lunette window. The northeast elevation is laid in Flemish bond up to the cornice and the tympanum is laid in 5-course American bond. All other elevations are laid in common bond.

The first story of the five-bay southeast elevation is obscured by a screened-in porch addition. The porch has a standing-seam hipped metal roof and three fiberglass skylights. The rear entrance is a six-panel wooden door without a transom.

The southwest elevation has a brick interior end chimney and has been modified at least twice by additions. A bricked-up hole gives evidence of an earlier addition on this end and the ghost of a gable roof and a hand-hewn fireplace lintel remain within the wall. The present addition was built in the 1940s by Alexander Mackay-Smith. It is a wood frame ell with a brick veneer. All the windows in this addition are six-over-six-light, double-hung sash windows with flat arch surrounds. Like the original house, the roof of the addition is covered in standing-seam metal. A two-story, three-bay recessed portico supported by square posts spans the width of the addition. The porch floor is concrete faced with brick. The southwest elevation of the 1940s addition includes a two-car garage built of concrete block with a concrete floor. A circular window lights the attic of the addition.

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**Lucky Hit
Clarke County, Virginia**

The interior room arrangement of the main block presents an unusual variation on a double-pile, central-passage plan. The principal entrance leads into a central passage that is flanked by rooms that are smaller than the rear parlor and dining room. These rear rooms flank a rear stair passage that is located behind the front central passage, and is separated from it by a wall pierced by a six-panel door. Circulation within the house converges on the unlit rear stair passage which provides the only communication between the parlor and the dining room. The parlor also contains an entrance with a transom, centrally located on the northeast side of the house. Each of the three floors is divided into six rooms.

The basement walls of Lucky Hit are bare, exposing the original brickwork. The northwest corner room retains its original brick floor. The northeast corner room has a wood floor added in the 1940's. The remaining floors are concrete.

The detailing in the first and second stories of the house shows a high level of sophistication. There is a modillion cornice in the front and stair passages and chair rails throughout the entire house. The cornice in the small southwest room includes a picture rail, and the dining room and parlor have reeded cornices. There are eight fireplaces in the house, four on each floor. The mantels are simple, with flat pilasters framing the hearth and no carving. The fireplace in the second-story northwest corner room is the only one with its original brickwork showing. The others have been sheathed in metal. Bookshelves fill three walls of the first-floor northwest corner room. The staircase leading to the second floor has two square balusters per tread and simple scroll carving beneath each tread. A six-panel door beneath the stairs leads down to the basement.

The second-story central front chamber has been divided into two bathrooms and two closets. Access to the northwest corner room can only be obtained through another bedroom due to the modern alterations that have created a master suite. The northeast corner room has reeded crown molding like that on the first floor. Closets have been added in the southeast and west bedrooms.

The first floor of the addition contains a modern kitchen with four closets and two utility rooms. The second story of the addition has two bedrooms and two bathrooms. A small door above the stairwell leads to the attic level of the addition.

The summer kitchen is contemporary with the main house. It is a one-and-one-half-story, brick, gable-roofed structure over a stone foundation. The bricks are laid in six-course American bond. The northeast and southwest elevations each have a six-over-six-light, double-hung sash window. The door on the northeast side is a batten door with a wooden screen door. On the southeast elevation is an exterior end chimney of roughly coursed fieldstone with the stack above the shoulders laid in stretcher-bond brick. The first-story flooring is laid in a decorative pattern of brick, with four bricks laid with the stretcher side up and a decorated header in the center of each square. A corner stair with winders leads to the upstairs which has random-width wood flooring.

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**Lucky Hit
Clarke County, Virginia**

The other contributing building on the property is the necessary. It is a wood frame structure covered in weatherboards with a wood shingle roof. The floor of the interior is concrete and there is an aluminum sink on the northwest wall.

Noncontributing buildings on the property include the barn, tenant house, and gatehouse. The twentieth-century barn has a brick foundation and a square timber frame sheathed with wood siding. The tenant house is also a wood frame structure covered in siding. It is one story with a gable roof and was built in the twentieth century. The gatehouse is a two-story duplex building. It is a gable-roofed wood frame building covered on the outside by stucco.

Noncontributing structures at Lucky Hit include a tennis court and an outdoor, in-ground pool, both installed in the 1960s by Alexander Mackay-Smith.

The topography of the farm itself is mostly flat, although mountains can be seen to the north. A driveway of dirt and stone leads to a circular driveway in the front of the house and also to the garage. An access road about one hundred yards from the house leads to Route 628. The property is bounded by fencing on all sides.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 4

Lucky Hit
Clarke County, Virginia

STATEMENT OF SIGNIFICANCE

Lucky Hit is one of the oldest surviving brick houses in southwestern Clarke County. A sophisticated example of the Federal style, Lucky Hit features an unusual variation on a double-pile, central-passage plan, and fine interior woodwork. The house, with its original summer kitchen and necessary, has changed little since it was built in the 1790s by Colonel Richard Kidder Meade, and retains most of its original integrity as a late-eighteenth-century residential complex.

HISTORICAL BACKGROUND

Lucky Hit is part of a tract of 800 acres of land bought by Colonel Richard Kidder Meade in 1783.¹ When he first moved to the land, he and his family lived in a two-room log house while the main house at Lucky Hit was built. Lucky Hit is the original name given the land by Meade himself. He considered himself lucky to have chosen land that originally had been timber and swampland and due to his work became productive and beautiful; a "lucky hit." It is believed that Meade built the brick house at Lucky Hit in or around 1791. In 1794, Meade added 231 1/2 acres to his land, thus making the farm 1031.5 acres in all.² Upon his death in 1805, he left his entire estate to his wife Mary.³ Mary held the land until her death in 1813, and her will stated that her three sons should get the land.⁴ To her oldest son, Richard Kidder Meade, Jr., she left half of the land, about 512 acres, including the land where the brick house stood. The other half was divided between her other sons, William, who later became a bishop in the Episcopal church, and David.

When Richard K. Meade, Jr. died intestate in 1833, his land and the house went to his wife Rebecca. In 1840, she divided the land among her six surviving children, except for 150 acres and the house, assigned to her in dower right from husband's estate.⁵ In 1858, Mrs. Meade gave that land in trust to David Funsten to sell at public or private sale.⁶ Although no deed of sale can be found, the land can be next traced to Rebecca Meade's nephew, Nathaniel Burwell Meade, who in turn gave a deed of trust to David Funsten in order to secure a note. Meade was to pay \$2853.75 to a trustee but the deed of trust stated that if he defaulted, the land would be sold to pay off the debt. Evidently, he was unable to pay off the debt and tried to sell the land himself. He did manage to sell, but in 1869, a chancery suit was filed against Nathaniel B. Meade by the administrators of Rebecca S. Meade's will.⁷ The court ordered that the land be sold at public auction and be paid for in four installments, the first of which was to be paid when the new owners took possession. The property, then consisting of 212 acres, was sold to Homes Conrad, trustee for Lucinda Chrisman.⁸

Lucinda Chrisman held the land until 1896, when it was sold to six people believed to be her children and other family members. The terms of the sale were that cash would be paid at the time of transfer, with the remaining costs paid in three bonds that would mature in 1909.

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Lucky Hit
Clarke County, Virginia

In 1909, John C. and Frances F. Bowie, the relatives who purchased the house and approximately 200 acres, sold their parcel to Ellis P. Denny.⁹ In 1938, Denny sold "that land, improved by dwelling, barn and outbuildings known as 'Lucky Hit'" to his son, Harry R. Denny.¹⁰ H. R. Denny died and left the land to his wife, Anna B.C. Denny. In 1947 she sold it to William R. and Georgia Thompson. Thompson and his wife then sold 131.5 acres of the land, including the house, to Alexander Mackay-Smith.¹¹

Mackay-Smith was responsible for most of the changes made to the house in the twentieth century. It is believed that he tore down the first addition to the house and built the present one. He also repositioned some of the walls in the basement, removing the kitchen that was used by the Meade family during the winter. Also to the basement Mackay-Smith added the furnace system, a half-bath, and a laundry room, and installed wood floors in one of the basement rooms. Mackay-Smith added the half-bath and closet in the office on the first floor and the bookcases that cover three of the walls in the den/library. He added the two bathrooms and four closets on the second story. The addition he built has a two-car garage on the basement level, a modern kitchen, two utility rooms on the first floor, and two bedrooms and bathrooms on the second floor. He used the summer kitchen as a guest house/cottage. Mackay-Smith and his wife retained ownership of Lucky Hit until 1973.

In 1973, A. Budd and Audrey S. Fenton bought the land and held it until 1989.¹² The present owners, E. Kendall and Laura Stock, are currently rehabilitating the interior of the house and use the land as a working farm.¹³

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Lucky Hit
Clarke County, Virginia

ENDNOTES

1. Frederick County, VA Deed Book 19, p. 364-366.
2. Frederick County, VA Deed Book 24, p. 70-72.
3. Frederick County, VA Will Book 8, p. 107-108.
4. Frederick County, VA Will Book 9, p. 28.

5. Clarke County, VA Deed Book A, p. 310.
6. Clarke County, VA Deed Book F, p. 710.
7. Clarke County, Va Chancery Book C, p. 244.
8. Clarke County, VA Deed Book I, p. 494.
9. Clarke County, VA Deed Book 5, p. 53.
10. Clarke County, VA Deed Book 26, p. 156.
11. Clarke County, VA Deed Book 35, p. 57, 70.
12. Clarke County, VA Deed Book 104, p. 562.
13. Clarke County, VA Deed Book 194, p. 18.

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Lucky Hit
Clarke County, Virginia

BIBLIOGRAPHY

Brown, Stuart E., Annals of Clarke County. Vol. 1 (VA Book Company, 1983).

Clarke County Deed Books, 1836 to 1989 (Clarke County Courthouse, Berryville, VA).

Clarke County Chancery Order Book C, (Clarke County Courthouse, Berryville, VA).

Clarke County Land Tax Records, 1882 to 1960 (Clarke County Courthouse, Berryville, VA).

Clarke County Will Books, (Clarke County Courthouse, Berryville, VA).

Frederick County Census, 1787 (Archives, VA State Library, Richmond, VA).

Frederick County Deed Books, 1776 to 1836 (Frederick County Courthouse, Winchester, Va).

Frederick County Land Tax Records, 1801 to 1809 (Frederick County Courthouse, Winchester, VA).

Loth, Calder, ed. Virginia Landmarks Register. Charlottesville: University of Virginia Press, 1987.

Meade, William. Old Churches, Ministers and Families of Virginia. Philadelphia: J.B. Lippincott & Co., 1861.

Proceedings of Clarke County Historical Association. Boyce, VA: Carr Publishing Co., vols 3, 11, 13.

Randolph, Howard S.F. Funsten-Meade Genealogy. New York: Knickerbocker Press, 1926.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 8

**Lucky Hit
Clarke County, Virginia**

Verbal Boundary Description

The boundary of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points:

1	17	751340	4327180	2	17	751890	4327410
3	17	751710	4327110	4	17	752090	4326870
5	17	751750	4326320	6	17	751010	4326660

Boundary Justification

The Lucky Hit nomination consists of 131.5 acres with legally recorded boundaries that represent the core of the original 800-acre tract bought by Col. Richard Kidder Meade in 1783, containing a late-eighteenth-century house and two outbuildings associated with the house. Other portions of the land have been sold over the past 200 years.

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Section PHOTOS Page 9

**Lucky Hit
Clarke County, Virginia**

PHOTOGRAPHIC DOCUMENTATION

Subject: LUCKY HIT, DHR File No. 21-45
Location: White Post, Clarke County, VA
Photographer: Kimberly Hart
Date: 1991
Negatives Filed: Virginia State Library and Archives

1. VIEW OF: northwest elevation, looking southeast
NEG. NO.: 12053
PHOTO 1 OF 16
2. VIEW OF: northeast elevation, looking southwest
NEG. NO.: 12053
PHOTO 2 OF 16
3. VIEW OF: southeast elevation, looking northwest
NEG. NO.: 12053
PHOTO 3 OF 16
4. VIEW OF: northwest elevation of addition, facing southeast
NEG. NO.: 12053
PHOTO 4 OF 16
5. VIEW OF: southwest elevation, addition, facing northeast
NEG. NO.: 12053
PHOTO 5 OF 16
6. VIEW OF: southeast elevation, addition, facing northwest
NEG. NO.: 12053
PHOTO 6 OF 16
7. VIEW OF: northeast elevation, kitchen, facing southwest
NEG. NO.: 12053
PHOTO 7 OF 16
8. VIEW OF: southeast elevation, kitchen, facing northwest
NEG. NO.: 12053
PHOTO 8 OF 16
9. VIEW OF: former addition, sw elevation, facing northeast
NEG. NO.: 12053
PHOTO 9 OF 16

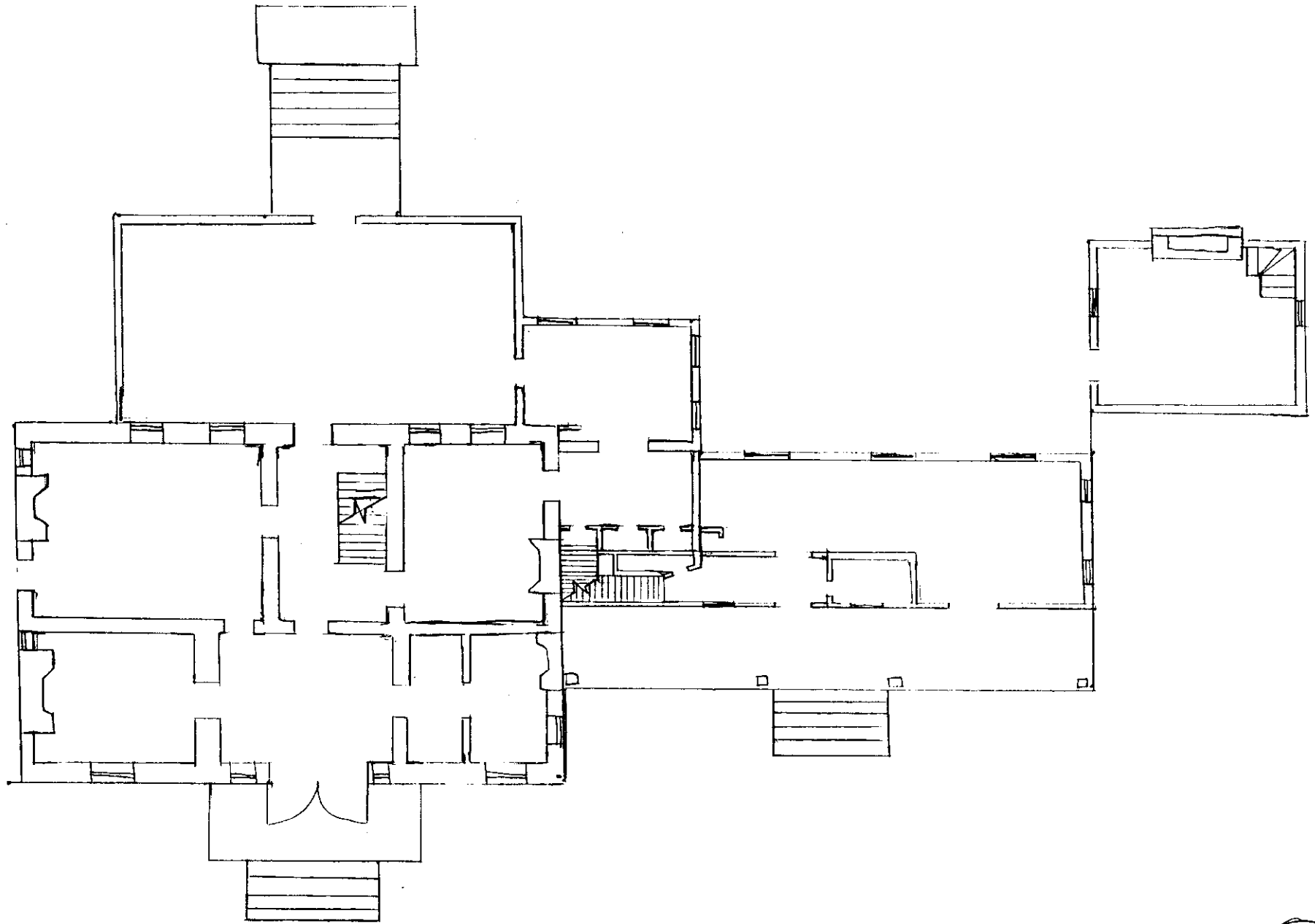
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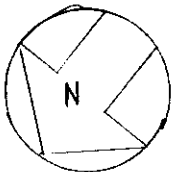
Section PHOTOS Page _10_

Lucky Hit
Clarke County, Virginia

10. VIEW OF: carriage entrance, facing northeast
NEG. NO.: 12053
PHOTO 10 OF 16
11. VIEW OF: dentil molding, stair hall, facing northwest
NEG. NO.: 12053
PHOTO 11 OF 16
12. VIEW OF: transom above door, facing northwest
NEG. NO.: 12054
PHOTO 12 OF 16
13. VIEW OF: interior, looking southeast
NEG. NO.: 12054
PHOTO 13 OF 16
14. VIEW OF: lock, dining room, facing northeast
NEG. NO.: 12053
PHOTO 14 OF 16
15. VIEW OF: random width flooring, front hall
NEG. NO.: 12054
PHOTO 15 OF 16
16. VIEW OF: necessary, facing northeast
NEG. NO.: 12053
PHOTO 16 OF 16



LUCKY HIT FARM
WHITE POST, VA



NOT TO SCALE

Lucky Hit
DHR # 21-45

1. 17 751340 4327180
2. 17 751890 4327410
3. 17 751710 4327110
4. 17 752090 4326870
5. 17 751750 4326320
6. 17 751010 4326660

