

VLR - 6/19/91 NRHP - 12/17/92

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 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 GROVE

other names/site number DHR File No. 118-219

### 2. Location

street & number S side US Route 501, 3000 ft. E of jct. SR 644 N/A not for publication

city, town Lynchburg N/A vicinity

state Virginia code VA county Lynchburg (Independent code 680 zip code 24503  
(City)

### 3. Classification

#### Ownership of Property

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

#### Category of Property

- building(s)
- site
- structure
- object

#### Number of Resources within Property

Contributing	Noncontributing
<u>5</u>	<u>0</u> buildings
<u>    </u>	<u>    </u> sites
<u>    </u>	<u>    </u> objects
<u>5</u>	<u>0</u> Total

Name at 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  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  meets  does not meet the National Register criteria.  See continuation sheet.

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.

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): \_\_\_\_\_

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC: Single dwelling  
Secondary Structure

Current Functions (enter categories from instructions)

DOMESTIC: Single dwelling  
Secondary structure**7. Description**Architectural Classification  
(enter categories from instructions)EARLY REPUBLIC: Federal

Materials (enter categories from instructions)

foundation BRICK, STONE  
walls WOOD: Weatherboardroof ASBESTOS

other \_\_\_\_\_

Describe present and historic physical appearance.

**SUMMARY DESCRIPTION**

Locust Grove is a five-bay, double-pile, central-passage-plan, one and a half story, timber-frame, four end chimney Federal-style house located in Lynchburg, near Route 501 North, about three-quarters of a mile east of the city limits. Begun about 1810 for Edmund Cobbs, Jr., Locust Grove was first a side-passage plan dwelling but was enlarged significantly between 1825 and 1830 to its present central-passage plan. The house was extensively renovated in 1932. Once the center of a 294-acre farm located in Bedford County, the 44'4" X 30' house is now located on a 32-acre tract. Four outbuildings, a garage, barn, guest house, and tenant house, all erected in 1932, are included as contributing resources. Locust Grove is surrounded by sloping lawns and a wooded tract, and now is part of a larger residential area annexed into the city of Lynchburg in the late-twentieth century.

**ARCHITECTURAL ANALYSIS**

Locust Grove was originally a double pile, side-passage plan, one-and-a-half-story house with two exterior end chimneys on the south gable end. The alterations that ultimately gave Locust Grove its symmetrical facade and its central-passage, double-pile plan most probably occurred after 1825. The foundations of this dwelling consist of English bond footings below grade and four-course common bond and random fieldstone above grade in the original section. The foundations that underpin the early-nineteenth-century addition are brick and fieldstone. The footings of both southern gable end chimneys are laid in English bond, but the footings that underpin the chimneys on the north are laid in four-course common bond. Repairs to the foundations have been made as many as six times, as evidenced by patches of different brick bonds, dry laid stone, mortared fieldstone, and modern brick.

The timber frame of Locust Grove rises from this foundation. Sills and summer beams provide additional evidence of the two building periods. The sills, end girt, and summer beam of the original side-passage section are hewn and pit-sawn timbers and are tenoned and pinned together. The joists are pit-sawn planks and are tenoned to the summer beam. Construction techniques in

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

ca. 1810-1932  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1810  
1932  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

unknown  
\_\_\_\_\_

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

**STATEMENT OF SIGNIFICANCE**

Located in Lynchburg, Virginia, Locust Grove is a good representative example of an early nineteenth-century planter's residence and possesses architectural significance both for its original plan and design. Renovated in the 1930s, it also illustrates the influence of renewed interest in "colonial" architecture that typified "restorations" of the period. The house is complemented by a collection of twentieth-century outbuildings.

**HISTORICAL BACKGROUND**

Locust Grove in the nineteenth century was a farm of middling size in Bedford County owned by a modest Virginia family. The house represents three generations of the Cobbs family who worked earnestly to retain their home, standing in the community, livelihood, and self respect in the face of adversity. The story of the Cobbs of Locust Grove is a story shared by many mid-nineteenth-century Virginia farm families who faced the effects of declining land productivity and the devastation of the Civil War and Reconstruction.

The owner and builder of Locust Grove was Edmund Cobbs, Jr.,<sup>1</sup> Cobb's father, Edmund Cobbs, Sr., had settled in Bedford County in the last quarter of the eighteenth century, on acreage bordering Ivy Creek that was willed to him by his brother, Samuel Cobbs.<sup>2</sup> Edmund Cobbs, Sr., and his wife Sarah, with their children, prospered, and upon his death in 1799, Sarah Cobbs was left the home property of 260 acres. The remainder of the estate, 940 acres, was divided among their six sons.<sup>3</sup> Sarah Cobbs died in 1811. By 1809 Edmund Cobbs, Jr., had purchased 294 acres on Cheese Creek, bottomland, approximately five miles from the Ivy Creek land.<sup>4</sup> The land was a small part of a two thousand-acre tract first owned by John Wayies, and inherited by Thomas Jefferson upon his death. Jefferson sold the land in 1778, and it was subsequently sold in smaller parcels. It was there that Edmund Cobbs, Jr., built Locust Grove, married, raised his family, and eventually died in 1856.

See continuation sheet

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acres of property 32 acres

UTM References

A	1.7	65492.0	414512.0
	Zone	Easting	Northing
C	1.7	65496.0	414486.0

B	1.7	65498.0	414500.0
	Zone	Easting	Northing
D	1.7	65477.0	414476.0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Denise Apland  
 organization N/A date December 1990  
 street & number 13413 Bristow Road telephone \_\_\_\_\_  
 city or town Nokesville state VA zip code 22123

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Locust Grove, Lynchburg, Virginia

the addition are similar and indicate that Cobbs' carpenters worked with the same conservative building during both construction campaigns at Locust Grove. The north wall framing which was enclosed when the house was extended, is visible in a modern cupboard in the first-floor central passage. Nail holes left in pit-sawn studs are good evidence of the weatherboards that once covered this gable end. The nails that remain in this space are early machine-headed cut nails.

The frame of the roof at Locust Grove consists of common rafters spaced five feet apart and tenoned and pinned at the ridge. Gable end posts and studs are hewn in the early section and pit-sawn in the addition.

Both the front and rear entrances are flanked by windows of nine-over-nine double-hung sash, with wooden three-panel fixed-louver shutters. The asbestos-shingled gable roof has three gable-roofed dormers at both the front and rear elevations. The dormers, which appear to date from the twentieth century, are lit with casement windows of six lights per frame. There are two four-over-four double-hung sash windows at the half-story level between the chimney stacks on the south elevation, and one on the north. At the eave, there is a plain wooden boxed cornice and gutters.

Two exterior end chimneys, all with stepped shoulders, stand at both gable ends. The northern stacks are laid in common bond; the southern, in Flemish bond. The northwest chimney's shoulder is flush with the cornice, while the northeast at first floor level. The chimneys at the southern gable end are now surrounded by a brick porch that was added in 1932. This porch is covered with a metal shed roof. Two doors lead from the porch to rooms now used as a kitchen and living room.

The original western front porch was replaced in 1932 by a brick stoop with seven risers and iron handrails. The original front door was replaced by a six-panel door with a three-light transom and surrounded by a wooden architrave with reeded pilasters and a cornice with dentils. In a similar fashion, the eastern entrance was altered in 1932 when a 22"5" by 8"7" back porch was enclosed.

Much of Locust Grove's woodwork was replaced in the early 1930s and other alterations were made as its owners transformed Locust Grove into a more "colonial" dwelling. Flooring was largely replaced on both the first and second floors, but the dwelling's original walnut flooring was reused where possible. The simple pine baseboards, horizontal pine wainscoting and chair rails may predate the 1932 renovation and appear in every first-floor room except the kitchen. Every first-floor room except the kitchen also has a thin molded cornice. These architectural

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features are now affixed to the walls with wire nails, but earlier square nail holes suggest that this woodwork was either removed and then reaffixed during the renovations or brought to Locust Grove from another Federal-style dwelling. Plastered sheetrock replaced lathe and plaster. Panel doors now used in the basement may also be original to the first floor. These doors were supplanted by plain six-panel modern replacements with modern brass and iron hardware. Locust Grove was also modernized in the early 1930s with electricity, running water, a central heating system, and contemporary kitchen appliances.

Excavated in the 1930s, the basement contains seven rooms and generally reflects the central-passage plan of the first floor. A single-run, open-string, open-riser, wooden stair with a rectangular mill-sawn handrail and newel post connects the basement with the first floor. The floors are concrete.

The first floor of Locust Grove has a central passage, with a living room and kitchen located to the south of the passage and a parlor and dining room to the north. A double-run, open-string stair with two balusters per tread rises to a landing and then to the second floor. The stairs, constructed of pine and joined with machine-cut brads, has square-section balusters and newel posts. The hall and stair landing are lit by the east central dormer. The spandrel under the stair has beaded pine paneling that, like most of decorative woodwork throughout the house, contains holes left by machine-cut nails.

The walls of the living room, renovated in 1932, are covered from the chair rail to the ceiling with modern six-inch pine paneling. The second-floor joists, exposed during the renovation, exhibit clear evidence of the lathing that once supported a plaster ceiling. A Georgian-style mantel with a large torus bolection molding that probably predates the 1932 renovations graces the chimney. Built-in bookcases extend along the north wall.

An octagonal parlor is located directly across the central passage from the living room. Not original to the house, this shape was created in 1932 by the insertion of new walls in each corner of the room. These voids contain radiators. A Federal-style cable-molded chair rail attached to a plain chair rail separates the plain plaster wall above from painted wainscoting. A wooden mantel of tripartite Federal design and the chair railing appear to be original to the house. The ceiling here and in the dining room was dropped approximately one foot when the house was renovated.

The second floor of Locust Grove is arranged around the central stair passage which is lit by a dormer. There were originally four bedrooms arranged around the central hall, but the interior

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Locust Grove, Lynchburg, Virginia

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The second floor of Locust Grove is arranged around the central stair passage which is lit by a dormer. There were originally four bedrooms arranged around the central hall, but the interior partitions that separated these rooms were removed in the 1930s to create two large bedrooms and to make room for a bathroom that now occupies the western end of the stair hall.

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Locust Grove, Lynchburg, Virginia

During the early nineteenth-century, such larger houses as nearby Sandusky were constructed in the Federal style. Such surviving houses were generally single-pile, five-bay rick I-houses with exterior gable-end chimneys and modillioned cornices in the Tuscan order. Cobbs instead selected a traditional Virginia form for his house: what Henry Glassie has termed a "2/3 Georgian plan"; that is, a side-passage-plan, double-pile, one-and-one-half-story structure. Around 1825, however, with a growing family and fairly prosperous farm, Cobbs enlarged the original side-passage plan house to the five-bay, central-passage-plan Federal-style house that stands today.

Though Cobbs began his life at Locust Grove as a relatively wealthy planter, by his death his circumstances were considerably reduced. In 1814 he was the highest bidder in the public auction of the remainder of his father's estate, the dower land of 260 acres.<sup>5</sup> That same year he sold the land to Charles Clay. Cobbs purchased an additional 93 acres on Cheese Creek in 1818, and a larger tract of 114 acres in 1820.<sup>6</sup> By that year Cobbs held twenty-five slaves, eleven of whom were children.<sup>7</sup> His daughter Lucy married the Reverend Nicholas Hamner Cobbs, her cousin and a highly respected parson who later founded St. Stephen's Church in Bedford County and went on to become a bishop in Alabama.<sup>8</sup> In 1828 he deeded 38 acres of his land to his son-in-law.

Both Edmund Cobbs and his wife Elizabeth belonged to the Russell Parish of St. Stephens Church; they joined at its inception in 1824 and remained members throughout their lives. Cobbs served on the vestry in the 1830's and 40's.<sup>9</sup>

Unfortunately in the decades following the renovations to Locust Grove the wealth of the Cobbs family appears to have slowly declined. As early as 1828 Cobbs apparently borrowed money from friends and relations using his land as collateral.<sup>10</sup> Perhaps the productivity of the Locust Grove land was played out, for two years later he sold three parcels of land to different buyers. By 1830 his slave labor force had declined to twelve from twenty-five a decade earlier.<sup>11</sup> Tobacco was the main cash crop in the region, and Lynchburg became prosperous through the trade and transport of the leaf. Tobacco is notorious for sapping soil fertility, and Cobbs' few hundred acres probably declined in profitability. In 1837 he sold a hundred acres of his farm on Cheese Creek; by 1840 his slaves numbered seven. In 1843 Cobbs finally deeded 223 acres, with the house, to his son John Cabell Cobbs, who was living at Locust Grove with his young family.<sup>12</sup> According to the deed the land "...is estimated to contain 465 acres which however by sundry conveyances made by the said Edmund Cobbs since the last named conveyance (an 1828 deed) is supposed to be reduced in quantity to about 223 acres..."<sup>13</sup> By 1850 nine

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Locust Grove, Lynchburg, Virginia

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slaves, including five adults and four small children, lived at Locust Grove. In his will recorded in 1856, Cobbs directed that *his debts be paid from the estate*, and left money to his son Frederick, his daughters Lucy and Mary, and his granddaughters, who were living with him in 1850.<sup>14</sup> John Cabell Cobbs inherited "for and in consideration of the aid and attention he has paid me and my beloved wife during her life, all the (remaining) estate, both real and personal."<sup>15</sup> John C. Cobbs, with 223 acres, was perhaps slightly better off than most of his contemporaries, but found himself in an entirely different economic and social strata than that of his grandfather, Edmund Cobbs, Sr. The population of Bedford County at that time consisted mainly of small farmers--80 percent owned farms of two hundred acres or less.<sup>16</sup>

Cobbs reported the death of his mother in 1853 and that of his father in 1856. The St. Stephen's parish records show that John Cobbs served as a vestryman and church warden beginning in 1845, replacing his father in these capacities.<sup>17</sup> He also served as a justice on the county court.<sup>18</sup> In the years that followed his father's death Cobbs struggled to hold onto the family land. Records show debts mounting as early as 1858. By 1860 Cobbs owned seven slaves; a twenty-two-year-old male, a thirty-six-year-old male, a thirty-two-year-old female, and four young children. Cobbs supported two families, black and white, on the land of Locust Grove.

It is entirely possible that the Civil War ultimately ruined the Cobbs family. The records of Bedford County show Cobbs owned an increasing amount of money to members of the community. In 1861 Cobbs was forced to "convey a tract of land lying on the old turnpike road leading from Lynchburg to Lexington adjoining the lands of Metcalf, Wiggington, containing 322 acres ... where Cobbs resides. (The records are unclear about how and when JCC obtained 100 additional acres.) In this special trust, that if John Cabell Cobbs doesn't pay within 12 months the debt and interest to Anderson and Richard and Samuel Poindexter, they will proceed to sell at public auction . . . the premises . . . with 30 days notice."<sup>19</sup> (Anderson and Poindexter were small farmers in Bedford County.)<sup>20</sup> At this time Cobbs was indebted to Anderson and the Poindexters for more than \$800. The 1865 Gilmer map shows Cobbs still residing on Cheese Creek. In 1871 he sold 150 acres to Richard Poindexter, possibly to satisfy the previous debt.<sup>21</sup> Later in 1871 Cobbs applied to protect 230 acres and personal property from seizure because of bankruptcy.<sup>22</sup> Cobbs's fortunes declined in the years after the war. In 1860 his real estate was valued at \$6,400 and personal property at \$5,450; in 1870, the families's reduced circumstances were reflected in the reduction of the value of his real estate to \$1,820 and personal property to \$769.<sup>23</sup> Added to the burden of debt was the tragic fact that his wife had become insane. He had at this time six children, ranging in ages from six to twenty years old.<sup>24</sup> By 1877 Cobbs had declared bankruptcy and lost the remainder of his land and his home.

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Possibly his friends and neighbors agreed among themselves that Cobbs would retain his land, for the deed of June 11, 1877, reads in part: "...John Cabell Cobbs, bankrupt of the first part, and John Cabell Cobbs, of the second part . . . being the highest bidder became the purchaser of the land so sold--of the tract of 173 acres surrendered in the schedules...."<sup>25</sup> The personal property belonging to Cobbs at this time included two mules, one cow, eight hogs, a folding table, lounges, a wardrobe, a looking glass, a safe, a secretary, and interest in two threshing machines. (A comparison with the inventory of his grandfather, is illuminating. Edmund Cobbs, Sr., owned eleven slaves, fifty hogs, thirteen head of cattle, nineteen head of sheep, six horses, numerous farm and blacksmith implements, weaving equipment, casks, a large amount of walnut furniture...the list fills two long pages.)<sup>26</sup> How Cobbs obtained the money to buy back his own property is unclear; perhaps he used the sale of livestock and machinery. He died intestate in 1885.

The land was held by the state for over a decade. A trust fund was set up and handled by M. P. Burks, Commissioner. In 1897 the family finally reclaimed the 172 acre "home tract" by buying it back again. John Cobbs's son, Nicholas Hamner Cobbs, purchased the property and house for his sisters Eliza and Nannie.<sup>27</sup> The women lived at Locust Grove until 1914, when Eliza Cobbs died and left the property to a niece. The property was subsequently sold out of the family to Wellington Ogden.<sup>28</sup> Ogden sold the property in 1917 to Lucy Babcock-Healy, who sold it in 1932 to John Capron. After Capron's death in 1976 the house, which had been annexed into the city of Lynchburg, was owned by a real estate company until the present owners, the Massies, purchased it in 1988.

When John Capron purchased the house in 1932, the restoration of colonial Williamsburg had recently been completed. Capron, an amateur historian keenly interested in the colonial era, renovated Locust Grove according to his notion (based on erroneous information) that Locust Grove was built in 1758 by Edmund Cobbs, Sr. Hence he renovated in the "Williamsburg style" to reflect this early date. This renovation coincided with a general revival of interest in colonial Virginia throughout the Lynchburg area and was contemporaneous with the moving of the Bishop Early house from Court and 7th Streets to Peakland Place. Locust Grove (which Capron named Locust Hill) was cited in Saga of a City, a book commemorating the Lynchburg sesquicentennial in 1936, as being of the "earlier period." The house and the living room mantel are pictured in this book. As Capron is listed as a special contributor for this publication, it can be assumed that he supplied the information on the history of the house. However, no careful historical research was conducted at that time. Capron was one of the very first residents of the Lynchburg area to restore his home in the "Colonial Williamsburg" style. Campbell King, a local contractor who oversaw the renovations for Capron, kept meticulous records that detailed every phase of construction.

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Locust Grove, Lynchburg, Virginia

Locust Grove is a plain frame house with little embellishment. The Cobbs family built in a conservative manner. The parlor, with its Federal-style mantel, octagonal additions, and decorative chair rail, was the most ornate in the house. Throughout the years the brick foundations were patched with field stone, and the chimneys were repaired more than once. The additions in 1932 make the house appear more formal than it did during the nineteenth century--when it was the Cobbs home, and pride, and shared their happiness with their trials and sorrows.

1. Bedford County Deed Book 12, pg. 327.
2. Will Book, 1758, Louisa County, Virginia, p. 39.
3. Bedford County, Virginia W.B. 2, pgs. 263 & 285.
4. Bedford County D.B. 12, p. 327 & 13, p. 702.
5. Bedford County D.B. 13, p. 815.
6. Bedford County D.B. 15, p. 505 & D.B. 16, p. 147.
7. Virginia Census Records, Bedford County, Forest District: 1820; p. 146.
8. Helen S. Patterson, "St. Stephen's", p. 1.
9. Helen S. Patterson, "St. Stephen's", p.p. 67-109.
10. Bedford County D.B. 21, p. 232.
11. Virginia Census Records, Bedford County: 1830, pg. 183.
12. Bedford County D.B. 22, pp. 141, 216, 239.
13. Bedford County D.B. 30, p. 321.
14. Bedford County W.B. Sup. A, pg. 177.
15. Bedford County W.B. Sup. A, p. 177.
16. W. Daniel Harrison, Bedford County, Virginia, 1840-1860, p.21.

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17. Helen S. Patterson, "ST. Stephen's", pp. 71, 208.
18. *ibid.*, inclusive.
19. Bedford County D.B. 41, p. 593.
20. Virginia Census Records, Bedford County, Forest District, 1860: pp. 393 & 556.
21. Bedford County D.B. 46, p. 210.
22. Bedford County D.B. 47, p. 248.
23. Bedford County D.B.
24. Virginia Census Records, Bedford County: 1860, p. 391; 1870, p. 268.
25. Bedford County D.B. 49, p. 551.
26. Bedford County W.B. 2, pg. 263.
27. Bedford County D.B. 82, p. 131.
28. Bedford County D.B. 110, pg. 478.

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Locust Grove, Lynchburg, Virginia

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### BIBLIOGRAPHY

Albemarle County Land Grants, Volume 41, 1772 & 1773, Richmond: Virginia State Library.

Bedford County Deed Books, Volumes 12, 13, 15, 21, 22, 30, 41, 46, 47, 49, 82, 110 and 114. Bedford County Courthouse.

Bedford County Will Books, Volumes 2, 4, Sup A. 34, 46, and 47, Bedford County Courthouse.

Bedford County Land Tax Records, 1805-1831, Richmond: Virginia State Library.

Bedford County Census Records, 1820: Bedford County Public Library.

Bedford County Census Records, 1830-1870: Prince William County Public Library.

Bedford County Personal Property Tax Records, 1805, Richmond: Virginia State Library.

Bedford County Death Records, 1853-1860; 1868-1880, Bedford County Museum.

Harrison, W. Daniel. Bedford County, Virginia, 1840-1860: The History of an Upper Piedmont County in the Late Antebellum Period. (Bedford, Virginia): Virginia Baptist Historical Society, 1985.

Louisa County Will Book, 1758, Richmond: Virginia State Library.

Lynchburg Deed Books, Volumes 728, 726, and 719, Lynchburg Courthouse.

Records and Accounts of John Capron, owner of Locust Grove 1932-1976, detailing renovations at Locust Grove, 1932: loaned by Mrs. Anne Massie.

Specifications, Bedford County Residence of Mr. & Mrs. John Capron; personal papers of John Capron: loaned by Mrs. Anne Massie.

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Locust Grove, Lynchburg, Virginia

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### UTM References

E: 17 | 654690 | 4145180

### VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points: A 17 | 654920 | 4145120, B 17 | 654980 | 4145000, C 17 | 654960 | 4144860, D 17 | 654770 | 4144760, E 17 | 654690 | 4145180.

### BOUNDARY JUSTIFICATION

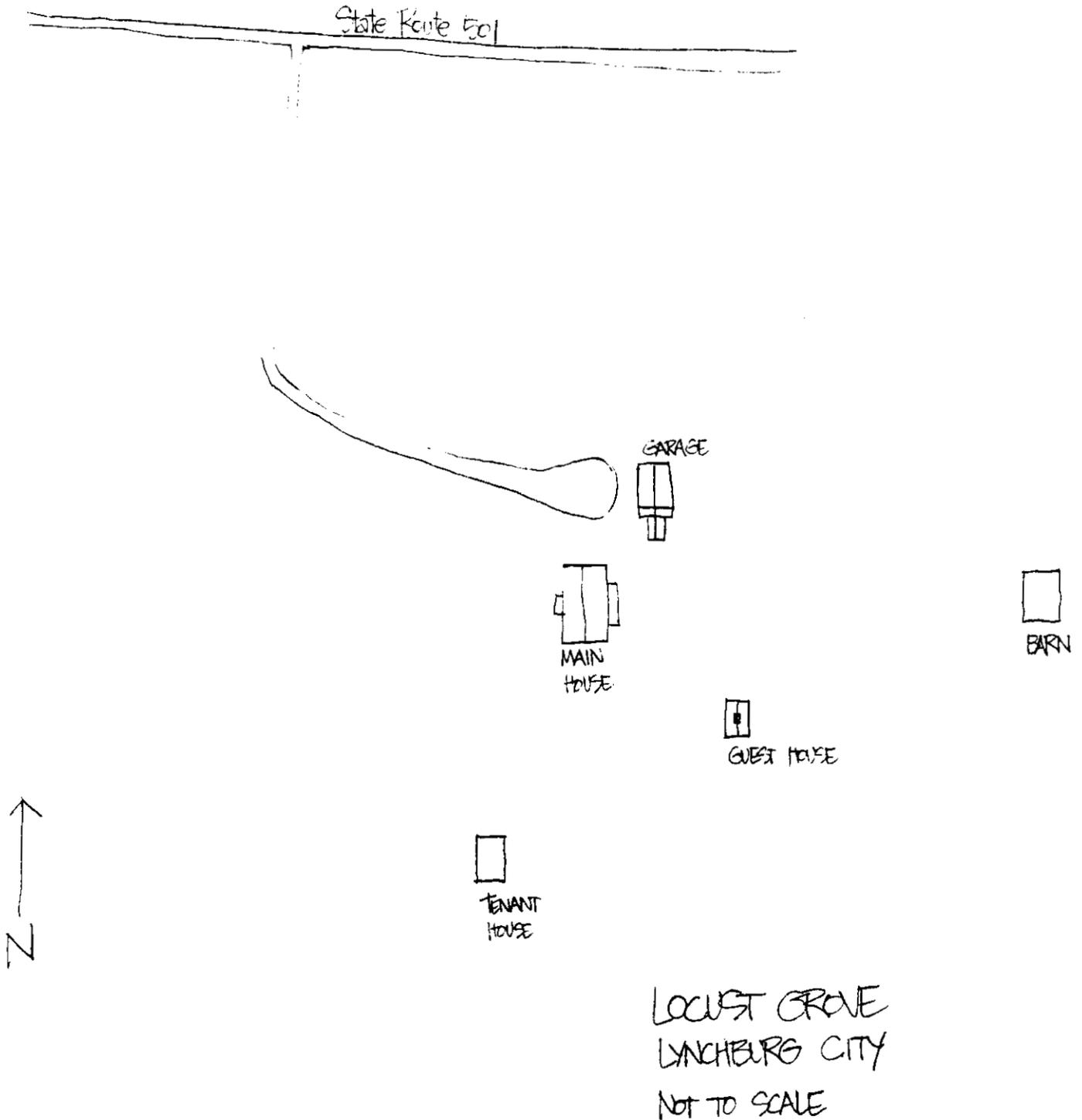
The boundary includes the farmhouse, outbuildings, and fields that have historically been associated with Locust Grove and that maintain historic integrity.

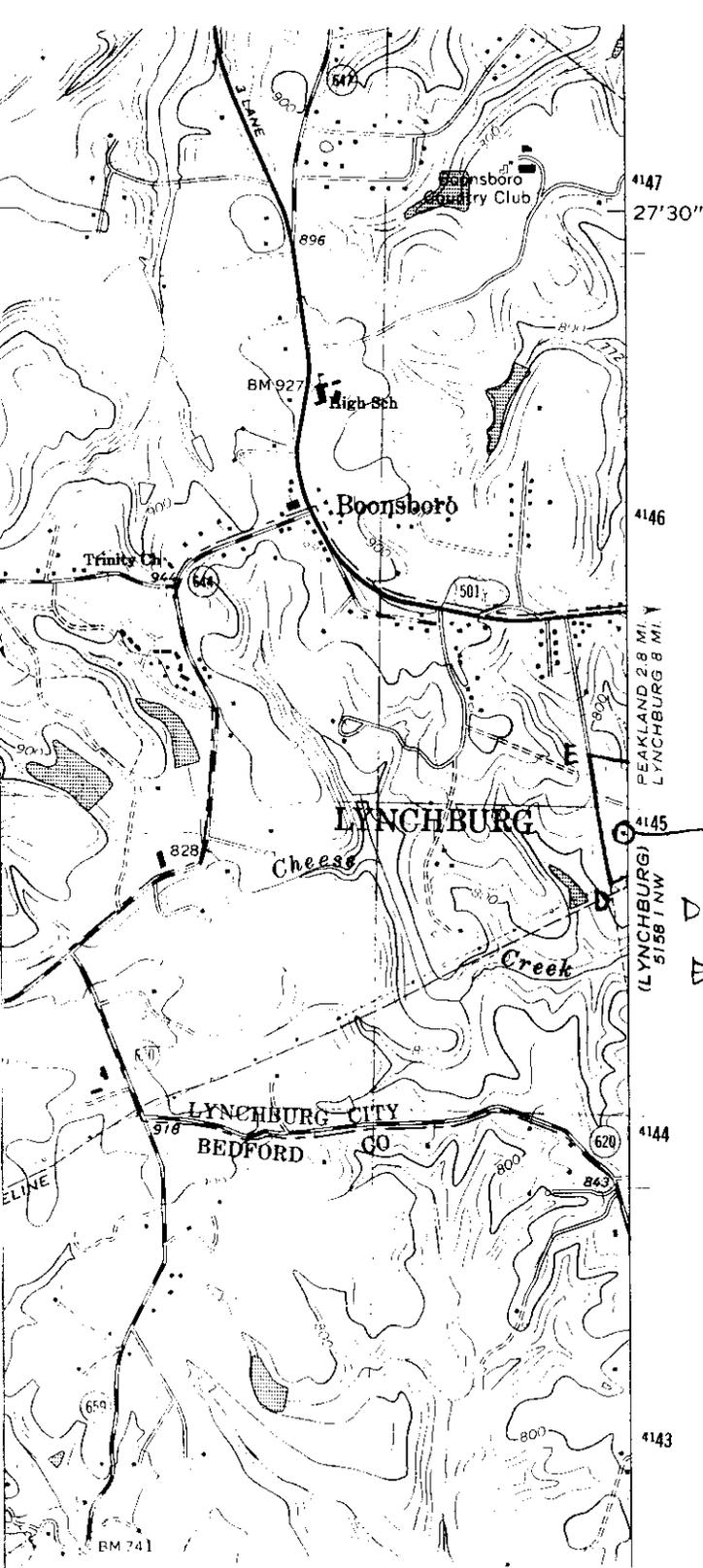
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Locust Grove, Lynchburg, Virginia

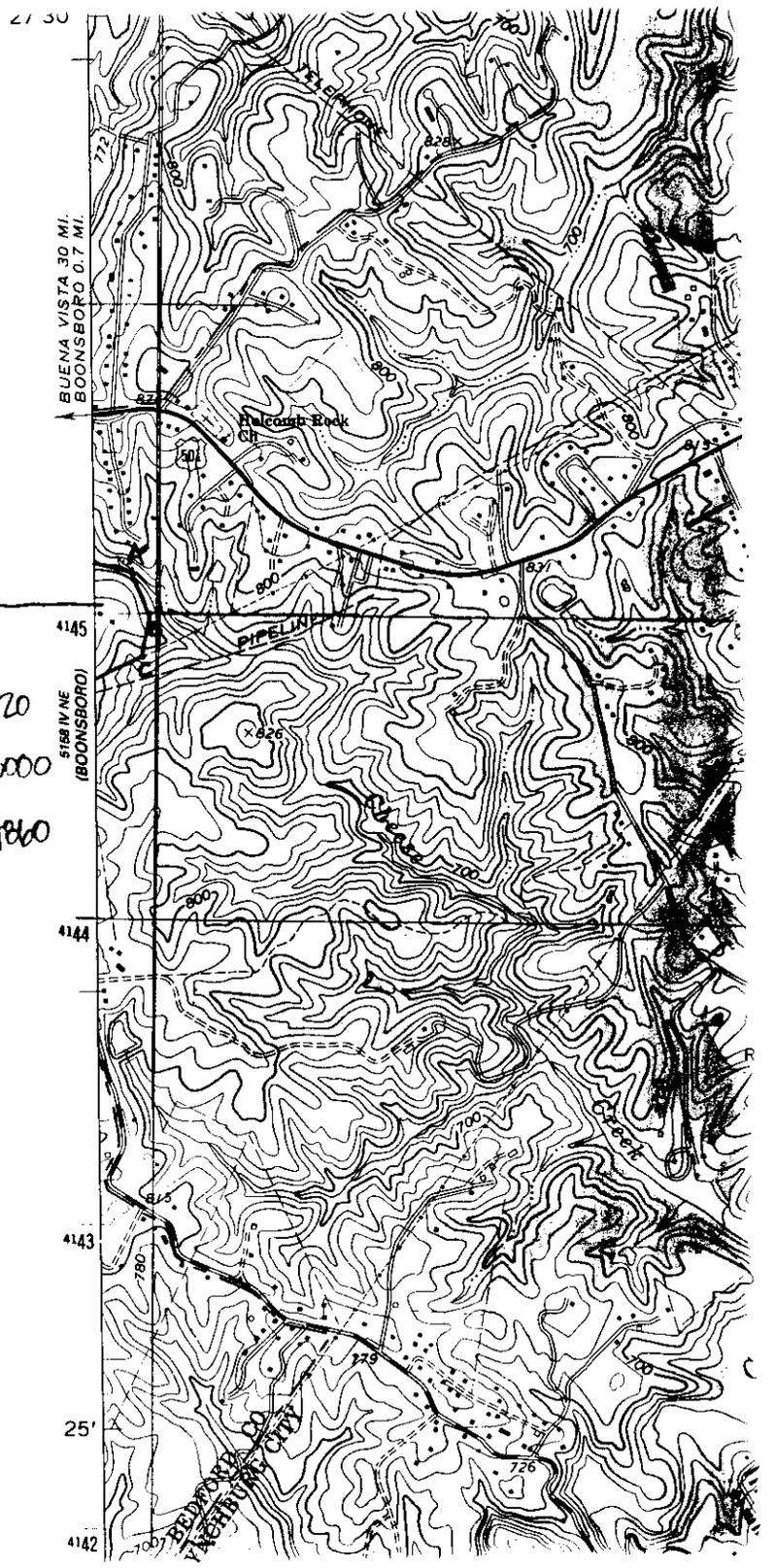
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LOCUST GROVE  
LYNCHBURG CITY

UTMS  
D 17/65A770/444760  
E 17/65A690/4145180



LOCUST GROVE  
LYNCHBURG CITY

UTMS  
A 17/65A920/4445120  
B 17/65A980/4145000  
C 17/65A960/444860