

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
 Virginia

Name of Property

County and State

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

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
5	2	buildings
0	0	sites
1	1	structures
0	0	objects
6	3	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

AGRICULTURE/SUBSISTENCE/Animal Facility

AGRICULTURE/SUBSISTENCE/Storage

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/residence

DOMESTIC/Secondary Structure/tenant house

AGRICULTURE/SUBSISTENCE/Animal Facility/barn (stallion barn)

AGRICULTURE/SUBSISTENCE/Animal Facility/chicken house

DOMESTIC/Secondary Structure/meat house

AGRICULTURE/SUBSISTENCE/Storage/silo

RECREATION AND CULTURE/Sports Facility/pool

DOMESTIC/Secondary Structure/Storage/shed

AGRICULTURE/SUBSISTENCE/Animal Facility/barn

DOMESTIC/Secondary Structure/Lean-to

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: I-House

Materials

(Enter categories from instructions.)

foundation: STONE

walls: WOOD

roof: METAL

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

SUMMARY DESCRIPTION

The Locust Grove/R.E. Luttrell Farmstead at 24 Bunree Lane in Amissville is an approximately 19-acre farmstead in a rural area of Rappahannock County, Virginia. The farmstead consists of a main residence, a tenant house, and several outbuildings and structures. The main residence, a two-story, frame I-House, was originally built ca. 1815 on a stone foundation with massive stone chimneys on the gable ends. A two-story, two-bay frame addition, clad in weatherboard, was added to the south elevation of the original section in the mid-nineteenth century. In 1960 a two-story, four-bay frame addition was attached to the east elevation. Most of the contributing resources, including the main residence, tenant house, chicken house with an attached lean-to, stallion barn, meat house, and silo were built in the late nineteenth or early twentieth century. Also present are three non-contributing resources: a newly constructed barn, an in-ground pool, and a shed, all constructed after the mid-twentieth century and post-dating the period of significance. The surrounding landscape consists of open rolling pastures, a pond, mixed hardwood trees and shrubbery, and crop fields. The farmstead is located east of Hinson's Ford Road and can be accessed by two long, gravel drives. The main residence is set on a grassy ridge overlooking the surrounding pastures and fields. A stream and pond are to the east of the main residence.

Narrative Description

Primary Resource, ca. 1815, mid-nineteenth century, 1960 (Contributing Building)

Exterior

Based on property deeds and land owner histories, the Locust Grove/R.E. Luttrell Farmstead was established in the early nineteenth century. The main house was constructed ca. 1815. The original core of the five-bay dwelling is a two-story rectangular, I-House form, with a rubble stone foundation and hand-hewn timbers with mortise-and-tenon joinery. A two-story addition was constructed on the south elevation of the house in the mid-nineteenth century, followed by another two-story addition on the rear (east) wall, including a kitchen and a porch, in 1960. There is an exterior-end, stone chimney at the southern gable end, which has a brick stack visible in between the adjoining addition. The evolved house is clad in weatherboards and is covered by a standing-seam metal roof. A one-story, one-bay shed roof porch, covered in standing-seam metal, shelters the main entry and is supported by square posts and pilasters. Fenestration of the main (west) elevation has remained intact. Windows are double-hung sash wood windows. On the north side of the entry porch are two six-over-six, double-hung, sash wood windows; south of the porch are two replacement, one-over-one, double-hung sash windows. The second floor features five windows: two six-over-six, double-hung wood sash windows on both the northern and southern ends, and a replacement one-over-one, double-hung sash window above the entryway.

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

The rear, east elevation of the core (I-House) is only partially visible due to an addition. The visible elevation features two six-over-six, double-hung sash windows on both the first and second floors. The large two-story, four-bay, frame 1960 section is clad in weatherboard and has a full-width one-story porch on the east elevation with exposed rafters, covered in standing-seam metal, and supported by square posts. The porch floor is concrete with a rubble stone foundation. The fenestration includes a double-leaf entry of French doors in the southernmost bay, a picture window with a fixed center pane flanked by four-over-four, double-hung sash wood windows in the center bay, and single-entry doors in the northern two bays which allow entry into the kitchen and mudroom. The second story of this section has one-over-one, double-hung sash windows. The south elevation of the 1960 section is characterized by two adjoining one-over-one, double-hung sash wood windows on the first floor and a single six-over-six, double-hung sash wood window on the second floor. The north elevation of the 1960 addition features the same six-over-six, double-hung sash wood windows, with one on each floor respectively.

The north elevation of the original section is characterized by the large rubble stone chimney, which is flanked by two-over-two casement windows under the eaves that allow light into the attic.

On the south wall of the original section is a mid-nineteenth-century, two-story addition that is two bays wide and one bay deep. The first floor has adjoining one-over-one, double-hung sash windows. Additionally, there is a panel door that faces southwest on an angled portion of the elevation. The door is covered by a wood-framed, glass paneled door. This door is not utilized to access the house in the present day. The second floor has two one-over-one, double-hung-sash wood windows, with one directly above the double windows below it, and the other facing southwest on an angle above the door.

Interior

The core (I-House) of the house is accessible through a central door in the main, western elevation. This door leads into a central hallway with a staircase leading up to the second floor. Historically, the staircase turned, but has since been remodeled into a straight staircase. The staircase features a non-historic turned newel post and square balusters. To the north of the staircase is a dining room with an original stone wood-burning fireplace with an unusual and relatively simple wood mantel with a rounded plain frieze, and unadorned pilasters. To the south of the stairwell is the living room with a stone fireplace and wood mantel. Both rooms have plaster finishes and original chair rails and baseboards.

The second story features plaster-clad rooms with matching chair rails as those present throughout the first floor. The master bedroom features a stone fireplace with a wooden mantel with a flat paneled frieze and unadorned pilasters.

The two-story, mid-nineteenth-century addition at the southern end of the residence houses two small bathrooms on each floor, and a small, turned staircase which leads to a second-floor office.

The kitchen addition features a modern kitchen and mudroom on the first floor. There is a stone fireplace centrally located in the kitchen. The second floor houses additional bedrooms and a modern master bathroom.

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

Secondary Resources

Tenant House, late nineteenth to early twentieth century, Contributing Building

The tenant house is a two-story, two-bay, side-gabled, frame vernacular building, clad in aluminum, and covered with a standing-seam metal roof. Evidence of deep cornice returns exists on the gable ends. The dwelling rests on a rubble stone foundation. Its date of construction is unknown, although it appears to have been built in the late nineteenth or early twentieth century. The front elevation of the structure faces south and historically featured a full-length, one-story porch, a door and a window on the first story. The porch has been removed and wood boards presently cover the window and door openings. The east elevation has a two-over-two, double-hung-sash wood window on the first floor. Additionally, an enclosed corrugated fiberglass lean-to with a concrete block base is attached to the first floor. Enclosed within the lean-to is a doorway which leads into the house. Two one-over-one windows are on the south and east elevations of the lean-to. The second story of the east elevation features two windows: a six-over-six, double-hung-sash wood window and a two-over-two, double-hung-sash wood window. The north elevation has a single two-over-two, double-hung-sash wood window on the first floor. The west elevation features a small one-story gable front section and L-shaped walls. There are two windows covered by wood boards on the first story and two six-over-six, double-hung-sash wood windows on each side of the L-shaped walls on the second story. The tenant house is a modest building on the interior with a large kitchen in the northern section of the first floor. A central stair hall features a wooden staircase. Through the hallway is a living room with a Victorian-era mantel and surround still intact. All walls are clad in plaster. The second story is characterized by three bedrooms and a bathroom.

Stallion Barn, ca. 1920, Contributing Building

A frame stallion barn, clad in weatherboard, is located southwest of the main residence. Built ca. 1920, the front-gabled building is constructed on a concrete and stone foundation and is covered by a metal roof. Originally used to house stallions when not being bred, the barn is accessed through a wood-frame door opening on the eastern elevation. A small wood window with no glass is on the southern elevation.

Chicken House, ca. 1920, Contributing Building

Constructed ca. 1920, the wood-frame chicken house features a shed roof with exposed rafters. Weatherboard cladding covers the exterior and the building features several types of windows on its western elevation: two six-over-six, double-hung-sash wood windows; two three-over-three, newer windows; and two one-over-one, newer windows. The foundation is not visible. Attached to the northern end of the chicken house is an open wood-frame lean-to, constructed ca. 2005, supported by small, squared wooden columns, and covered by a shed roof. It is clad in pressed vertical board and features visible rafters.

Meat House, ca. 1920, Contributing Building

The ca. 1920 one-story, front-gabled, wood-frame meat house, clad in weatherboard, is set on a pier foundation. The rafters are exposed beneath the standing-seam metal roof. The shed has a one-bay-wide porch.

Silo, ca. 1940, Contributing Structure

The silo, constructed ca. 1940, is a 40-foot concrete stave silo without a cap.

Shed, ca. 1980, Non-Contributing Building

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

The shed, constructed ca. 1980, is a front-gable, wood-frame building. It has asphalt shingles and is clad in pressed vertical board.

Swimming Pool, ca. late twentieth century, Non-Contributing Structure

A rectangular, north-south facing in-ground pool features a concrete surround.

Barn, ca. 2011, Non-Contributing Building

A one-and-one-half-story, front-gabled, wood-frame building was constructed as a replacement for a ca. 1930 barn that collapsed during a 2010 snowstorm.

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

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.

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

Period of Significance

ca. 1815-ca. 1940

Significant Dates

ca. 1815; mid-nineteenth century

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Period of Significance (justification)

The period of significance, spanning ca. 1815 – ca. 1940, represents the time in which construction and alteration of contributing farmstead resources were completed, and the era in which the farmstead contributed the most to the farming industry and local history of the area.

Criteria Considerations (explanation, if necessary)

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Locust Grove/R.E. Luttrell Farmstead is locally significant under Criterion A for Agriculture as an excellent illustrative example of a rural Virginia Piedmont farmstead that has managed to remain intact over time as it transitioned from subsistence farming in the nineteenth century, to horse farming in the 1920s, and then later back to animal husbandry, and finally, horse farming in the present day. The farmstead is also eligible under Criterion C in Architecture as an evolved early nineteenth-century farmstead that has retained integrity for nearly two centuries. The period of significance begins ca. 1815 with the construction date of the house and ends in ca. 1940, representing the time in which construction and alteration of contributing farmstead resources were completed, and the era in which the farmstead contributed the most to the farming industry and local history of the area.

The Locust Grove/R.E. Luttrell Farmstead is located on an approximate 19-acre farmstead in rural Rappahannock County, Virginia, near the village of Amissville. The ca. 1815 farmhouse, with additions in the mid-nineteenth and mid-twentieth centuries, sits on a knoll overlooking open farmland as it did nearly 200 years ago. Though built as a two-story, five-bay, frame, I-House dwelling, clad in weatherboard with massive exterior-end stone and brick chimneys, the dwelling has evolved over time and still retains integrity of association, design, materials, feeling, and setting. The interior retains period materials including door and window trim, chair rails, floors, doors and hardware, and has some very unusual mantels not seen elsewhere in the region. Numerous contributing outbuildings exist on the property including a tenant house, chicken house with an attached lean-to, stallion barn, meat house, and a concrete silo, all constructed in the late nineteenth and early twentieth centuries. Non-contributing resources include a newly constructed barn, in-ground pool, and a shed, all constructed after the mid-twentieth century.

The Locust Grove/R.E. Luttrell Farmstead was founded in the early nineteenth century; however, the original property owner is unknown. Several interrelated families, notably the Bywaters, Luttrells, and Nelsons, owned the farmstead throughout the nineteenth century and into the early twentieth century. The Luttrell family, who owned the farmstead between the 1870s and the 1920s, had a long history in Virginia, with early settlers and Revolutionary War soldiers. While residing at the farmstead, members of the Luttrell family also fought in the Civil War. When the farmstead was sold to the Laings, an Irish family, in 1925, the farm transitioned from crops to horse farming and later animal husbandry.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

This property and the surrounding land were first settled and farmed in the late eighteenth century. Early settlers in the Amissville and northeastern Rappahannock area included those of the Corbin, Bywaters, Nelson, Luttrell, and Amiss families. The property, known by several names including "Locust Grove," "R.E. Luttrell farm," and "The Nelson Homestead," is located in the town of Amissville, Virginia, which was settled in the early nineteenth century. The property is located south of the Rappahannock River in eastern Rappahannock County (Langan 2009).

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

Intermarrying between the Nelson, Bywaters, Corbin and Luttrell families began in the mid-nineteenth century, making ownership of the different land parcels difficult to decipher. The first family to purchase this property is unclear. In 1837, an Edmund Bywaters owned some of the acreage that once made up the more than 300 acres once associated with this residence. Upon his death in 1837, he bequeathed the land and the main residence to his daughter Eliza Bywater (Langan 2009). Edmund's other daughter, Mary E., married James Richard Luttrell in the early to mid-nineteenth century, and Eliza sold her land ownership to her brother-in-law, Richard, as recorded in an 1841 deed for "six hundred and nine dollars and eighty seven and half cents" (Anonymous 1848).

Deeds denoting transfer of land from the Nelson and Corbin families to the Luttrells do not surface until after the Civil War (Anonymous 1867, 1871). It is probable that the Luttrell family left the Amissville area during the Civil War, since troops were in the area of Hinson's Ford Road. "[At Hinson's Ford] Jackson, then Lee and Longstreet, crossed the river on the march to the second Manassas" (Tole and Tole 2005).

Recorded history within Amissville shows that the main residence at the farmstead was historically known as the "Nelson Homestead." The Nelsons and Luttrells joined families in the late nineteenth century, as James Richard and Mary E.'s son, Burrell Edmund, married Mary Richie Nelson, daughter of James Richard and Mary Conway Griffin Nelson (Pritchard 1930). Burrell acquired much of the acreage that encompassed this farmstead in the post-Civil War era. An 1866 deed shows the transfer of farm tools, crops, and animals from William F. Baker, a son-in-law of James Richard Nelson, to Burrell Edmund. Farm equipment, including a saddle and harness, hay and corn crops, and animals, including 13 head of cattle, 1 horse and 18 sheep, were conveyed to Burrell from Baker (Anonymous 1867).

It was shortly after this time that deeds show transfer of land between the Nelson families to the Luttrells. An 1873 deed between William R. Nelson, son of James Richard and sister to Burrell's wife, shows the transfer of 20 acres to Burrell Luttrell. A map associated with this deed shows a house situated at the exact location of the main residence (Anonymous 1873). Thus, we can attribute the "Nelson Homestead" to be directly transferred to the Luttrell family at this time.

While the Luttrells' residency in the Amissville area began in the mid-nineteenth century, their place in Virginia's history goes back much further. "The Luttrell's [*sic*] originally lived in France, went from there to England, thence to Ireland and from Ireland came to America in the early part of the eighteenth century, settling in Prince William County, Virginia" (Berrian 2000). Direct family members of Richard and Burrell Luttrell fought in the Revolutionary War: Burrell Luttrell's great-grandfather, Richard Luttrell, Jr., was commissioned by Thomas Jefferson "an ensign from Fauquier County in the Revolution" (Berrian 2000).

The Luttrell family's importance within the Amissville and greater Rappahannock County community began with the residency of Burrell and Mary at the homestead in the late nineteenth century.

Prior to living at the farm, Burrell served in the Civil War for the Confederacy. "[He] acted as a recruiting officer for General J.E.B. Stuart and General Beauregard. He was captured at the battle of Strasburg, Virginia, and was confined at Point Lookout, Maryland, until the end of the war" (Berrian 2000). According to U.S. Civil War Soldier's records, Burrell went into the army as a sergeant, and his rank upon leaving the service was that of a private (National Park Service 2007).

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

After the Civil War, Burrell returned to his hometown and took on the family business of farming. “He became the owner of the old Nelson farm, Locust Grove. . . and was a breeder of pedigreed cattle and sheep” (Berrian 2000). An 1880 census shows Burrell, Mary, and their seven children living at the farmstead. Burrell’s listed occupation is a farmer, and Mary’s occupation is listed as keeping house. The children, if of age, are listed as being in school. Also living on the property were five African Americans; three laborers, a 61-year-old widowed man, and a child at school (United States Bureau of the Census 1880).

Burrell’s eldest son, Richard Edmond, continued in the family business of farming and resided on the land with his wife, Ada Browing, and their children. The 1910 census shows Richard and Ada living at the farmstead with four sons, Richard’s brother Frank, his father Burrell, a sister-in-law, and a 70-year-old African American servant (United States Bureau of the Census 1910).

The creation of Shenandoah National Park in the early twentieth century brought visitors and tourists to Rappahannock County. Amissville became an important thoroughfare for travel between different locales, as well as travel to and from the park.

Virginia Department of Highways maps published between 1933 and 1958 illustrate Amissville’s growth during the [early to] mid-twentieth century. Aerial photographs taken of Amissville in 1937 show field patterns and farms north and south of Lee Highway and the houses and commercial buildings along Lee Highway that compromised the small hamlet south of the Luttrell farm (Langan 2009 n.p.).

Richard and Ada Luttrell capitalized on the growing tourism business by opening up a “tourist camp” not far from the Locust Grove farmstead. An advertisement for “Mountain View” described the business as having rooms, a service station, and a tea room. Mountain View was Amissville’s first tourist camp and helped spur the tourism movement within the area (Anonymous n.d.:n.p.). A 1930 census shows Richard’s occupation as boarding house [operator] in the tourist camp industry. It is probable that at this time, the Luttrells lived at the tourist camp they operated, since in 1925, they sold the farmstead to the Laing family (Anonymous 1925).

The Laing family came from Ireland to the United States in 1906, according to the 1930 U.S. Census (United States Bureau of the Census 1930). “William and Eileen Laing, horse experts from Ireland, had been living in New York, but were entranced by the look of Rappahannock County and bought the [farmstead] because it looked like Ireland” (Anonymous 2003).

The Laings lived at the property in 1930 with their two sons, Noel A. and William A. (United States Bureau of the Census 1930). According to William and Eileen’s granddaughter, Aileen Laing, Noel became very involved in the horse industry, and along with his parents, bred and raced horses raised on the property, and even participated in such events as the Maryland Hunt Cup. After retiring from the equine industry, the family then utilized the farmstead to raise dairy cows, and later, beef cows (Aileen Laing, telephone interview, April 26, 2012).

It was during William and Eileen’s residency at the farmstead that the tenant house was acquired in the early to mid-twentieth century and became part of the property. Aileen Laing recounted that her grandparents

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

purchased the tenant house from the farm manager living in it at the time, Mr. Hackley (Aileen Laing, telephone interview, April 26, 2012). The 1930 census shows a three-year-old African American by the name of Charles L. Hackley that lived in the same vicinity as the Laings (United States Bureau of the Census 1930). It is probable that this young boy grew up to become a laborer on his neighbor's farm and lived at the tenant house until the Laings purchased it from him.

Upon William's and Eileen's deaths, the property was subdivided between their heirs. Noel and Charlotte Laing inherited the farmstead, tenant house, and outbuildings and resided in the main residence until 2004. In 2004, the property was sold to Gillian Edwards (Anonymous 2004). The property is now utilized as a recreational horse farm.

AGRICULTURE

Extant resources on the farm are exemplary of the agricultural practices of the local and regional area and mirror how farming has changed through time in the Rappahannock and Amissville regions. During the farmstead's period of significance, ca. 1815 – ca. 1940, the surrounding area was very rural. Rarely traversed by outsiders until the creation of Shenandoah National Park in the early twentieth century, Amissville and the adjacent towns were inhabited by farmers and their families who relied on neighboring farms for goods that they did not produce on their own properties.

The Locust Grove property has consistently been utilized to raise farm animals, either for human consumption or human use within the local area during its period of significance. The farmsteads built in these communities, such as the Luttrell Farmstead, reflect what a farmer and his family would have needed to run a successful working farm in rural Virginia. Immediate outbuildings such as the chicken house, meat house, and silo showcase the buildings and structures necessary to operate a farm that provided goods for human consumption. The stallion barn, ca. 1920, is representative of the era in which the farmstead was utilized for horse farming. Throughout the years, the Locust Grove/R.E. Luttrell Farmstead changed along with the needs of the families who inhabited it. As the farmstead changed from one that provided meat and crops for human consumption, to one that was utilized to raise equines, the landscape and the buildings on the farm adapted with the times. Fences were built to protect horses on the farm and the spatial layout of buildings changed when the construction of new buildings was necessary for shelter or storage. Acreage was added or subtracted as more fields were needed for animals and crops, or local demand slowed for what the farm produced. As the area surrounding the farm became more populous and demands on the farm grew, the tenant house was built to provide shelter for farm workers. The farmstead is a representative example of family farming methods seen throughout rural Virginia in the nineteenth and early twentieth centuries. Farms throughout this area had to continually adapt to survive in a rural, local market. Thus, the farmstead is significant under Criterion A, for its excellent illustrative elements of a rural northern Virginia farmstead that has managed to remain intact, yet change with the times. The transition of the farm, from subsistence farming in the nineteenth century, to horse farming in the 1920s, and then later back to animal husbandry, and finally, horse farming in the present day, is illustrated in the built environment and the rolling, open landscape of the farm. As the farm changed, so did the landscape and the buildings needed to keep the farmstead running and profitable.

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

ARCHITECTURE

The I-House was a plan popular in rural areas such as Amissville. The simplicity of the I-House, the original core, exemplifies the needs of the early yeoman farm family. The house has two fireplaces—one for warmth and one for cooking—a dining room in which to eat, a living room to entertain and spend family time, and bedrooms for sleeping. The renovations of the home and the additions attached to the original core exemplify the growing needs of a family, and the wealth accumulated over time by hard work and dedication to farming practices. The farmstead's ca. 1815 I-House core is still intact, and while mid-nineteenth century and ca. 1960 additions have somewhat altered how the home is entered at the west, east, and south elevations, the core and the spatial relationships of the rooms have remained relatively the same over time. The house retains unusual mantels, plaster walls and historic woodwork original to the interior, including chair rails and baseboards. Much of the remaining historic fabric relates directly to the dwelling's period of construction and historic occupation.

The I-House, named and defined by Fred Kniffen in 1936, is two rooms wide, one room deep, and at least two-stories tall with a side-gable roof. Tall and narrow, I-Houses have three- or five-bay façades and are usually (but not always) symmetrical with a center-passage plan. Often a symbol of agricultural prosperity, the type evolved from English traditions and proliferated in the nineteenth century throughout the Southeast, the Mid-Atlantic and the Midwest. A wide variety of period elements and additions embellished the I-House, including Greek Revival porticoes and cornice returns, Italianate eave brackets, Gothic details, broad vernacular porches, front gables, and rear or side ells. The overwhelming majority of I-Houses are of frame construction, although some are built of brick and stone (McAlester and McAlester 1984:96-97; Noble 1984:52-55; Kniffen 1986:8-9; Jakle, Bastian and Meyer 1989:120-122).

ARCHAEOLOGY

Although archaeological investigations have not been done at the Locust Grove/R. E. Luttrell Farmstead, due to its lengthy tenure as a working farm and intact historic setting, the property has potential to yield information related to locations of former buildings, domestic and African-American material culture, agricultural information, and Civil War artifacts and information.

Developmental history/additional historic context information (if appropriate)

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Anonymous

- n.d. *Mountain View tourist camp advertisement*. On file at Rappahannock County Historical Society, Washington, VA.
- 1841 Rappahannock County Deed Book C:229. On file at Rappahannock County Recorder of Deeds, Washington, VA.
- 1867 Rappahannock County Deed Book L:431. On file at Rappahannock County Recorder of Deeds, Washington, VA.
- 1871 Rappahannock County Deed Book M:399. On file at Rappahannock County Recorder of Deeds, Washington, VA.
- 1873 Rappahannock County Deed Book N:242. On file at Rappahannock County Recorder of Deeds, Washington, VA.
- 1925 Rappahannock County Deed Book 33:163. On file at Rappahannock County Recorder of Deeds, Washington, VA.
- 2003 *47th Annual Dried Flower Sale*. Episcopal Churchwomen of Bromfield Parish, Rappahannock County. On file at Rappahannock County Historical Society, Washington, VA.
- 2004 Rappahannock County Deed Book 04:142:4. On file at Rappahannock County Recorder of Deeds, Washington, Va.

Bartholomew, John, Adam Black and Charles Black

- 1856 Virginia, Maryland, and Delaware. *Black Atlas of North America*. Edinburgh, Scotland: Adam and Charles Black.

Berrian, Juanita L.

- 2000 Richard Luttrell genealogical data. Posted by Juanita L. Berrian. Accessed via the Internet on April 16, 2012. Accessed at <<http://genforum.geoalogy.com/luttrell/messages/764.html>>.

Bien, Julius & Co.; United States War Department

- 1895 General topographical map. Sheet I. David Rumsey Historical Map Collection. U.S. Government Printing Office, Washington, D.C.

Jakle, John A., Robert W. Bastian and Douglas K. Meyer

- 1989 *Common Houses in America's Small Towns*. Athens, Georgia: University of Georgia Press.

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

Kniffen, Fred

1986 "Folk Housing: Key to Diffusion." In *Common Places: Readings in American Vernacular Architecture*, eds. Dell Upton and John Michael Vlach. Athens and London: University of Georgia Press.

Laing, Aileen

2012 Telephone interview with Aileen Laing on April 26, 2012 by Elizabeth Beeman, CHRS, Inc.

Langan, Julie V.

2009 *Intensive Level Survey, Locust Grove/R.E. Luttrell/24 Bunree Ln.* Richmond, Virginia: Virginia Department of Historic Resources.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses.* New York: Alfred A. Knopf.

National Park Service

2007 *U.S. Civil War Soldiers 1861-1865 [database online]. Provo UT, USA: Ancestry.com Operations Inc. Accessed via the Ancestry.com search engine on April 13, 2012.*

Noble, Allen G.

1984 *Wood, Brick & Stone: The North American Settlement Landscape.* Two Volumes. Amherst, MA: University of Massachusetts Press.

Pritchard, A.M.

1930 *Allied Families of Read, Corbin, Luttrell, Bywaters.* Staunton, Virginia.

Tole, John and Judy Tole

2005 *Don't You Ever Forget It: Civil War Driving Tour of Rappahannock County.* Self-Published.

United States Bureau of the Census

1880 *Tenth Census of the Population of the United States.* Manuscripts on microfilm. Accessed via the Ancestry.com search engine on April 20, 2012.

1910 *Thirteenth Census of the Population of the United States.* Manuscripts on microfilm. Accessed via the Ancestry.com search engine on April 18, 2012.

1930 *Fifteenth Census of the Population of the United States.* Manuscripts on microfilm. Accessed via the Ancestry.com search engine on April 16, 2012.

United States Geological Survey

1966 *Jeffersonton, VA Quadrangle. 7.5-minute Series.* Topography by photogrammetric methods from aerial photographs taken 1966. Field checked 1966. Washington, DC: United State Geological Survey.

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

1994 *Massies Corner, VA. 7.5-minute Series. Topography compiled 1959. Planimetry derived from imagery taken 1984. Photinspected using imagery dated 1994. Denver, CO: United States Geological Survey.*

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

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

Historic Resources Survey Number (if assigned): DHR file # 078-5095

10. Geographical Data

Acreage of Property 19.5918 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>239460</u>	<u>4278500</u>	3	<u>18</u>	<u>239700</u>	<u>4278600</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18</u>	<u>239460</u>	<u>4278400</u>	4	<u>18</u>	<u>239880</u>	<u>4278520</u>
	Zone	Easting	Northing		Zone	Easting	Northing
5	<u>18</u>	<u>239840</u>	<u>4278480</u>				
	Zone	Easting	Northing				

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries for the property are denoted by the tax parcel ID, Parcel F, found on the attached Rappahannock County Tax Map 33, Parcel 63.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the farmstead at 24 Bunree Lane coincides with the full acreage of the current deed (Book 143, Page 4) and associated house and outbuildings, and encompasses the historic setting and resources associated with the property during its period of significance.

11. Form Prepared By

name/title Elizabeth Beeman/Architectural Historian

organization CHRS, Inc.

date May 31, 2012

street & number 451 N. Cannon Avenue, Suite 100B

telephone 215-699-8006

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

city or town Lansdale

state PA

zip code 19446

e-mail Ebeeman@chrsinc.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Locust Grove/R.E. Luttrell Farmstead

City or Vicinity: Amissville

County: Rappahannock

State: Virginia

Photographer: Elizabeth Beeman

Date Photographed: April 11, 2012

Photo 1 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0001

View: East elevation of the main residence, facing southwest

Photo 2 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0002

View : West elevation of the main residence, facing southeast

Photo 3 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0003

View: West and south elevations of the main residence, facing east

Photo 4 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0004

View: Dining room fireplace and mantel, facing northeast

Photo 5 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0005

View: Secondary stairway, facing east

Photo 6 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0006

View: Master bedroom fireplace, facing north

Locust Grove/R.E. Luttrell Farmstead

Rappahannock County,
Virginia

Name of Property

County and State

Photo 7 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0007
View: Details dining room window, facing west

Photo 8 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0008
View: South elevation of the meat house, facing north

Photo 9 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0009
View: West elevation of the chicken house, facing northeast

Photo 10 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0010
View: South and east elevations of the stallion barn, facing northwest

Photo 11 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0011
View: South elevation of the silo, facing north

Photo 12 or 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0012
View: South and east elevations of the tenant house, facing northwest

Photo 13 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0013
View: Driveway and pastures, facing south

Photo 14 of 14: VA_RappahannockCounty_LocustGrove-RELuttrellFarmstead_0014
View: Pastures and main residence, facing east

Property Owner:

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

name Gillian Edwards

street & number 24 Bunree Lane telephone 540-937-2786

city or town Amissville state VA zip code 20106

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

LOCUST GROVE /

R.E. LYTTRELL FARMS TRACT

RAPPAHANNOCK COUNTY, VA

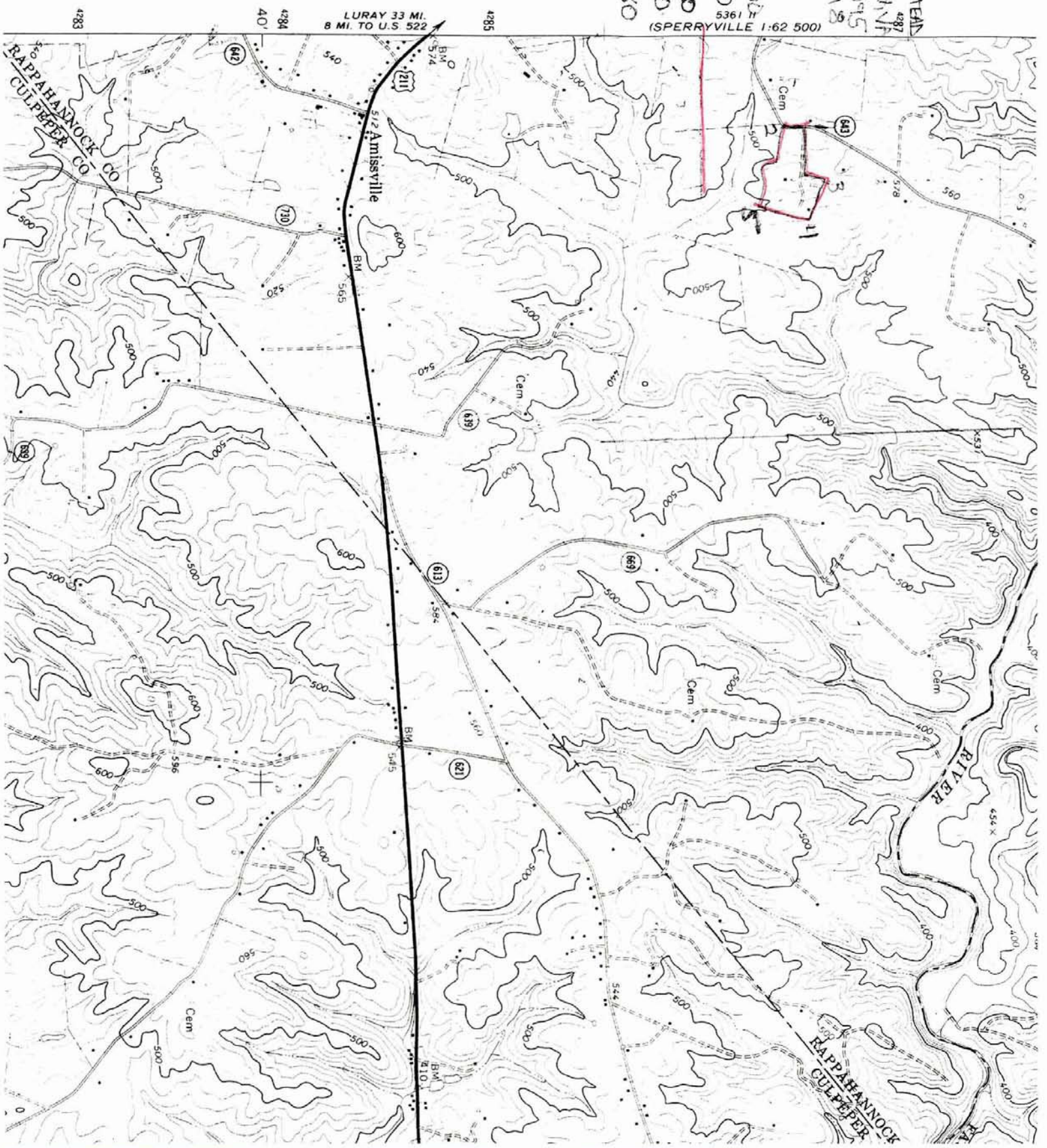
ADMR FILE #: 078-50915

NAD 11027 ZONE 18

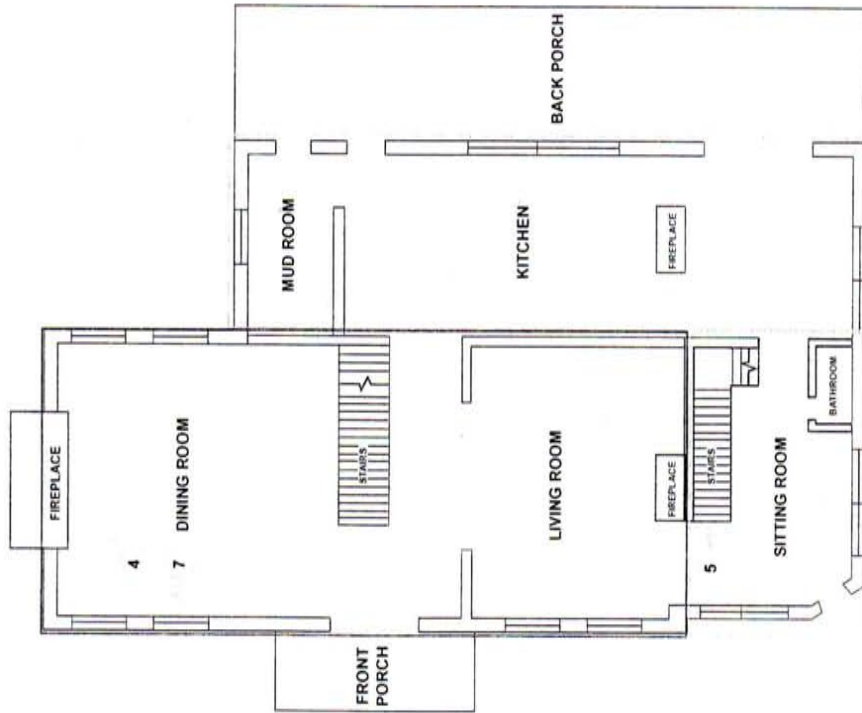
UTM'S

- ① 239460/4278560
- ② 239460/4278400
- ③ 239900/4278600
- ④ 239880/4278520
- ⑤ 239840/4278480

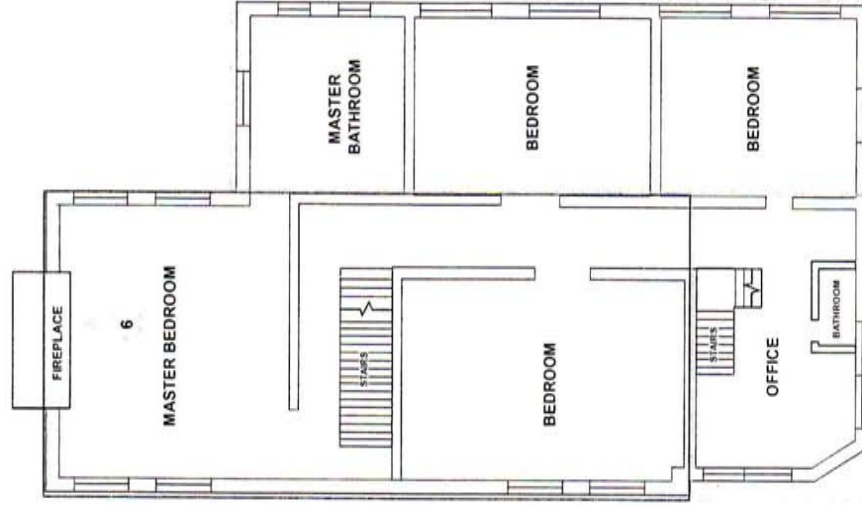
(SPERRYVILLE 1:62 500)



FIRST FLOOR



SECOND FLOOR



NOT TO SCALE
Prepared by CHRS, Inc.

INTERIOR PHOTO LOCATION

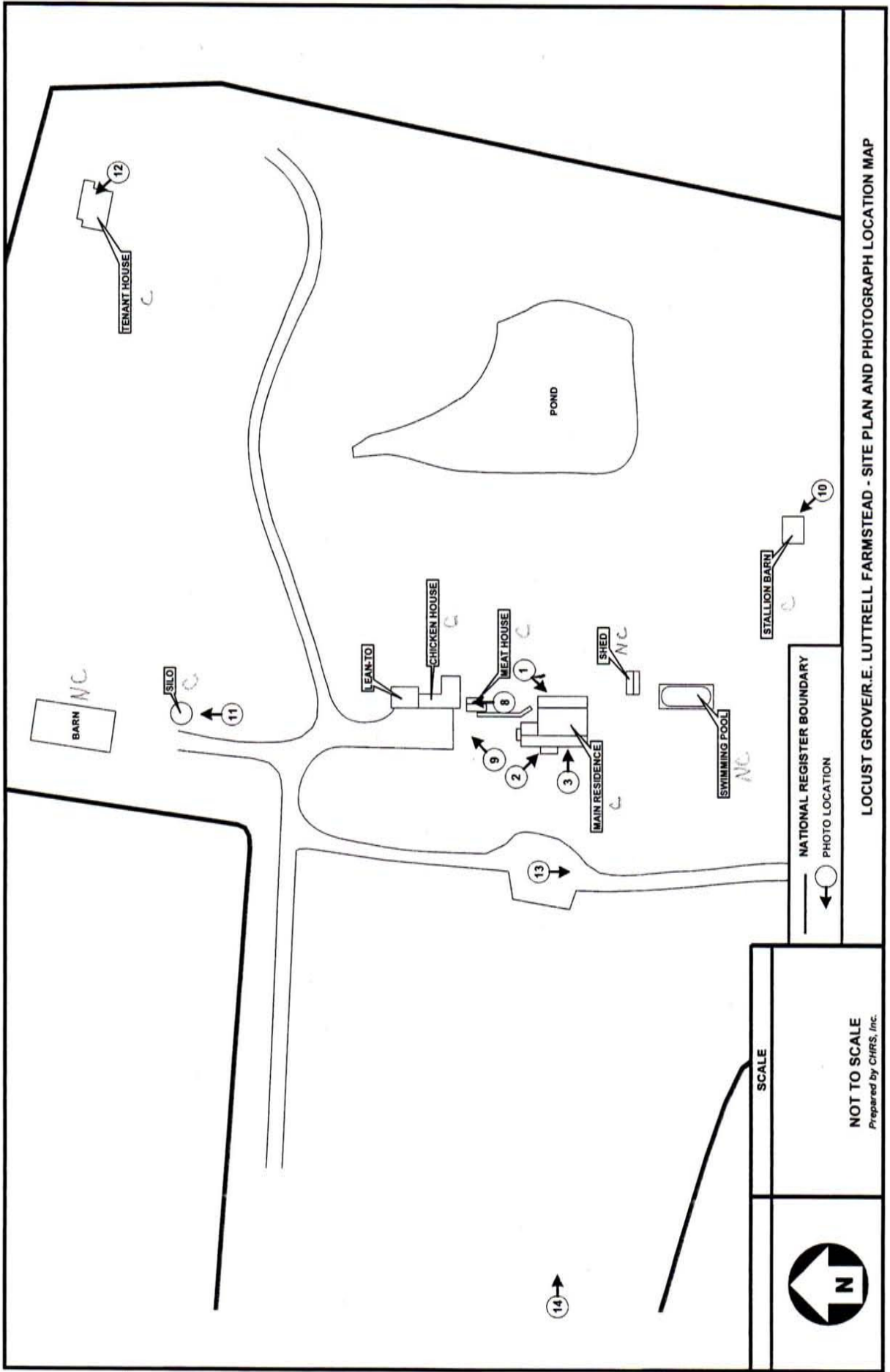
ORIGINAL CORE (I - HOUSE)

SECOND ADDITION

THIRD ADDITION

LOCUST GROVE/ E. LUTTRELL FARMSTEAD - FLOOR PLAN AND PHOTOGRAPH LOCATION MAP

LOCUST GROVE/
E. LUTTRELL FARMSTEAD
KARPAHANNOG COUNTY
V.D. # 11 107 107 107



LOCUST GROVE/R.E. LUTTRELL FARMSTEAD - SITE PLAN AND PHOTOGRAPH LOCATION MAP

NOT TO SCALE
Prepared by CHRS, Inc.



SCALE

LOCUST GROVE/R.E. LUTTRELL FARMSTEAD
RAPPAHANNOCK COUNTY, VA
NDAR FILE NO. 098-50915

subject property owner Tax Parcel Map

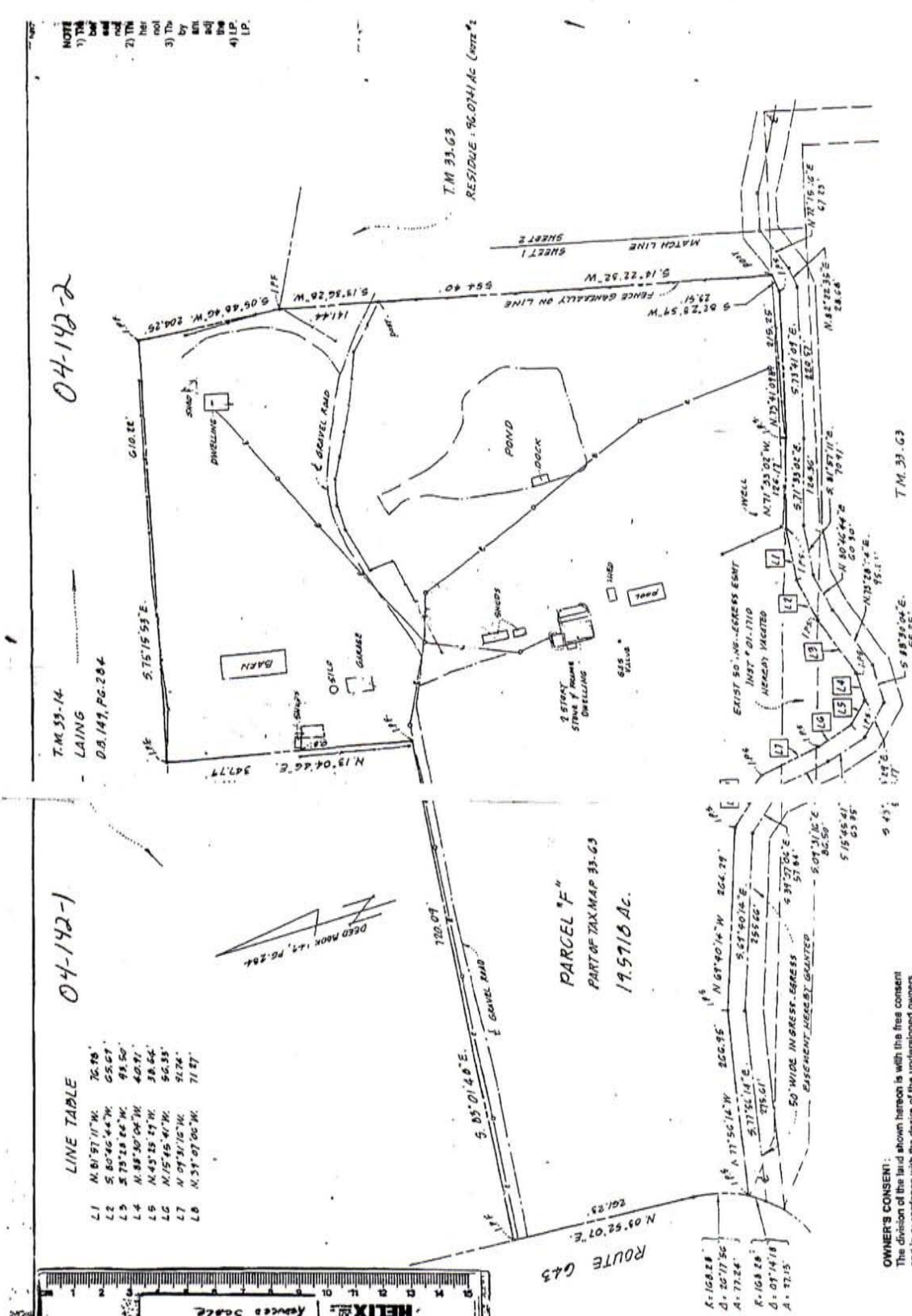
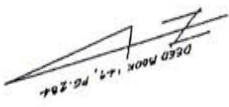
04-142-2

T.M. 33-14
LAING
D.B. 149, PG. 204

04-142-1

LINE TABLE

L1	N. 81° 57' 11" W.	76.75'
L2	S. 80° 46' 44" W.	95.67'
L3	S. 75° 28' 24" W.	91.50'
L4	N. 88° 30' 04" W.	40.91'
L5	N. 45° 15' 51" W.	38.64'
L6	N. 15° 45' 41" W.	56.33'
L7	N. 07° 31' 16" W.	51.74'
L8	N. 57° 07' 06" W.	71.87'



NOTE
1) T.M. bar and not
2) T.M. bar not
3) T.M. bar not
4) I.P. LP.



OWNER'S CONSENT:
The division of the land shown hereon is with the free consent and in accordance with the desire of the unassigned owners, proprietors and tenants, if any.

Owner: NOELLA LAING 1/26/07 date
Owner: Charlotte Laing 1-26-04 date
CHARLOTTE LAING

SHO1
NOEI
JACKSON
LOCUST GROVE/
R.C. LUTHELL, FARMSTEAD
APPALACHIAN COUNTY, VA
V.D.R. 0578-5095