

**RECONNAISSANCE ARCHITECTURAL SURVEY FOR
LUCKETTS SAFETY IMPROVEMENTS,
ROUTES 15 AND 662,
VDOT PROJECT 0015-053-128, C501, P101, R201
VDHR FILE 2007-0494
LOUDOUN COUNTY, VIRGINIA**

**MANAGEMENT SUMMARY
APRIL 4, 2014**

VDOT is intending to improve roadway safety near the intersection of Routes 15 and 662 in Lucketts, Virginia. JMA (Milner Associates, Inc.) conducted a Reconnaissance Architectural Survey of the project area, which consisted of all properties adjacent to the proposed project (Figures 1-10). The purpose of the investigation was to determine if historic architectural resources are present within the project area that will be impacted by the proposed construction and to the extent possible, evaluate the significance of any historic resources identified. The survey was designed to comply with the Virginia Department of Historic Resources (VDHR) *Guidelines for Conducting Cultural Resource Survey in Virginia* (VDHR 2011) and the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*. The study included limited historic background research on the history of the project area and its vicinity. The field investigation was conducted on 20 and 24 December 2013 and 24 February 2014.

Several historic maps were reviewed to determine if any structures or other features are depicted within the project area. The earliest map available that shows standing structures is the 1853 Yardley-Taylor map of Loudoun County. This map shows the current road configuration and a single building, marked "W.G. Lockett" at the northeast corner of the intersection. This is the approximate location of the ca. 1913 Lockett's Store (053-0286). The Frank House (053-0291) is also shown north of the crossroads and is marked "G. Marlow." The 1926 Rural Delivery Map of Loudoun County shows the growth of the community with additional buildings. This map does not appear to show all buildings standing in 1926, as the Lucketts Community Center (053-0287) was built in 1913 as a school and does not appear on this map. Topographic maps at sufficient scale to show buildings were available from 1944 onward. Aerial photographs dating from 1937, 1957, and 2002-2013 were also reviewed to determine dates of construction and settlement patterns.

The community of Lucketts has been subject to earlier architectural surveys, including a 1988 survey for the Catoctin Rural Historic District (053-0012, NPS determined eligible in March 1989) and a 2007 survey for VDOT that initially demarcated the Lucketts Historic District (053-6145, VDHR determined eligible in December 2007). The entire project area is located within the Catoctin Rural Historic District.

Field methods included field survey with digital photography of buildings and structures older than fifty years within the project area. The project area is roughly cross-shaped and centered on the intersection of the James Monroe Highway (US 15) and Lucketts Road/Stumptown Road

(VA 662) (Figure 1). The Frank/Arnold House (053-0291/053-0012-0265) was intended to be recorded at the intensive level, but the property owners prohibited access to the interior and exterior of the property. For this resource the survey was conducted from the public right-of-way.

The field investigation included the documentation of 21 architectural resources (Table of Results). Most of these resources date from the late nineteenth through the mid-twentieth century. They represent a variety of architectural forms and styles, including Queen Anne, Shingle, Craftsman, and Minimal Traditional.

JMA updated reconnaissance V-CRIS forms for 19 individual resources and the Lucketts Historic District. An intensive V-CRIS form was completed for one resource, the Frank/Arnold House (053-0291/053-00120265).

JMA recommends that the period of significance for the Lucketts Historic District (053-6145) be extended to 1964 and expanded to include two additional properties: the Lucketts Volunteer Fire Company (053-0012-0200) and the house at 14401 James Monroe Highway (053-0012-0260). The extension of the period of significance brings it to the fifty-year period of time which allows an evaluation of significance after a historical perspective has been developed.

It is significant under Criterion A: Settlement, Commerce, Education and Transportation, as well as Criterion C: Architecture. Lucketts is a good example of a crossroads community that prospered during the late nineteenth to mid-twentieth century. The buildings within the district include fine examples of vernacular building forms and Queen Anne, Craftsman, and Shingle architectural styles.

Table of Results

VDHR ID	Property name Property address	Property description	Current VLR / NRHP status	JMA recommendations
053-0286 053-0012-0269 053-6145-0012	Lucketts Store 42350 Lucketts Road (VA 662) Beekeeper's Cottage 14434 James Monroe Hwy (US 15) Leesburg, VA 20176	Lockett's Store is a two-story, frame ca.1912 store with Shingle details. The Beekeeper's Cottage is a late nineteenth century former residence.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-0287 053-0012-0355 053-6145-0013	Lucketts Community Center 42361 Lucketts Road (VA 662) Leesburg, VA 20176	This ca. 1913 frame, two-story Craftsman former school now serves as a Community Center.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-0291 053-0012-0265	Frank House / Arnold House 14280 James Monroe Hwy (US 15) Leesburg, VA 20176	This farmstead dates to the early nineteenth century and includes a vernacular 2-story house with brick core, a forebay bank barn, and several agricultural and domestic outbuildings.	Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-5436 053-0012-0359 053-6145-0016	McKinnon House 14465 James Monroe Hwy (US 15) Leesburg, VA 20176	This ca. 1915 frame, center-gable house is two stories tall with decorative shingles in the gable ends and a full-width porch.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status

VDHR ID	Property name Property address	Property description	Current VLR / NRHP status	JMA recommendations
053-5437 053-0012-0360 053-6145-0009	Really Great Finds / James E. Kidwell House/Cunningham House 42410 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1900 frame I-house now serves as a store. It has a two-story rear ell and a wrap-around porch.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-5438 053-0012-0261 053-6145-0010	Cigarette Outlet, Gulf Gas Station, and Mobile Home Park 14425 James Monroe Hwy (US 15) Leesburg, VA 20176	This ca. 1930 concrete block service station is one-story tall with a hipped roof. There are also 15 mobile homes that are less than 50 years old.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-5439 053-0012-0362 053-6145-0006	Helble House 42403 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1880, 2-story frame hall-parlor house has a centered gable and 2-story tall rear ell. The full-width front porch has been enclosed.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-5440 053-0012-0365 053-6145-0004	Wagner House 42379 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1895 one-and-one-half story frame cottage has a gabled front porch. There is a large addition to the east gable and rear elevation. A large, concrete block workshop stands at the rear of the property.	Contributing resource to the Lucketts Historic District (053-6145)	JMA recommends no change in the status in regards to Lucketts Historic District (053-6145) JMA recommends this resource as a contributing resource to the Catoctin Rural Historic District (053-0012)
053-5441 053-0012-0364 053-6145-0003	Mullen House 42388 Stumptown Rd. (VA 662) Leesburg, VA 20176	This 2-story, ca. 1850 frame I-house has a gabled rear ell and an attached shed. The house also features a full-width front porch.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status

VDHR ID	Property name Property address	Property description	Current VLR / NRHP status	JMA recommendations
053-5442 053-0012-0366 053-6145-0005	42389 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1890, 2-story frame, hall-parlor house has a one-story tall wrap-around rear addition.	Contributing resource to the Lucketts Historic District (053-6145)	JMA recommends no change in the status in regards to Lucketts Historic District (053-6145) JMA recommends this resource as a contributing resource to the Catoctin Rural Historic District (053-0012)
053-0012-0200 053-6145-0017	Lucketts Volunteer Fire Department 42367 Lucketts Rd. (VA 662) Leesburg, VA 20176	This ca. 1960 masonry fire station has a two-story tall core and two, connecting, one-story additions on the east elevation.	Non-contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the status in regards to Catoctin Rural Historic District (053-0012) JMA recommends this resource as a contributing resource to the Lucketts Historic District (053-6145)
053-0012-0259	14321 James Monroe Hwy (US 15) Leesburg, VA 20176	A nineteenth century dwelling and barn formerly stood at this location and are no longer extant. This ca. 1966, brick split foyer dwelling has an attached garage. A large pole barn stands west of the house.	The nineteenth-century buildings were contributing resources to the Catoctin Rural Historic District (053-0012).	JMA recommends this resource as a non-contributing resource to the Catoctin Rural Historic District.
053-0012-0260 053-6145-0018	14401 James Monroe Hwy (US 15) Leesburg, VA 20176	This 1-story tall brick Minimal Traditional house has a side-gable roof and modern decks on the front and south elevations.	Non-contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the status in regards to Catoctin Rural Historic District (053-0012) JMA recommends this resource as a contributing resource to the Lucketts Historic District (053-6145)

VDHR ID	Property name Property address	Property description	Current VLR / NRHP status	JMA recommendations
053-0012-0263 053-6145-0011	14394 James Monroe Hwy (US 15) Leesburg, VA 20176	This resource includes a ca. 1900 Queen Anne dwelling with centered gable, two-story bay window, and porch with spindlework frieze. Also on the property are a brick spring house, frame chicken house, frame workshop, and barn.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-0012-0264	14310 James Monroe Hwy (US 15) Leesburg, VA 20176	This ca. 1955, brick, Minimal Traditional house stands one-story tall with a hipped roof. The basement is partially exposed and houses a one-car garage. A ca. 1980 concrete block workshop stands north of the dwelling.	Non-contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-0012-0357 053-6145-0014	14489 James Monroe Hwy (US 15) Leesburg, VA 20176	This ca. 1938, one-and-one-half story frame Craftsman dwelling has a jerkinhead roof. The gabled vestibule has an asymmetrical roof slope. A small, metal shed, and concrete-block office building are found west of the house.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-0012-0358 053-6145-0015	14473 James Monroe Hwy (US 15) Leesburg, VA 20176	This ca. 1930, two-story Craftsman dwelling has a full-width porch and a hipped roof. Decorative details include grouped posts on piers supporting the porch and decorative, projecting beams along the eaves.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status

VDHR ID	Property name Property address	Property description	Current VLR / NRHP status	JMA recommendations
053-0012-0520 053-6145-0001	42356 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1953 Minimal Traditional house is of frame construction and stands one-story tall. An inset porch is found on the southeast corner. A shed and garage are located northwest of the house.	Contributing resource to the Lucketts Historic District (053-6145) Non-contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
53-0012-0522 053-6145-0007	42398 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1962 brick-clad Ranch dwelling stands one-story tall. A metal awning shelters the front entry and a gabled porch is found on the east gable end.	Non-contributing resource to the Lucketts Historic District (053-6145) Non-contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the status in regards to Catoctin Rural Historic District (053-0012) JMA recommends this resource as a contributing resource to the Lucketts Historic District (053-6145)
053-0012-0523 053-6145-0008	42409 Stumptown Rd. (VA 662) Leesburg, VA 20176	This ca. 1923 frame Vernacular house stands two stories tall. It has a gabled rear ell and also features a shed dormer on the front roof slope. A modern, frame, gambrel-roofed sheds stands south of the house.	Contributing resource to the Lucketts Historic District (053-6145) Contributing resource to the Catoctin Rural Historic District (053-0012)	JMA recommends no change in the VLR/NRHP status
053-6145	Lucketts Historic District	The community of Lucketts dates to the mid-nineteenth century and is centered around the crossing of James Monroe Hwy (US 15) and Stumptown Rd./Lucketts Rd. (VA 662). The community is mostly residential with a fire station, community center, and a few commercial buildings.	Determined eligible for NRHP by VDHR 6 December 2007. Contributing resource to the Catoctin Rural Historic District (053-0012).	JMA recommends extending the period of significance to 1964, and including two additional resources (053-0012-0200 and 053-0012-0260).

REFERENCES CITED

Taylor, Yardley

1854 *Map of Loudoun County, Virginia.* Thomas Reynolds & Robert Pearsall Smith. Philadelphia, PA.

United States Geological Survey (USGS)

1944 *Waterford, VA-MD.* 7.5 Minute Quadrangle. USGS, Reston, VA.

1952 *Waterford, VA-MD.* 7.5 Minute Quadrangle. USGS, Reston, VA.

1970 *Waterford, VA-MD.* 7.5 Minute Quadrangle. USGS, Reston, VA.

2013 *Waterford, VA-MD.* 7.5 Minute Quadrangle. USGS, Reston, VA.

Virginia Department of Historic Resources (VDHR)

2011 Guidelines for Conducting Cultural Resource Survey in Virginia. Richmond, VA.

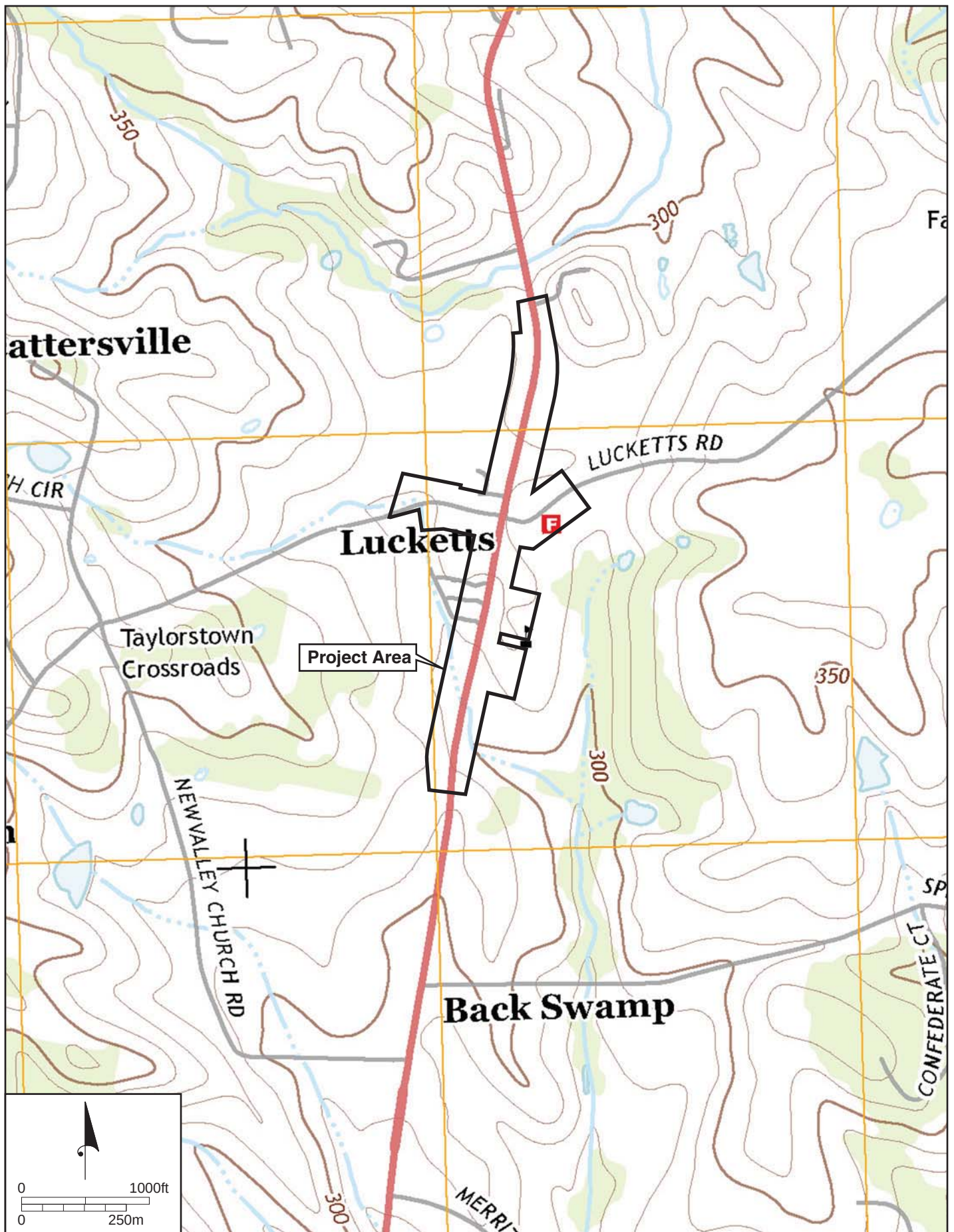


Figure 1. Location of the Project Area on a detail of the *Waterford, VA-MD* 7.5-minute quadrangle (USGS 2013).

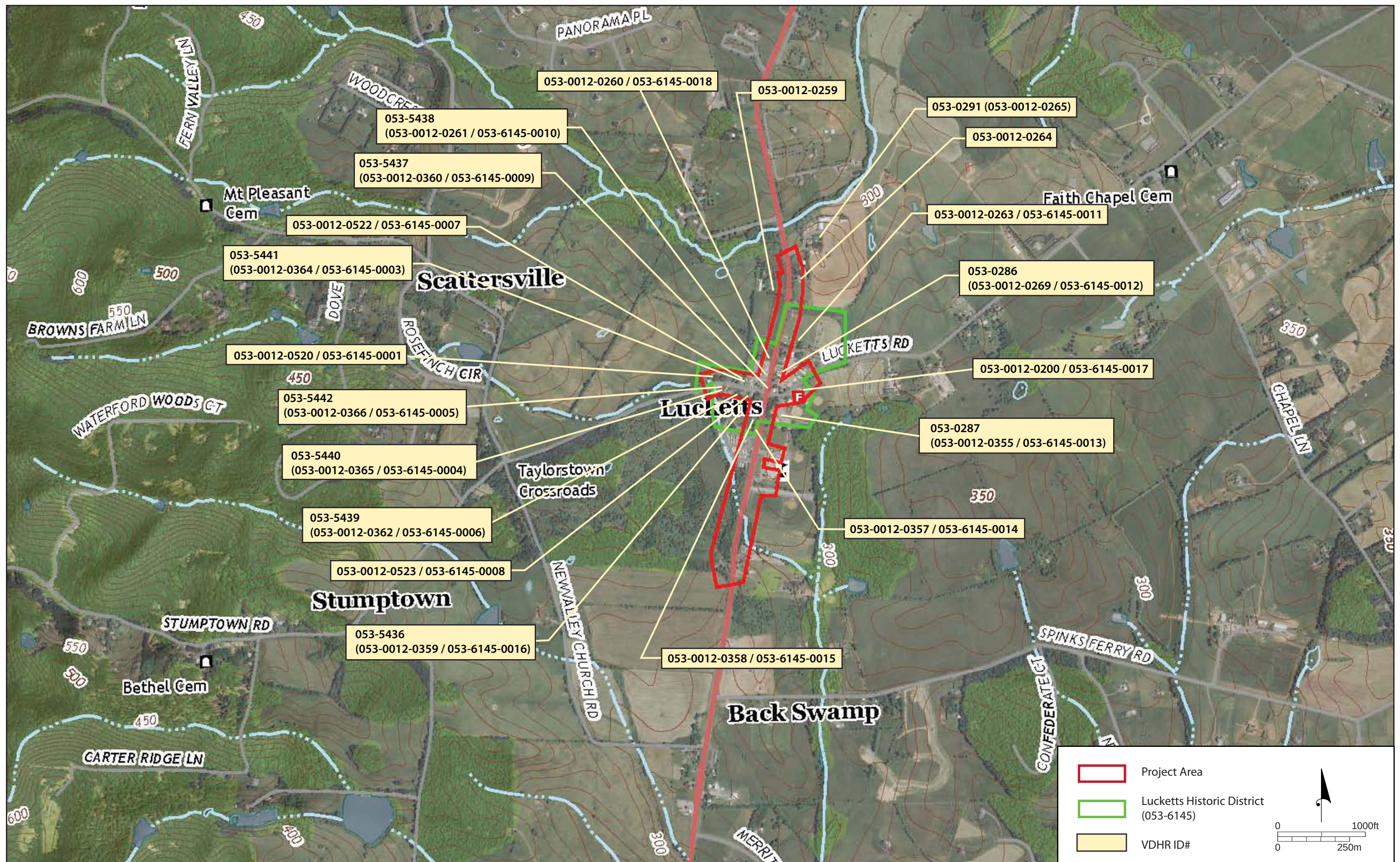


Figure 2. Project Area and surveyed resources as shown on a detail of the *Waterford, VA-MD* 7.5-minute topographic quadrangle (USGS 2013).

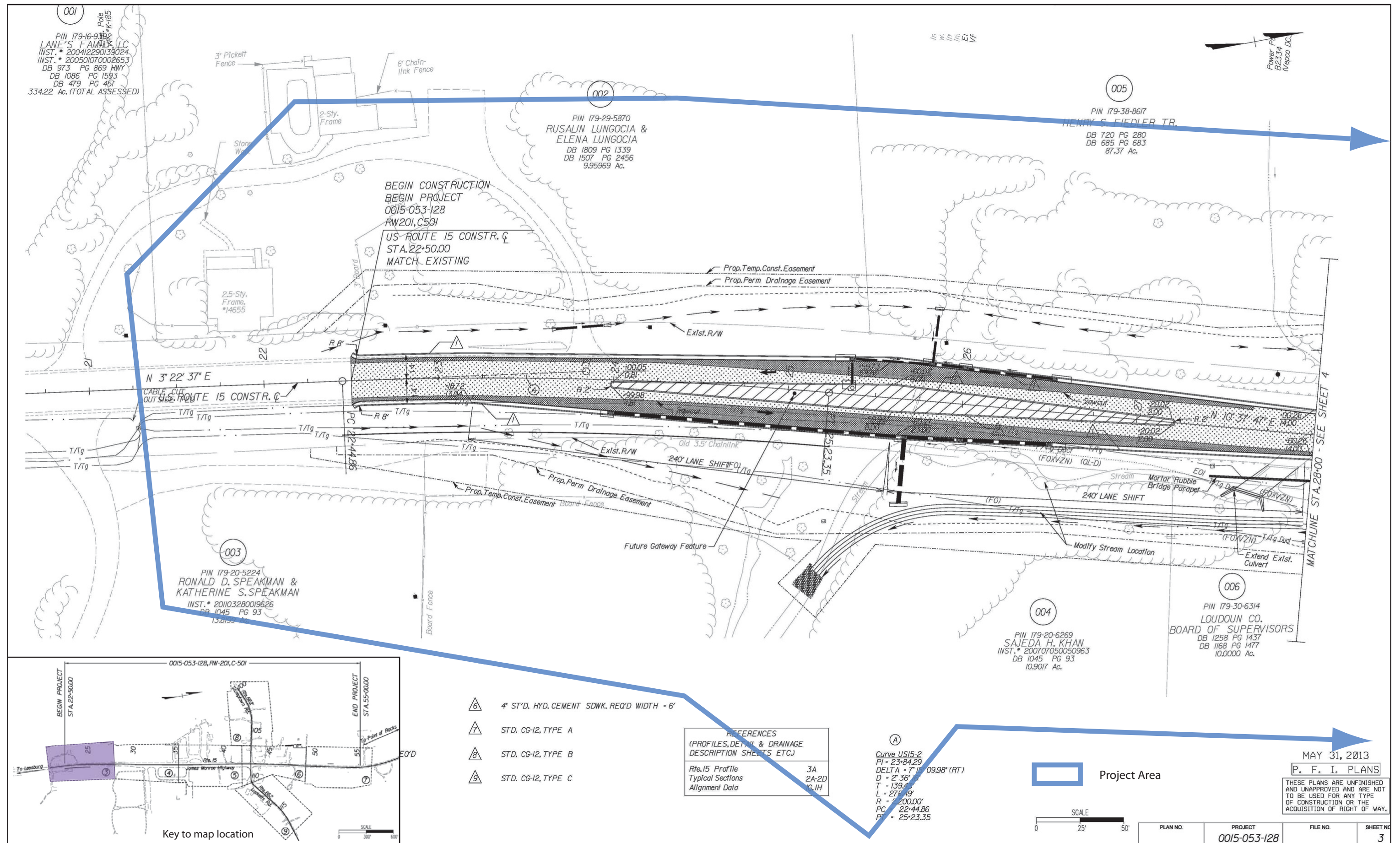


Figure 3. Project Area Map.

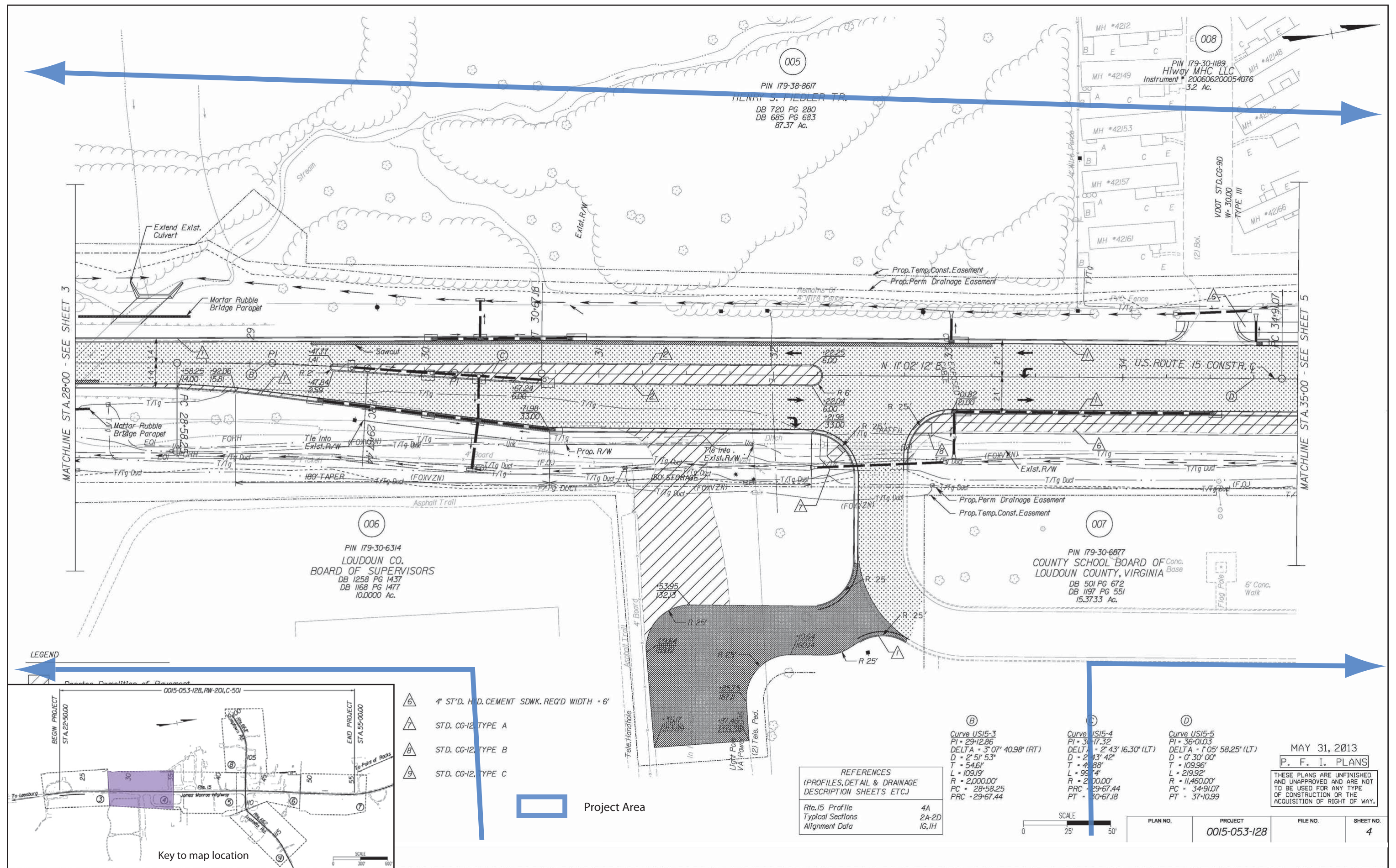
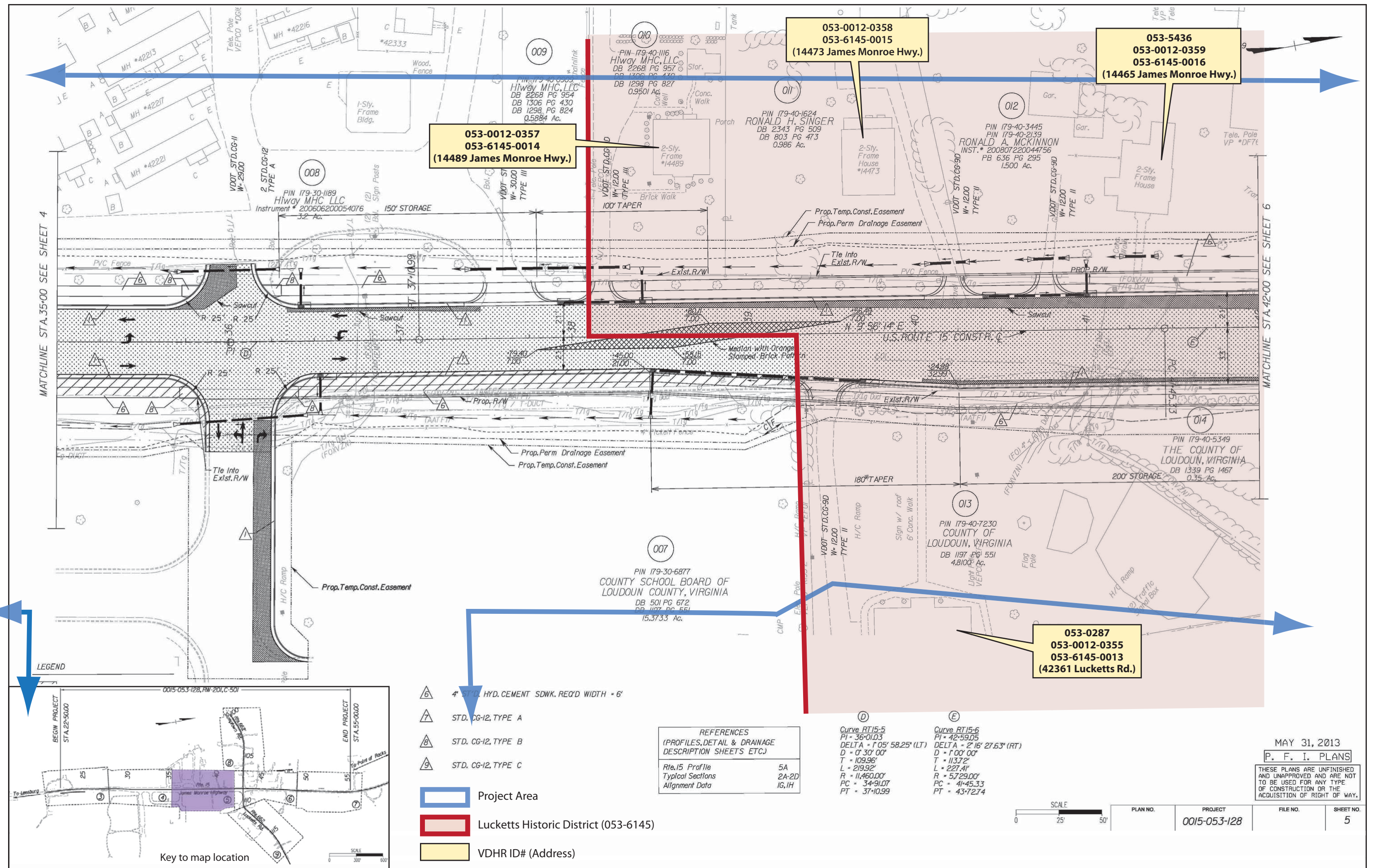


Figure 4. Project Area Map.



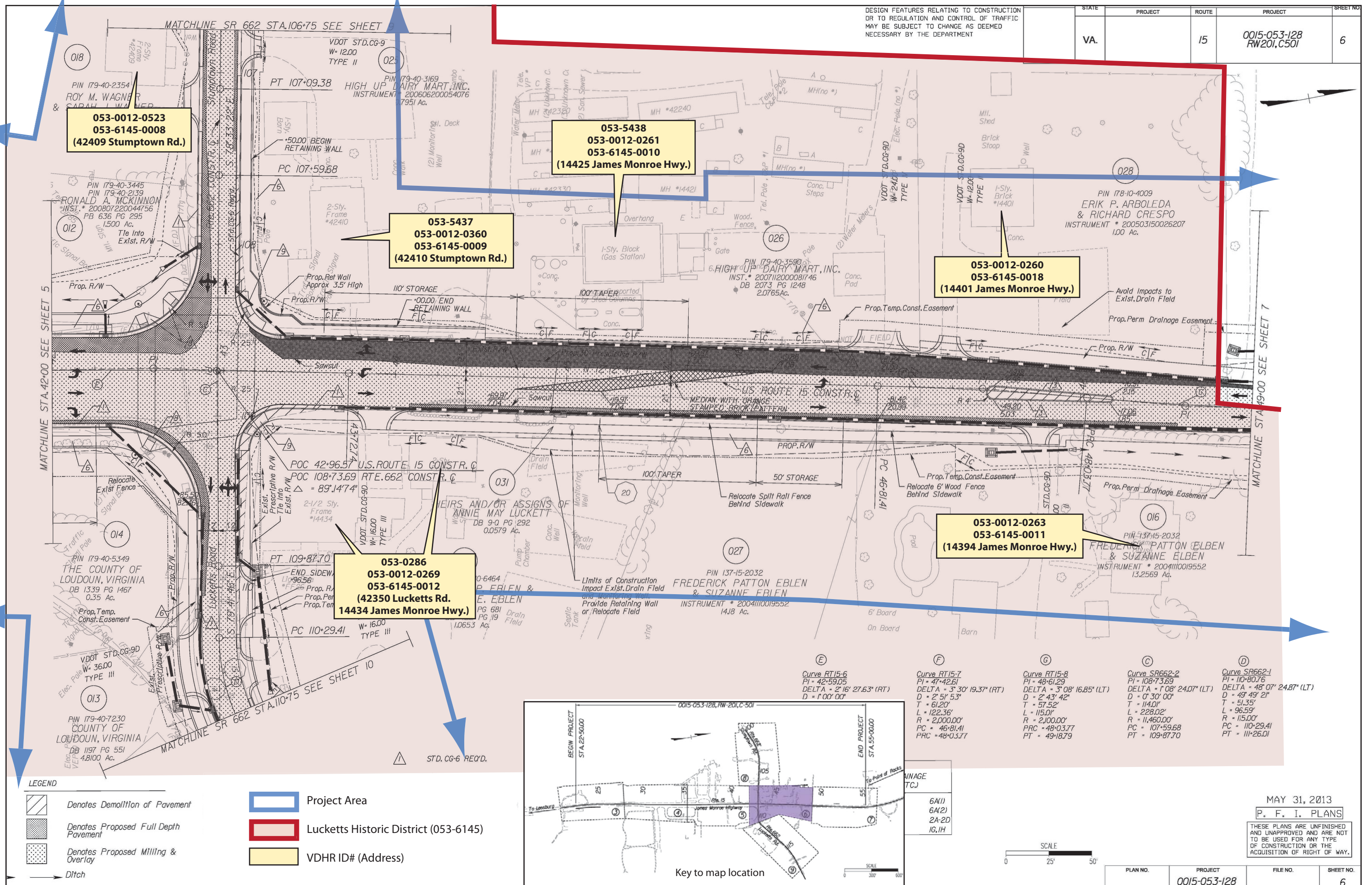


Figure 6. Project Area Map.

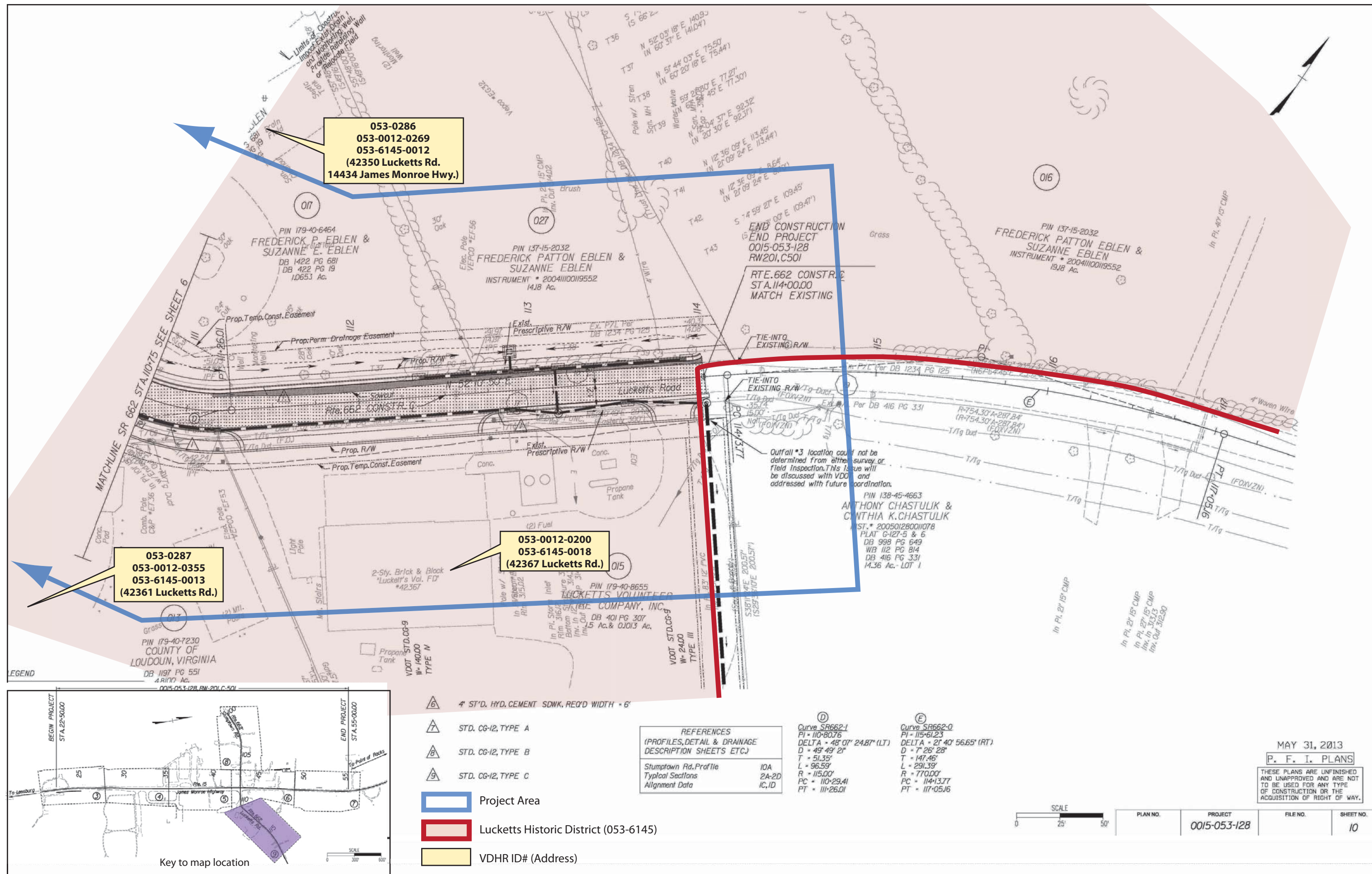


Figure 7. Project Area Map.

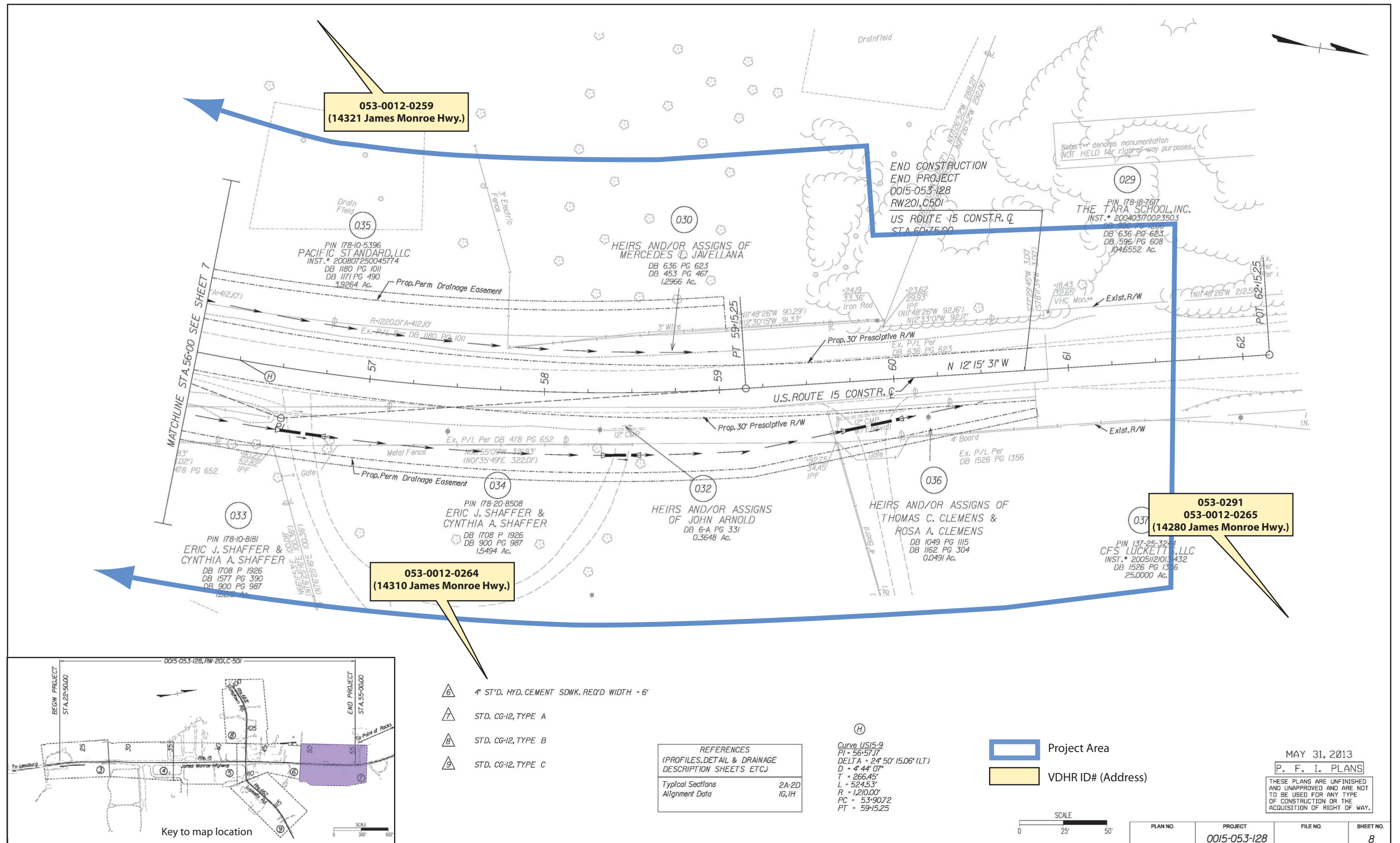


Figure 9. Project Area Map.

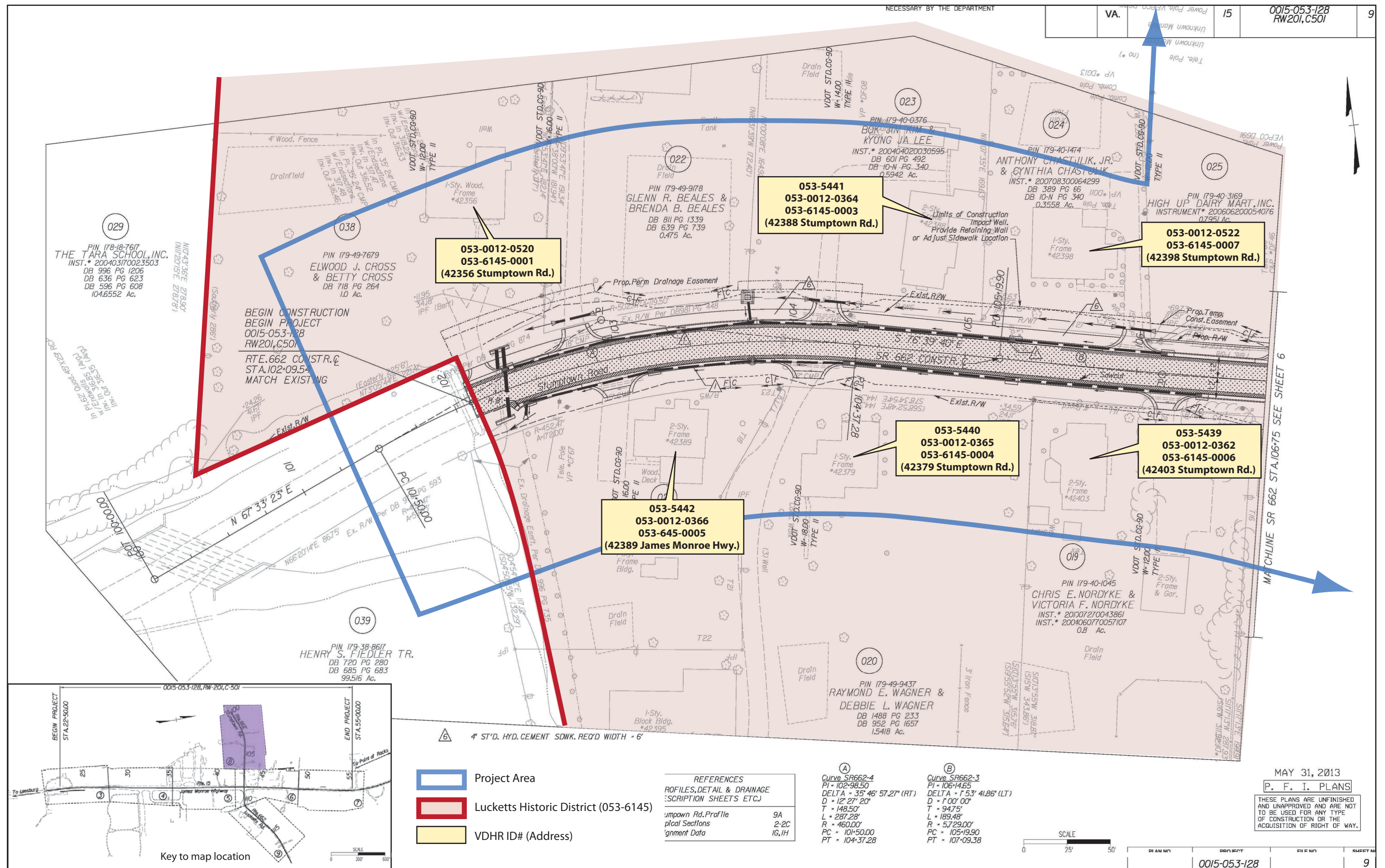


Figure 10. Project Area Map.