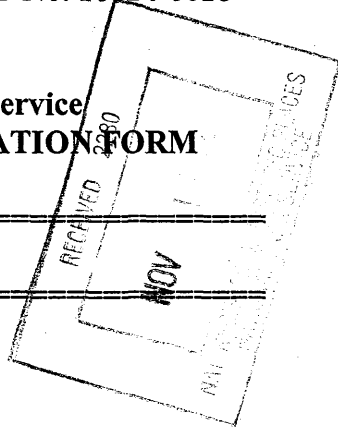


1521

United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



1. Name of Property

historic name: COCKAYNE, BENNETT, HOUSE

other name/site number: Samuel Cockayne House

2. Location

street & number: 1111 Wheeling Avenue

not for publication: N/A

city/town: Glen Dale

vicinity: N/A

state: West Virginia county: Marshall code: 051

zip code: 26038

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally.

Susan M. Pierce

10/29/02

Signature of Certifying Official

Date

State or Federal agency and bureau

Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of Certifying Official/Title

Date

State or Federal agency and bureau

Date

Cockayne, Bennett, House
Name of Property

Marshall, West Virginia
County and State

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

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):

[Handwritten Signature]
[Handwritten Signature: Elson A. Ball]
[Handwritten Date: 12/12/02]

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	
2	0	buildings
0	0	sites
0	0	structures
1	0	objects
3	0	TOTAL

Name of related multiple property listing

N/A

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

Number of contributing resources previously listed in the National Register 0

Cockayne, Bennett, House
Name of Property

Marshall, West Virginia
County and State

6. Function or Use

Historic Functions
Domestic: Residence

Current Functions
Vacant: Not In Use

7. Description

Architectural Classification:

OTHER: I-House

Materials

Foundation: Sandstone

Walls: Wood

Roof: Slate/Metal

Other: _____

Narrative Description

(See continuation on sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield, information important in prehistory or history.

Cockayne, Bennett, House
Name of Property

Marshall, West Virginia
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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 of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Period of Significance

ca. 1850

ca. 1900

Significant Dates

ca. 1850

ca. 1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(See continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

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

Name of Repository: Marshall County Historical Society

10. Geographical Data

Acreege of Property: .57 of an acre

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

Businessburg, Ohio-W.Va. Quad Map

17 520944 4421180
Zone Easting Northing

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

Cockayne, Bennett, House
Name of Property

Marshall, West Virginia
County and State

11. Form Prepared By

Name/Title: Alan Rowe, WV SHPO Historian, and Nila Chaddock, Cockayne Preservation Project Coordinator

Organization: Marshall County Historical Society Date: August 2002

Street & Number: PO Box 267 Telephone: 304-845-9750

City or Town: Moundsville State: WV ZIP: 26041

Property Owner

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

Name: City of Glen Dale

Street & Number: 402 Wheeling Avenue Telephone: 304-845-5511

City or Town: Glen Dale State: WV Zip: 26038

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Cockayne, Bennett, House
Name of Property

Marshall, West Virginia
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Section number 7 Page 1

General Site Description:

The Bennett Cockayne House is located in Glen Dale, West Virginia, a community approximately three miles north of Moundsville, the county seat. Today, the town is dominated by commercial and industrial concerns, but at the time of Bennett Cockayne's occupation in the mid-nineteenth century, the area was strictly rural and agricultural. Originally situated on a 310 acre farm, the house is now located on less than an acre of ground. Suburban tract houses surround the property on the south, west, and north sides, with four-lane US 250/SR 2 (also known as Wheeling Avenue) and John Marshall High School located to the east. Roughly a dozen, large deciduous trees cluster around the house on all sides. The house is located on a level, grassy lot with an open lot to the south, now divided from the property. To the west of the property, a low, conical Adena culture burial mound is visible, capped with a stand of spruce trees. This mound was at one time part of the Cockayne property, but is now owned by a neighbor. There are three contributing resources associated with the Cockayne property: the Bennett Cockayne House, one associated outbuilding immediately to the rear of the house, and an hand-operated iron water pump bolted to a circular concrete well cover.

Bennett Cockayne House

ca. 1850

Contributing Building

Exterior Description:

The Bennett Cockayne House is a two-story, wood-frame building with wooden clapboard siding and a slate roof. A random ashlar, perimeter sandstone foundation supports all but one small portion of the building. Essentially an I-house in plan, the house was radically altered from its original side-hall layout to a more high-style appearance at an unknown date. As a result of the later architectural changes, the house features a mix of period details, incorporating elements of its original, ca. 1850 construction with components of the Italianate, Gothic Revival, Queen Anne, and Neo-Classical Revival styles. In general plan, the house is of side-gable configuration, with a large, full-height two-story rear ell. A veranda wraps around the first story level of the main facade and continues around to the north side elevation. The veranda's roof is supported by ten wooden columns with Ionic capitals.

Facing east toward Wheeling Avenue and a narrow lawn, the main facade displays four bays and two full stories capped with three pedimented dormer windows present on the slope of the side-gabled roof. The bays are spaced in an irregular fashion, with the two right-hand bays grouped close together, and the two left-hand bays with wider, less regular spacing between them. This irregularity is caused mainly by the application of a fourth bay on the south side of the house. All windows present on the main facade are 6/6 double-hung sash with wooden frames and in many instances, the original glass. Operable, wooden slatted shutters are present on each window frame. Elaborate, carved wooden lintels are present above the four first story windows. Each lintel

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Cockayne, Bennett, House
Name of Property

Marshall, West Virginia
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Section number 7 Page 2

is composed of a rectangular entablature with a bullseye centered between two incised, curvilinear floral motifs. The main entrance to the house is located offset to the left side of the facade. The entrance is composed of a central, paneled door with a glass transom and flanked by three-pane side lights. Dividing the upper edges of the second story windows from the lower edge of the roof is a wide fascia board decorated with sawn Italianate style brackets. The brackets support a built-in box gutter system. Beginning directly above the gutter system are three closely spaced dormer windows. The central dormer is scaled slightly larger than the two that flank it. Each dormer holds two, small 4/4 windows with a thick muntin divider. The dormers are crested with a steep, gabled roof that forms a classical, triangular pediment. The tympanum of the pediment is sheathed in clapboard siding identical to the body of the house.

The south side elevation of the house reveals the inside angle of the rear ell, as well as the gable-end of the addition made to the south side of the original house. The gable-end of the addition features cut-back corners, a hallmark often found in Queen-Anne house designs. Four tall and narrow 4/4 double hung-sash windows are present in the addition, two on the first story and two on the second. A small 4/4 window is present near the peak of the gable. Also visible is a tall, brick chimney in the southeast corner of the addition that vents fireplaces in the first and second story rooms.

Visible to the left of the gable-end addition is the south elevation of the rear ell. The ell is probably original to the ca. 1850 construction of the house. A likely alteration to the rear ell occurred when a two-level, open gallery porch was added to the south elevation. The south facing slope of the ell's roof was raised and extended to incorporate the wider footprint caused by the porch addition. It is possible that the left 1/3 of the first story and the entire second story gallery were enclosed with clapboard siding at a later date, leaving an open porch gallery on the first story only. The first story gallery opening is broken by two round, wooden columns that support the enclosed level above. Three doors and a window open onto the first story porch gallery, the door on the left side of the porch bearing two tall, narrow glass panes, with the other doors being solid with recessed panels. The window, located on the right side of the porch is a 6/6 double-hung sash typical of those found throughout the house. Two 6/6 double-hung sash windows are present in the second story wall above the open first story. The left end of the elevation is enclosed, with small, 6/6 double-hung sash windows present in the first and second story levels. The first story window in this section retains its original wooden shutters. Near the western end of the ell, there is a short brick chimney located astride the roof ridge. At the extreme west end of the ell, the south elevation of a small addition is visible. The side of a steep, pitched roof is visible, terminating above the wooden lintels of a 4/4 double-hung sash window, and a four-paneled wooden door.

The west elevation reveals the back wall of the rear ell, as well as the back wall of the primary block of the house. From this vantage point, the presence of an addition on the south end of the primary block of the house is quite obvious, with a wooden batten covering the joint between the original section of the house and the later addition. There is also a break in the

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Cockayne, Bennett, House
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rhythm of the fascia board and brackets that marks the presence of the addition. Of primary interest is the kitchen addition appended to the west wall of the ell. The addition features a steeply pitched roof with a striking similarity to the Carpenter Gothic style. One 4/4 double-hung sash window is present on the second story of the addition, complete with an architrave that has a pedimented top, a feature unique to the windows and single door opening in this addition. Unlike the balance of the house, this addition utilizes a sandstone pier type foundation.

The north side elevation displays five regularly spaced bays, plus the most original view of the house, in light of its later alterations. This view reveals the side-gable portion of the primary block of the house, plus the long run of the rear ell, unbroken by the jumbled porch additions on the south side. The north side of the Carpenter Gothic style addition is also visible, attached to the end of the ell's west wall. One 4/4 double-hung window with the unique architrave design described above is present in the north wall of the small addition. There are four 6/6 double-hung sash windows present on the first story of primary block of the house and its ell, divided by a solid wooden four-panel door. Located directly above of the first story openings is a corresponding 6/6 double-hung sash window on the second story. The veranda visible from the main elevation wraps around to this side of the house, terminating roughly below the center bay.

Interior Description:

Interior divisions reflect typical I-house, side entry patterns with the primary block of the house consisting of two rooms on the first story and two rooms on the second story linked by a stairwell against the south wall. The rear ell was most likely built at the same time, as was common practice with the I-house type. Four additional rooms were provided in the ell, two on the first story, and two on the second story, which allowed more space for bedding, cooking, and dining areas. Later modifications relegated the original, formal entry hall into a simple passage on the first story, as a new formal sitting area was created with the addition of a fourth bay to the south end of the primary block of the house. This new room featured a novel, six-sided wall design with a fireplace installed in one of the angled corner walls. The rear ell was likewise doubled in width, and extended to the south with a curious addition of no clear purpose.

Interior finishes in the house are strikingly original. The walls retain the original lath-and-plaster base with wallpaper and decorative trim completely intact. This originality continues through each section of the house, and includes floor coverings, fireplace mantels, mirrors, light fixtures, cookware, furniture, and other assorted material culture collected by the Cockayne family throughout the decades.

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Cockayne, Bennett, House

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Page 4

Supply Shed

ca. 1900

Contributing Building

Located a few steps west of the end wall of the kitchen addition is a small wooden shed. Probably used for the storage of cookstove wood or equipment, the shed is roughly ten feet wide by twenty feet long, with the gable ends oriented north and south. Vertical wood plank siding, sans battens, covers the exterior walls and gable ends, with the roof sheathed with metal panels. The main entrance to the shed faces the house, with small, window-less openings present in the south and west walls. The shed is in good condition, and is the last remaining outbuilding from an assemblage that included several other sheds and barns. The shed continues to exhibit its historic association with the main dwelling, therefore the it is considered a contributing building.

Water Pump

ca. 1900

Contributing Object

Located approximately twenty feet south of the kitchen addition door is a cast iron, hand operated water pump. The pump body is approximately three feet high, with a two foot long handle. All of the working parts of the pump are in place, however the pump is no longer functional. The base of the pump is bolted to a disk of concrete approximately four feet in diameter and one foot thick. The concrete disc caps the surface opening of the well. As the original water source for the main house, the water pump continues to exhibit its historic association with the main dwelling, therefore the it is considered a contributing object.

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CONTINUATION SHEET**

Name of Property **County/State**

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Statement of Significance:

The Bennett Cockayne House is eligible under Criterion C for Architecture, with a period of significance of ca. 1850 and ca. 1900, the former an estimated date of construction and the latter an estimated date for significant alterations. Built by Bennett Cockayne, a successful sheep farmer and scion of a pioneer family, and later altered by his son, the house retains a high degree of physical integrity. Standing amidst a radically altered landscape and long severed from the agricultural lands that made its construction possible, the house has endured remarkably few modern adaptations since its last remodeling in the late-nineteenth or early twentieth century. Due to this relative physical stasis, the house remains an excellent, representative sample of the type of dwelling that an well-to-do Marshall County farm family would build, then modify, to suit changing tastes and favorable financial circumstances.

The Cockayne Family: A Brief Synopsis

The Cockayne brothers Carter and Samuel settled in the future Glen Dale area in 1795, leasing land from Revolutionary War veteran Adam Wolford, and immediately taking to farming as an occupation. Samuel improved his holdings and strengthened his relationship to the land when he built a log house in the years between 1795 and 1798. In 1816, Samuel Cockayne purchased the land outright, and added more land to his holdings the following year. For additional revenue, Samuel also established an ordinary in his home, christening it the "Andrew Jackson Inn." At the time of his death in 1854, Samuel had accumulated 539 acres of farm land. Two of Samuel's sons, Bennett and Vincent, figured in the later agricultural, and architectural, legacy of the family.

Samuel's son Bennett purchased land of his own in 1839, to the north of his father's holdings. Bennett farmed this land, and built the present-day Bennett Cockayne house there around 1850 for his wife and sons. Upon Samuel's death, Bennett and his brother Vincent divided their father's land holdings, with Vincent taking his father's house and southern lands, and Bennett absorbing the northern lands, remaining in the house he built for himself and his family. Vincent would later improve his father's simple log I-house, covering the building with clapboard siding and incorporating vernacular, Greek Revival style architectural details, perhaps in an effort to create a seat as modern in appearance as his brother's recently constructed house to the north. Both farms eventually gained formal names, with Vincent choosing "Valley Farm" for his lands, and Bennet's holdings being dubbed "Glendale Farm" by his son Samuel's wife Hannah.

Thus it was by the mid-nineteenth century that the Cockaynes were firmly established as a leading agricultural family in the county. Bennett continued to farm his lands until his death in 1875. The title of the farm and house passed to his wife, Sarah, and upon her death in 1884, to their son, Samuel A. J. Cockayne. Samuel A.J. had by this point gained recognition as a champion wool grower, winning an award at the 1876 Centennial Exposition for fine Merino sheep wool.

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Architectural Significance:

The house that Samuel A.J. Cockayne inherited from his parents no doubt differed very little from the time it was built. As drawn for the Illustrated Atlas of the Upper Ohio Valley in 1877, the main house is represented as a rather simple three-bay I-house with a rear ell. When facing the main elevation, the entrance was placed in the far left bay, and sheltered with a modest one story, one bay porch. The Atlas also reveals a comprehensive assemblage of farm buildings, including a large bank barn located to the east of the main house, and across a road that is present day US 250/SR 2. The barn was regretfully destroyed by the construction of John Marshall High School in the late 1960s.

Perhaps as a testament to his financial success with livestock, particularly sheep, Samuel A.J. Cockayne undertook a radical remodeling of the house. The earliest image of the house in its present guise dates to a divided back photo postcard (divided back photo post cards became available in 1907), which places the modifications between that time and 1877, as depicted in the Atlas. Samuel effected his improvements by extending the width of the primary block of the house one bay to the south, creating a more impressive main facade. Other embellishments were added, including the three pedimented dormers on the east slope of the primary block's roof, and the construction of the wrap around veranda with its Ionic colonnade. The new, south end of the house was also rather unconventional in design, especially when compared with the plain, almost sober, original appearance. The truncated corners indicate an effort to impress—an almost willful intent to build a whimsical, as opposed to workaday, space for the family. Other improvements involved additions to the rear ell, which provided more space for food preparation and storage.

The ca.1900 alterations of the house also introduced an interesting mix of late-nineteenth century architectural styles. The pedimented dormers and Ionic porch colonnade bear close resemblance to the then-popular Neo-Classical Revival style, while the truncated corners of the addition draw from design tenets of the Queen Anne style. Elements of the Gothic Revival and Italianate styles appear in the bracketed cornice and in the kitchen addition appended to the rear wall of the ell. Clearly, the Cockayne family drew from the most popular architectural forms of the day, causing a lively, eclectic mix of styles typical of farm houses at the turn of the twentieth century.

In its local context, the unique architectural form and high degree of integrity grant the Bennett Cockayne House an elevated significance under Criterion C. The only other related Cockayne family domestic resource, Valley Farm, was demolished in 1995. An inspection of the Historic Resources Reconnaissance Survey of Marshall County, completed in 1985 by the Marshall County Historical Society, reveals several farmsteads scattered throughout the region. It is important to note, however, that these resources are quite remote from the Bennett Cockayne House, and for the most part consist of hill-country farms, as opposed to the river-bottom location of the Cockayne holdings. It is equally evident that most of the houses associated with these farmsteads do not retain the exterior, or interior, integrity held by the Bennett Cockayne House.

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Bibliography

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Marshall County Historical Society. History of Marshall County, West Virginia. Marceline, Mo., Walsworth, 1984.

Newton, J. H. History of the Pan-handle; Being Historical Collections of the Counties of Ohio, Brooke, Marshall and Hancock Counties of West Virginia. s.l., n.p., 1879.

“Old Cockayne House Has Long History,” Moundsville Daily Echo, Thursday, July 5, 1979, p.1.

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CONTINUATION SHEET

Name of Property County/State

Section number 10 Page 1

Verbal Boundary Description

A tract of real estate situated in the City of Glendale, Marshall County, West Virginia, more particularly bounded and described as follows: Beginning at an iron pin located the following two (2) courses from the northeast corner of Lot 12, as shown on a plat of Sans Souci Addition recorded in Plat Book 3, Pages 7 and 8 of the Marshall County records: N 89° 50' 30" W 41.13 feet to an iron pin at the southeast corner of a 0.6299 acre tract of Blair (Deed Book 622, Page 680), and at the southwest corner of a 0.419 acre tract of Blair (Deed Book 623, Page 419), thence with the division line between the said Blair tracts. N 02° 27' 45" E 159.05 feet to an iron pin at the southwest corner of 0.324 acre tract of Lieselotte Cockayne (Deed Book 389, Page 77), thence with the southerly line of said tract, which is also the northerly line of a private driveway. S 87° 33' E 160.0 feet to a point in the westerly line of West Virginia State Route 2, thence with said route the following two (2) courses: S 02° 29' W 156.49 feet to a point, thence S 01° 26' 30" 1.43 feet to an iron pin at the northeast corner of the above-mentioned 0.419 acre tract of Blair, thence with the northerly line of said tract N 87° 57' 20" W 159.97 feet to the place of beginning, containing 0.582 acres, more or less, according to a survey by Chandan Engineering in September 2001. Being a part of the same property (Parcel No. 1) devised to Samuel A.J. Cockayne by the last will and testament of S.A. Cockayne as recorded in Will Book 17, Page 383, of the Marshall County records.

Boundary Justification

This is the boundary presently associated with the Bennett Cockayne House, which encloses the house, shed, and water pump.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Name of Property **County/State**

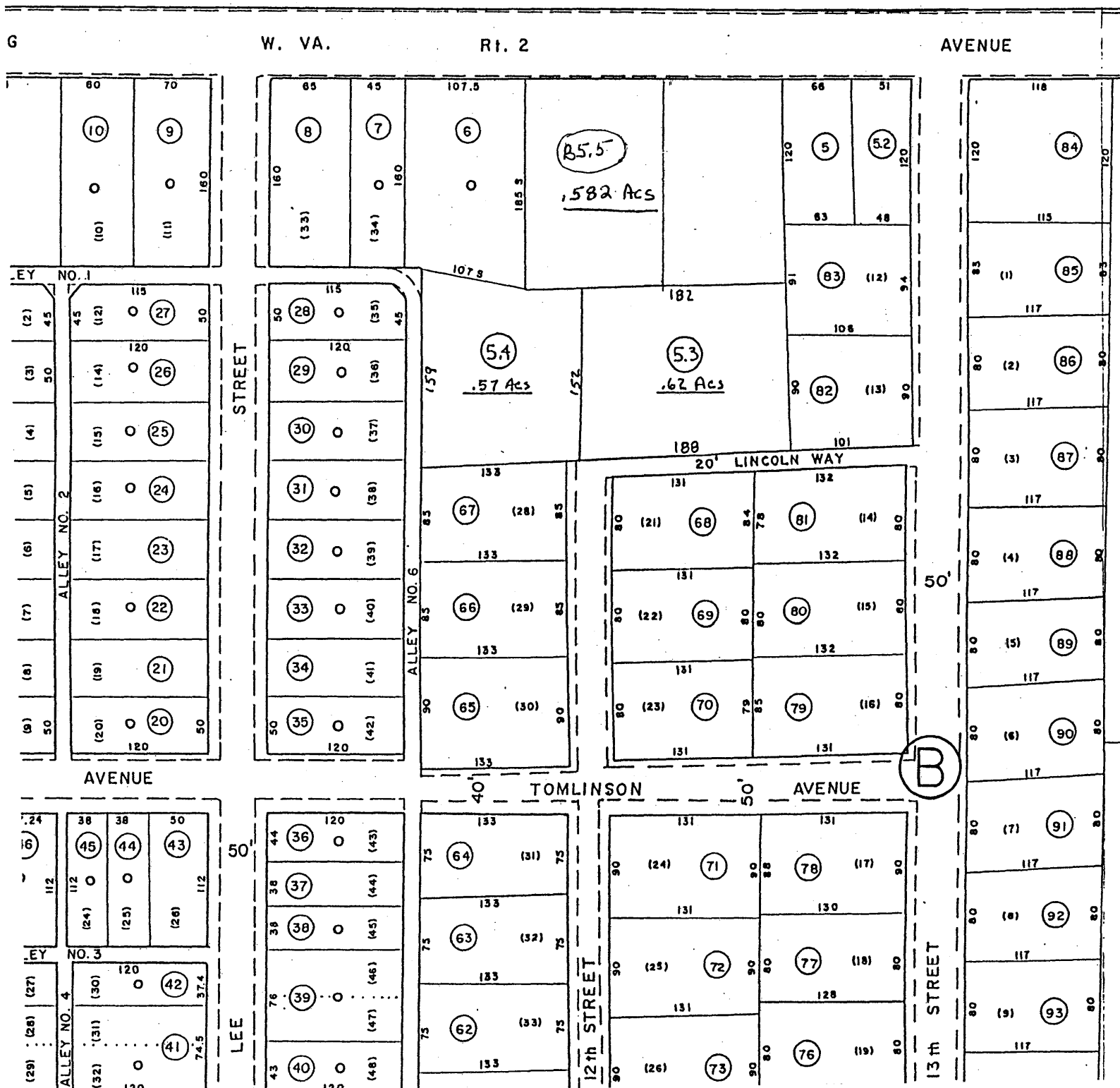
Section number **Photo** **Page** **2**

- Photo 13 of 20: Built in cupboard detail.
- Photo 14 of 20: Front room mantel and hand-carved mirror detail.
- Photo 15 of 20: Side room mantel detail.
- Photo 16 of 20: Stair detail, showing carving and historic wallpaper.
- Photo 17 of 20: Original kerosene lamp ceiling fixture, with later electrical upgrade.
- Photo 18 of 20: Window trim detail.
- Photo 19 of 20: Interior of enclosed porch gallery, second story.
- Photo 20 of 20: Basement view, showing stone foundation and brick fireplace supports.

6-6

COCKAYNE, BENNETT, HOUSE
MARSHALL COUNTY
WEST VIRGINIA
TAX MAP

MAP 7
Parcel B5.5
.582 Acres
Cockayne Property

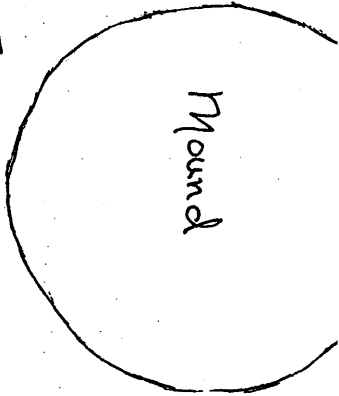


West
Lincoln Avenue

COCKAYNE, BENNETT, HOUSE
MARSHALL COUNTY
WEST VIRGINIA
SITE PLAN

Joe Blair

Joe Blair



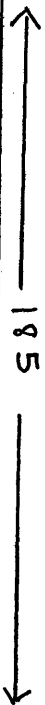
Cockayne
Property

29,975
Sq. ft.

Glen Dale

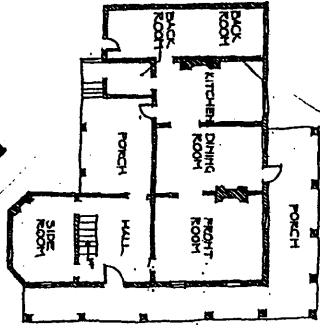
City of

.571 Acres

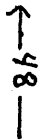


Lisa Cockayne

170112

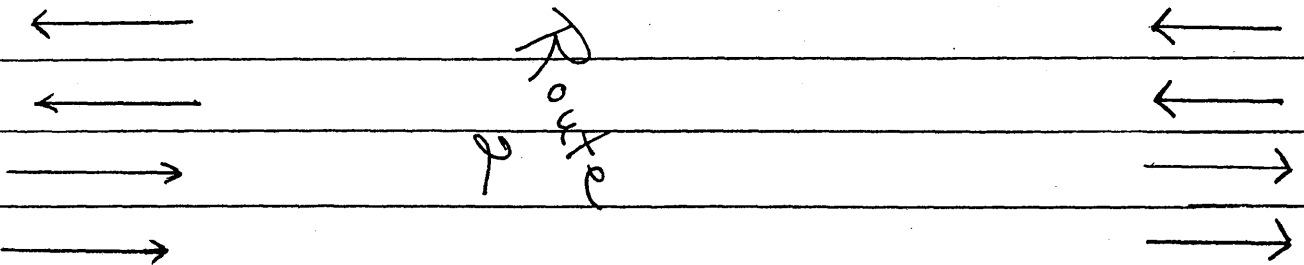


Joe Blair



South

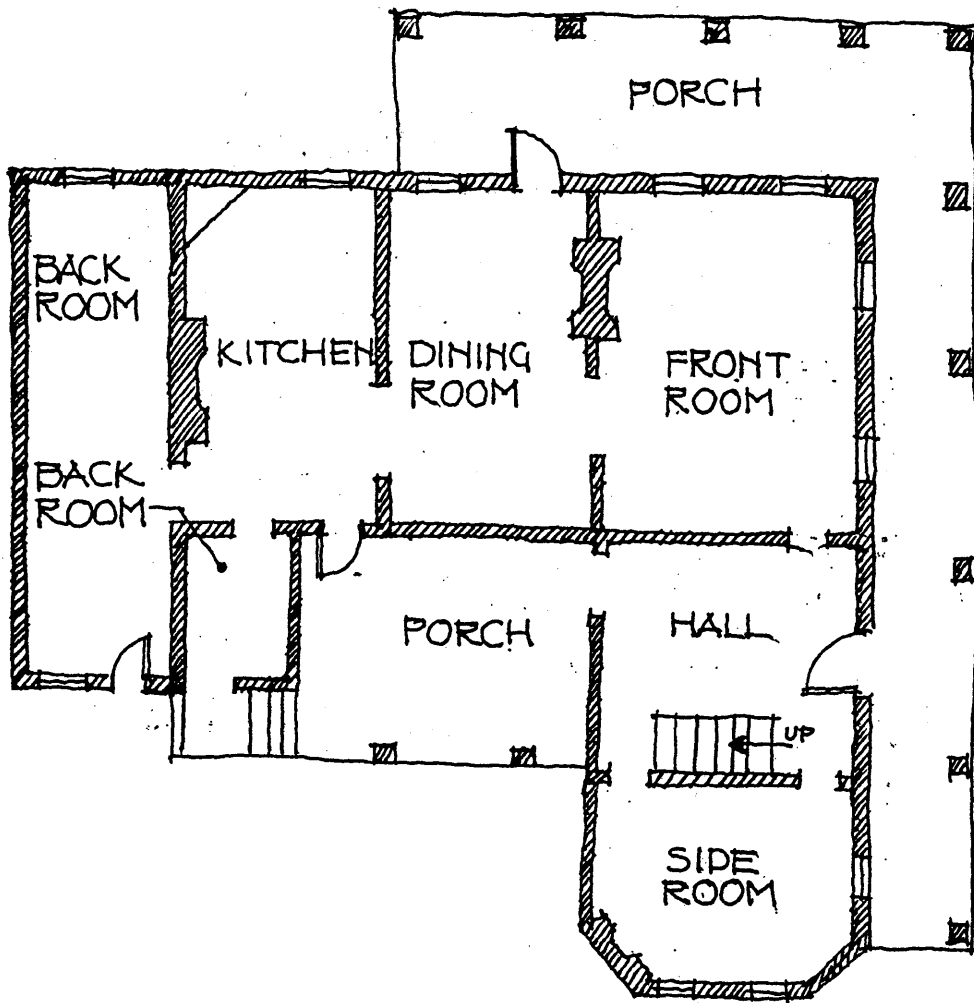
Road



John Marshall High School

EAS

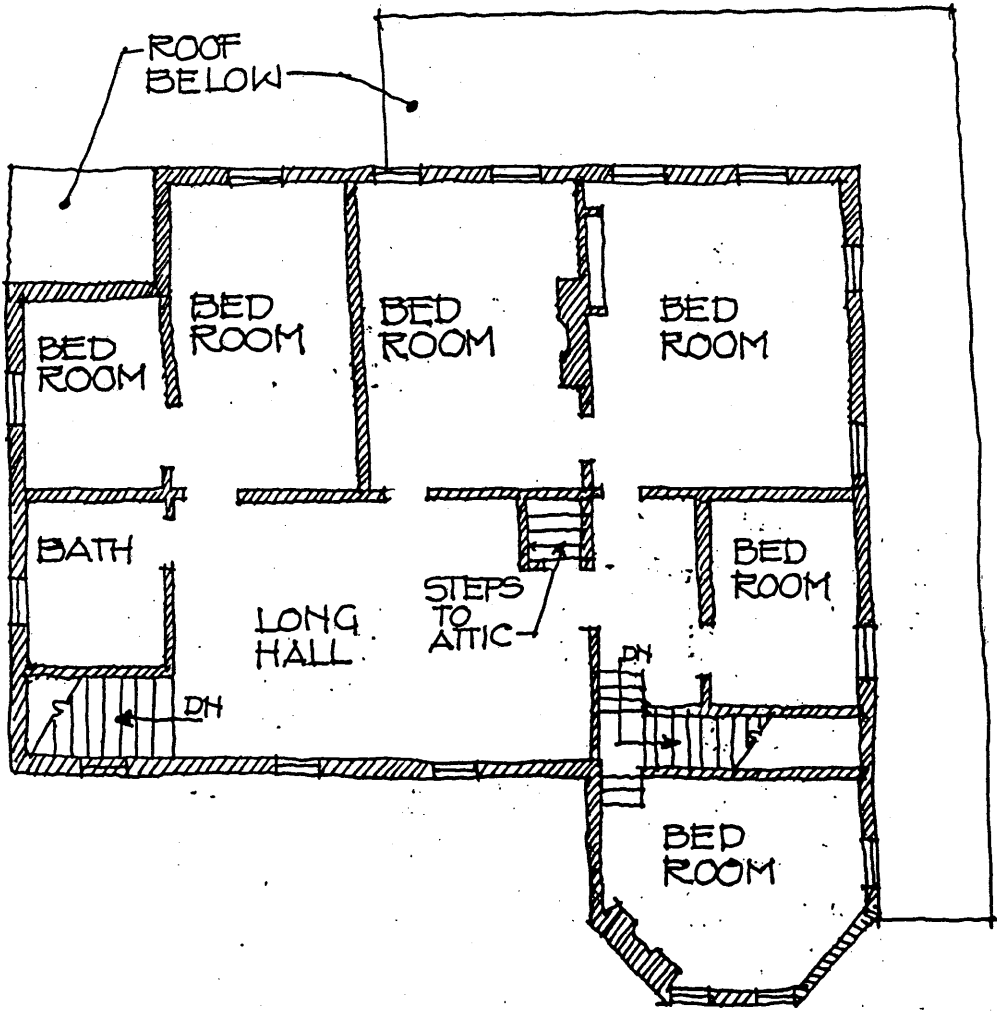
COCKAYNE, BENNETT, HOUSE
MARSHALL COUNTY
WEST VIRGINIA
FLOOR PLAN



COCKAYNE
RESIDENCE
FIRST FLOOR PLAN.



COCKAYNE, BENNETT, HOUSE
MARSHALL COUNTY
WEST VIRGINIA
FLOOR PLAN



COCKAYNE
RESIDENCE

SECOND FLOOR PLAN

