

1415

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

1. Name of Property

historic name: Homeplace
other name/site number: Homestead Farm

2. Location

street & number: Route 219 North not for publication: N/A
city/town: Frankford vicinity: X
state: West Virginia code: WV county: Greenbrier code: 025 zip code: 24938

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. (___ See continuation sheet.)

Susan M. Pierce
Susan M. Pierce, Deputy SHPO

11/20/07
Date

West Virginia Division of Culture and History
State or Federal agency and bureau

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

Signature of Certifying Official/Title

Date

State or Federal agency and bureau

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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):

Edson H. Beall

1-17-08

5. Classification

Ownership of Property:

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

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing

1

Noncontributing

1

buildings

sites

structures

objects

1

1

TOTAL

Name of related multiple property listing N/A

Number of contributing resources previously listed in the National Register N/A

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6. Function or Use

Historic Functions

Current Functions

DOMESTIC: single dwelling

DOMESTIC: single dwelling

7. Description

Architectural Classification

Materials

Early Republic: Federal

Foundation: Stone
Walls: Brick
Roof: Metal
Other: Wood

Narrative Description

See continuation sheets

8. Statement of Significance

Applicable National Register Criteria

- 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.

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Criteria Considerations

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

c.1850

Significant Dates

c.1850

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(See continuation sheets)

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9. Major Bibliographical References

Bibliography

See 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: _____

10. Geographical Data

Acreage of Property: less than one acre

UTM References

Quad Map Name: Williamson

Zone	Easting	Northing
<u>17</u>	<u>554336</u>	<u>4196018</u>

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

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11. Form Prepared By

Name/Title: Alma Green with Erin Riebe (NR Coordinator)

Organization: Property owner

Date: April 2007

Street & Number: HC 37, Box 59

Telephone: 304-497-2710

City or Town: Maxwelton

State: West Virginia ZIP: 24957

Property Owner

Name/Title: Alma Green

Street & Number: HC 37, Box 59

Telephone: 304-497-2710

City or Town: Maxwelton

State: West Virginia ZIP: 24957

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Location and Setting

Homeplace is located in the Greenbrier Valley, one mile south of Frankford, West Virginia and a short distance north of historic Lewisburg off Route 219. The house sits in a valley on approximately five acres of land surrounded by farming land. The nomination boundary includes the c.1850 Federal-style house and cellar.

Description

Homeplace is a two-story, brick, Federal-style house with symmetrical façade and stone foundation. The main elevation has Flemish-bond brickwork while the sides and rear display common-bond brickwork. The house has a replacement standing seam metal, hip roof with snowbirds and four interior brick chimneys and a cornice accented by dentils. The main elevation, facing west, has a centered porch supported by two squared columns and two pilasters. It features a wide freeze accented with dentils. The entrance door has a large, rectangular window. The entrance is flanked by multi-light sidelights and transom with seven small rectangular windows. To each side of the main entrance is a large twelve-over-eight, double-hung sash window with simple wood lintels and sills. Above, on the second story of the main elevation, are three eight-over-eight, double-hung sash windows.

The north elevation of the house has two twelve-over-six, double-hung sash windows on the first story and two, six-over-six, double-hung sash windows on the second story. The windows are situated close together and centered on the façade. The south elevation is similar except the first story has one window and a door that leads to a small, shed-roofed, screened-in porch.

The rear, or east, elevation has one, six-over-one, double-hung sash window on the first story and three six-over-six, double-hung sash windows on the second story. Extending from north corner of the rear elevation is a one-story wing with a gable, standing-seam metal roof and a tall, squared, brick chimney protruding from the center of the ridgeline. The north elevation of the wing has two one-over-one, double-hung sash windows. The south elevation of the wing has a small overhang and one entranceway. The paneled door has two small, square windows. A small, shed-roof addition is situated in the corner between the house and the wing. Off the rear of the wing is a shed-roof lean-to constructed of wood planks.

The door on the main elevation enters into an area that was originally a hall with staircase. The stairs were moved in the 1950s and the south wall of the hall was removed creating an open living room with fireplace. The fireplace has a simple surround and mantle and limited detailing. A corner closet has two paneled doors topped with dentils. A bedroom is situated in the northwest corner. The rear half of the house has a kitchen and a small room containing the

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staircase to the second floor and a small bath; most likely it was the original dining room. The rear, one-story wing, once possibly used as slave quarters, now houses a family room and furnace room. The second story has a central hall and a bedroom in each corner. All of the interior walls are finished plaster over lath and are 9 ½ feet tall. The second floor has pine flooring.

A small, noncontributing shed is situated southeast of the house. The shed was constructed in the 1970s over the original cellar. It is constructed of wood planks and has a standing-seam metal shed roof.

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Statement of Significance

Homeplace is eligible for listing in the National Register under *Criterion C: Architecture* as it is an excellent local example of Federal style architecture. The period of significance is c.1850, the estimated date of construction.

History

Homeplace is located near the unincorporated community of Frankford, an area of the county that saw its first settlers in 1769. Frankford was laid out in 1801 by a man by the name of Pennell (first name unknown). By 1835 the community had a population of approximately 230 residents and over 50 houses. It was between this time and the Civil War that Greenbrier County saw a rise in the construction of brick residences rather than the log homes built prior to the nineteenth century.

Little history is known of Homeplace except that it was willed in 1840 to John Livesay by his father who assisted him in construction of the house. It is possible that the house was designed or constructed by Hugh Burdette who carved his name and the year 1856 into the door frame although this could not be substantiated.

Criterion C: Architecture

Homeplace's architecture is locally significant as it is an excellent example of the Federal style of architecture in rural Greenbrier County. Nationally, the style was most popular between 1790 and 1840. As with many architectural styles, however, the style continued for several years in rural West Virginia.

The Federal style was an evolution of the earlier Georgian style and gained popularity as the new nation was forming. The earliest Federal-style buildings were constructed in New England port cities and were also popular in the south. Builders of Federal houses in the North tended to favor clapboard siding while Southern builders generally used bricks. Northern Federal houses tend to have central or interior chimneys, while their Southern counterparts generally have end chimneys. In all regions, Federal houses generally have symmetrically placed, double-hung sash windows.

Elements of Federal-style architecture displayed by Homeplace include multi-light windows with smaller sashes on the upper stories, sidelights around the main entrance, a rectangular plan and low-pitched roof, Flemish-bond brickwork on the main elevation only, and dentils being one of the few details (as much of the earlier Georgian "fancywork" was stripped away in the Federal style).

(NPS Form 10-900)

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By way of comparison, the Governor Samuel Price House, located in Lewisburg, was constructed c.1840 in the Federal style (NR listed 20 June 1975). Overall, the Price House is very similar in construction with a rectangular plan, double chimneys on each side elevation, a front porch with squared columns, and multi-light windows. The few differences include the number of windows and fenestration. While the Price House's architecture is significant to Lewisburg's architectural past, Homeplace is significant as a well-preserved example of the Federal style in rural Greenbrier County. Furthermore, the building retains excellent architectural integrity despite the fairly minor interior changes.

(NPS Form 10-900)

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Bibliography

Deeds. Greenbrier County Courthouse.

King, Mildred. Interview by author. May 2006.

Martin, Joseph. "Statistics on Greenbrier County in 1835..." *Gazetteer of Virginia*.

(NPS Form 10-900)

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Verbal Boundary Description

The boundary of the nominated property includes the building and immediate grounds. The boundary forms a rectangular area around the house allowing for a buffer of 200 feet in each direction.

Boundary Justification

The boundary is drawn to include the property that retains integrity and contributes to the historic significance of the resource. Although the resource is eligible only architecturally, the boundary is drawn at 200 feet to include setting. The current parcel, nearly 5 acres, includes two resources that would not contribute to the significance of the property and therefore have been excluded. The historic acreage has also been excluded as it does not contribute to the property's historic significance.

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Name of Property: Homeplace
Address: Rt. 219 North
Town: Frankford Vicinity
County: Greenbrier
Photographer: Erin Riebe
Date: July 2006

Photo 1 of 6 Main (west) and side (south) elevations
View facing northeast

Photo 2 of 6 Rear (east) and side (north) elevations showing rear wing
View facing southwest

Photo 3 of 6 Rear wing
View facing northwest

Photo 4 of 6 Main (west) elevation showing porch and window details
View facing southeast

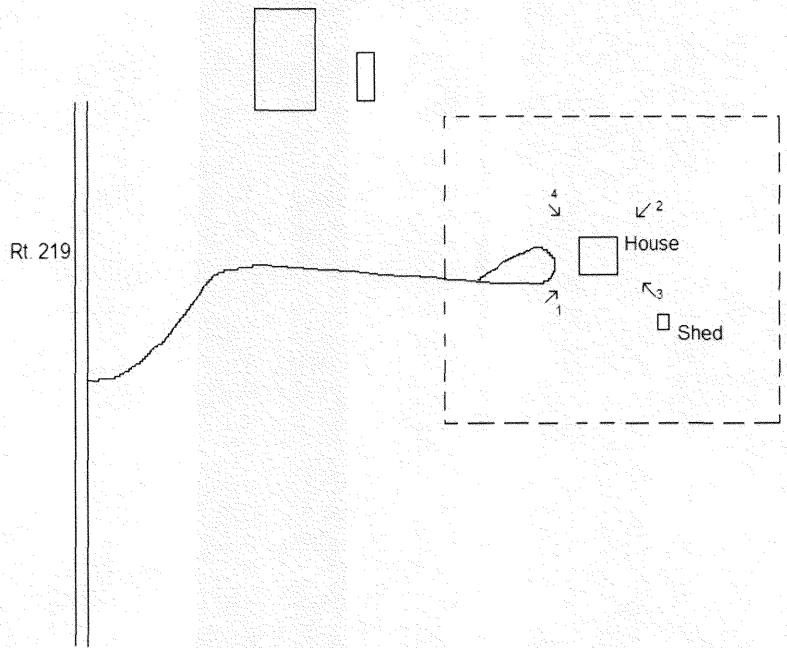
Photo 5 of 6 Fireplace and mantle on first story in southwest corner of house
View facing southwest

Photo 6 of 6 Main entrance detail from interior
View facing northwest

Homeplace
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Sketch Map
Not to Scale

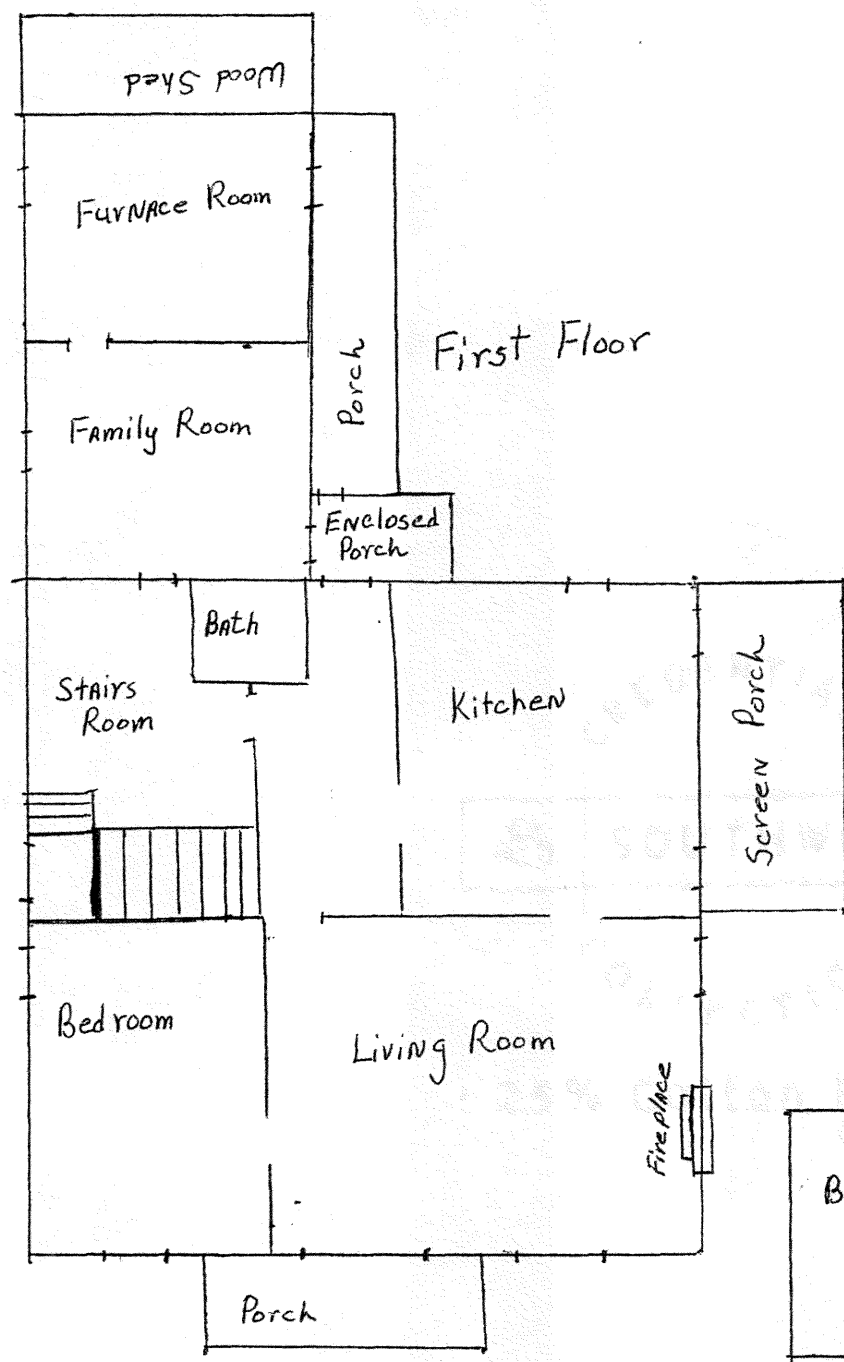


- - - - Approximate NR boundary
- ➔ Photo vantage point



Home place Greenbrier County, WV.

Floorplans



(Not to scale)

