

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

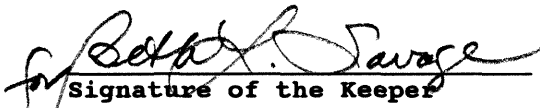
SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001292 **Date Listed:** 11/21/94

Cool Spring Farm Berkeley WV
Property Name **County** **State**

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

11-21-94
Date of Action

Amended Items in Nomination:

8. Statement of Significance: Criteria

The property's eligibility under Criterion B is unjustified for association with Zackquill Morgan.

This information was discussed with Rodney Collins, National Register Coordinator, WVSHPO, by telephone.

DISTRIBUTION:
National Register property file
Nominating Authority (without attachment)

1292

RECEIVED 41

OMB No. 10024-0018
OCT 7 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

NPS Form 10-900
(Oct. 1990)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property: Cool Spring Farm

historic names: Cool Spring Farm

other name/site number: Rockdale Spring Farm; Torytown.

=====

2. Location

street & number: Runnymede Road not for publication: N/A
Route 26

city/town: Gerrardstown vicinity: Gerrardstown

State: WV code: WV county: Berkeley code: 003 zip code: 25420

=====

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 for additional comments.)

William S. Farnen

10/3/94

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

Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

=====
for Signature of the Keeper

Date

Bobby Savage

11-21-94

=====
5. Classification
=====

Ownership of Property:

(Check as many boxes as apply)

Category of Property

(Check only one box)

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

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

NUMBER OF RESOURCES WITH PROPERTY

Contributing

2

Noncontributing

1

- buildings
- sites
- structures
- objects
- TOTAL

2

1

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: N/A

=====

6. Function or Use

=====

HISTORIC FUNCTIONS

Domestic/
single dwelling

CURRENT FUNCTIONS

Domestic/
single dwelling

=====

7. Description

=====

ARCHITECTURAL CLASSIFICATION:
Early Republic/Federal

MATERIALS:

Foundation: Stone

Walls: Stone & German siding

Roof: Metal & slate

Other:

NARRATIVE DESCRIPTION

(Describe the historic and current condition of the property on one or more continuation sheets.)

=====
8. Statement of Significance
=====

APPLICABLE NATIONAL REGISTER CRITERIA

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

X 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.

CRITERIA CONSIDERATIONS

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

Property is:

N/A A owned by a religious institution or used for religious purposes.

N/A B removed from its original location.

N/A C a birthplace or grave.

N/A D a cemetery.

N/A E a reconstructed building, object, or structure.

N/A F a commemorative property.

N/A G less than 50 years of age or achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE:

Exploration/Settlement

PERIOD OF SIGNIFICANCE: 1761 - 1873

SIGNIFICANT DATES: 1761; 1768.

SIGNIFICANT PERSONS:

Zackquill Morgan

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER:

N/A

NARRATIVE STATEMENT OF SIGNIFICANCE

(Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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BIBLIOGRAPHY

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

Previous documentation on file (NPS):

N/A preliminary determination of individual listing (36 CFR 67) has been requested.

N/A previously listed in the National Register

N/A previously determined eligible by the National Register

N/A designated a National Historic Landmark

N/A recorded by Historic American Buildings Survey #

N/A recorded by Historic American Engineering Record #

Primary Location of Additional Data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

X Other

Name of Repository:

Berkeley County Historic Landmark Commission

126 East Race Street

Martinsburg, WV 25401

=====
10. Geographical Data
=====

Acreage of Property: 1 1/3 acres.

UTM References: Zone Easting Northing Zone Easting Northing
 17. 749410. 4357350.

VERBAL BOUNDARY DESCRIPTION

(Describe the boundaries of the property on a continuation sheets.)

BOUNDARY JUSTIFICATION

(Describe the boundaries of the property on a continuation sheets.)

=====
11. Form Prepared By
=====

Name/Title: Michael Gioulis, Historic Preservation Consultant
 Don C. Wood, Genealogist & Historian

Organization: N/A

Date: April 30, 1994

Street & Number: 612 Main Street
 126 E. Race St.

Telephone: (304) 765-5716
 (304) 267-4713

City or Town: Sutton
 Martinsburg

State: WV
 WV

ZIP: 26601
 25401

=====
ADDITIONAL DOCUMENTATION
=====

Submit the following items with the completed form:

CONTINUATION SHEETS

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.

PHOTOGRAPHS

Representative black and white photographs of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

=====

PROPERTY OWNER

=====

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

Name: Gordon D. & Phyllis H. Shingleton

Street & Number: Rt. 1, Box 112-G Telephone: (304)229-5911

City or Town: Gerrardstown State: WV ZIP: 25420

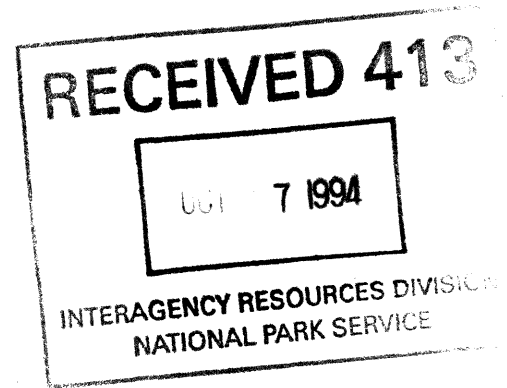
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1



Cool Spring Farm
Berkeley County, WV

Cool Spring Farm is located in Berkeley County, West Virginia. It is located approximately twelve miles to the south of Martinsburg. It is situated near the village of Gerrardstown, on Runnymede Road, County Route 26. The house sits parallel to the road to the west, and the terrain is relatively flat. Included in the nominated area is the main house, a small batten and board sided shed building, and the spring house. The house and spring house are considered contributing and the shed is considered a non-contributing site. In all, there are two contributing and one non-contributing resources on the nominated property.

The house consists of two different sections. The original is a two-story, three bay, coursed rubble stone, Federal Style residence. This is the southerly section. The north section is a two-story, two bay, German sided addition constructed on the foundation of the original addition. Both have side gable roofs. The addition sits slightly lower than the main house and is only two stories tall in the front portion. The rear is a one-story kitchen. The roof on the main house is metal with a snow board along the edge in the front and snow birds on the rear. The addition roof is slate. There is a massive interior stone chimney on the south gable end and a smaller, coursed ashlar stone chimney on the north end. On the rear is a concrete patio deck.

The windows in the original are six over six wooden sash. There are flat jack arches with keystones over the front first floor windows only. The sills are wood. The entrance door is a six panel door with no transoms or sidelights. It is deeply recessed and the surrounds are paneled. There is a matching door on the rear of the house in the same location.

The side elevation consists of two bays with windows on both floors and windows flanking the chimney in the attic. There is a narrow cove molding at the cornice that partially returns for a short distance on the gable ends. There is a small corbel on the chimney top course.

The addition is two bays wide and consists of German wood siding. There is a three sided projecting bay on the first floor with a

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Cool Spring Farm
Berkeley County, WV

three sided conical roof. Windows are six over six wood sash in the second floor and eight over eight wood sash on the first, in the bay. The stone chimney is external. There are simple ogee surrounds on the windows with no trim detailing or hoods. The rear elevation contains one window in the second floor and a window and door entrance to the kitchen on the first.

There is an entrance portico that is one-story tall with a gable roof supported by simple Doric columns. The gable end is tongue and groove boards. The roof is reported to be original to the house but the other elements are not.

The plan of the original portion consists of two rooms front and back. Within the front room there is a fireplace in the interior south corner. Opposite this on the north wall is an enclosed stair to the second floor. The rear room also contains an interior fireplace in the south side and a small closet and toilet on the north. The fireplaces are diagonal to the walls. Beneath the second floor stairs is a stair to the basement. The addition is two rooms deep on the first floor and contains a front family room with an enclosed stair to the second floor and a rear kitchen.

The second floor of the original portion contains a narrow stair hall along the north wall and two bedrooms on the south side. These also have diagonal fireplaces. There is an added bath on the east end of the hall and a door into the addition. The addition is only one room deep on the second floor and this is a bedroom.

Finishes on the first floor of the original portion consist of painted walls and ceilings with tongue and groove wood floors. There is a wide, two piece baseboard, a chair rail, and no ceiling mold. The window and door trim consists of a plain backband with an ogee edging and a bead at the edge. The entrance parlor has a cove molding at the ceiling and paneled wainscotting. These are not original to the building. All trim in the house is painted. Most doors on the first floor are not painted while those on the second are. The mantelpiece in the parlor is full height and

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Cool Spring Farm
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has a paneled overpiece. There is a multiple shelf with a paneled frieze beneath it. The opening has a simple surround similar to the door and window trim. This mantel is not the original. In the den the mantel is original and consists of a plain shelf supported by fluted pilasters with tall paneled capitals. Within the capitals is a plain frieze area.

The door to the second floor stairs is original to the building and has four panels. It has a thumb latch lock. The entrance doors in the front and the rear are also original and the front has strap hinges with the rear having H hinges. The door to the addition from the parlor is original as well and has the same six panel arrangement as the entrance door with HL hinges. Doors have cast box locks with brass knobs. The six panel arrangement is not the typical "cross and bible" configuration. It has a short horizontal pair of panels in the center of the door at the lock height with taller panels above and below.

The bedrooms in the original portion contain painted plaster finishes with tongue and groove flooring. The mantels on the fireplaces are original. They are simple, similar to the mantel in the den. They have plain shelves supported by pilasters. There is a plain wide frieze band above the throat and carved urns on the pilaster capitals. The mantel in the rear second floor room is the plainest. It has plain rectangular pilasters supporting a very wide frieze band. There is a single board shelf above this. The door in this room is a two panel one with tall vertical panels. Original doors on this floor are simple four panel doors with vertical oriented panels. They have box locks with brass knobs. Trim is similar to the first floor but simple. There is a two step back band with an ogee edging.

The second floor addition bedroom, the master bedroom, has plaster walls and ceiling and a carpeted floor. The closets on the south wall are vertical wood board with "cross and bible" doors. They have box locks and ceramic knobs.

The first floor addition finishes are plaster walls and ceiling with tongue and groove hardwood flooring. Trim is similar

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Cool Spring Farm
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to the original portion of the house. The door to the second floor master bedroom is a wood "cross and bible" with HL hinges, a steel box lock with brass knob, and is unpainted.

The attic has pegged mortise and tenon rafters with mortise and tenon collar ties. They are all marked with Roman numerals. The roofing sheathing is not original and consists of nailer boards spaced approximately sixteen inches on center. The attic has wide board flooring and unfinished stone walls.

The basement has pole beams for the first floor joists and the stonework is corbeled beneath the first floor fireplaces. The floor is concrete.

The spring house is a gable roof structure with batten and board siding. It has a non-original metal roof. The gable ends have horizontal wide weatherboard siding. There is a four pane fixed window in the gable ends.

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Cool Spring Farm
Berkeley County, WV

Cool Spring Farm is significant under Criterion B for its association with Zackquill Morgan, founder of the town of Morgantown. It is also significant under Criterion A for its association with the settlement of the region and its continued growth into the nineteenth century. The period of significance, 1761 to 1873, is represented by the construction of the original portion of the house by Zackquill Morgan in 1761 and the farm was sold in 1873 by the McKown family, early settlers of the region.

Cool Spring Farm is a 200 acre farm which is a section of the 1000 acre grant to Morgan Morgan by the King of England's patent in 1735. The original 1000 acre grant was situated between similar grants to George Hobson and John Mills, on Apple Pie Ridge. In deeds of the 18th century it is noted to have been bisected by Morgan's Path (now Runnymede Road) from the east and Bunker Hill to the west. Cool Spring Farm is the most westerly tract of this grant. Morgan Morgan is considered the first permanent white settler of the territory that is now West Virginia. He was born in Wales and emigrated to Delaware as a young man. The date of his settlement in West Virginia is fixed at 1726. He was instrumental in the establishment of the county of Frederick, Virginia in 1738. He also established the first Episcopal Church in present day West Virginia with John Briscoe and Jacob Hite. He was also involved in early road building in the county, constructing twelve miles of road from Winchester to Colonel Morgan's plantation. He was the overseer of the road.

Morgan Morgan first sold the farm to two brothers, Terrance and Farrell Reily for 40 pounds in 1748. They kept it for 4 years and then with their wives, Mary and Jane, sold it back to Morgan Morgan for 100 pounds.

The name was taken from the Cool Spring Church which was built in 1764 on the tract of land to the west of Cool Spring Farm.

Under Criterion B Cool Spring Farm is significant for its association with Zackquill Morgan. Zackquill Morgan was born ca. 1735 on the farm. He was the fifth son of Morgan Morgan. He married Miss Nancy Paxton in 1759 and they had three daughters. Zackquill

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Cool Spring Farm
Berkeley County, WV

bought the 200 acre farm from his father for 100 pounds in 1761.

Nancy Morgan died in 1765 and Zackquill married Miss Drusilla Springer. Together they had 11 more children. Zackquill built the present Cool Spring Farmhouse, the stone section, in 1761. He purchased another 100 acres of the original tract from his brother, Henry, in 1767. In 1768, Zackquill sold the 200 acre farm and house to Robert Rutherford for 300 pounds.

Zackquill is significant for his contribution to the settlement of the western portion of what is now West Virginia, along the Monongahela River. After leaving the home farm, he moved to Rivesville in present Marion County, West Virginia. Following a short stay in Rivesville he continued to the west, to the site of present day Morgantown. He settled on Decker's Creek in 1767 and erected houses and two forts. He established himself as a Revolutionary War Colonel and famous Indian fighter. Subsequently, he acquired land in the vicinity and in 1781 laid out a 400 acre tract as the town of Morgantown. The town became the county seat of Monongalia County in 1783 and incorporated by the Virginia Legislature in 1784. As an indication of Morgan's prominence, George Washington came to Morgantown to meet with him in 1783 and discuss the further settlement of the western territory by establishing an inland water route.

Zackquill sold the last 100 acre tract to Absalom Chenoweth in 1773, relinquishing all business ties to his home. He died in Morgantown in 1795.

Robert Rutherford sold the farm only a year after he had bought it to James Seaton, again for 300 pounds. James and Betty Seaton held the farm for 8 years, through the Revolutionary War, until 1777 when they sold it to Robert Eyre for 480 pounds.

Robert Eyre had amassed 477 acres altogether by 1796, 277 acres of which he bought from William and Mary Boyd. This tract adjoined Cool Spring Farm on the north west along a road that led to Gerrardstown. Eyre mortgaged his farm at least once to Richard Ridgeway in 1800. Also in 1800 he leased land to three men for

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Cool Spring Farm
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the express purpose of building a log school house. He even specified in the lease the dimensions of the building which was within easy walking distance of his farm. The school house is no longer extant.

Robert Eyre, Jr. purchased the farm from his father in 1802 for 2000 pounds. The deed for this sale shows the farm back to its original 200 acres. Apparently, Robert was unable to pay the mortgage, leased by his father in 1800, because in 1815 Robert McCandless bought the farm and 3 days later paid off Richard Ridgeway to gain clear title. McCandless called the farm, "Cold Spring Farm."

Under Criterion A Cool Spring is significant for its association with the development of the county. This is associated with the work and holdings of the McKown family. The McKown family was significant in the development of the county through their land purchases and amassing of large holdings. Cool Spring is just one of the properties that they controlled but is a good example of their influence. Their ownership of property in the region eventually included most of the original Morgan land grant.

The McKown family settled in Berkeley County from Ireland in the 1700's. John McKown, Sr. and his brother, Gilbert, settled in the Gerrardstown area. They were prosperous farmers and the John McKown family would acquire much of the 1000 acre Morgan Morgan land patent. John Sr. purchased 100 acres in 1779 which contained the Morgan log house. The adjoining 59 acres of land was developed by Charles Morgan, son of Morgan Morgan. John Sr. must have purchased this 59 acre tract also as the next deed of record shows he and his wife, Jane, sold 159 acres to their son, John McKown, Jr. on April 3, 1804. John McKown, Jr. and his brother, Isaac, purchased an additional 200 acres in 1811 from William Jolliffie for \$5,000.00. This land was also part of the Morgan Morgan patent. John, Jr. bought out his brother Isaac's share and in 1827 purchased the 200 acre Zackquill Morgan farm, Cool Spring Farm.

John McKown Jr.'s will, probated in 1839, deeded his real estate

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Cool Spring Farm
Berkeley County, WV

to his three sons, Hiram, Samuel, and Edmund. Edmund received the 200 acre Zackquill Morgan tract and later added a 54 acre tract which adjoined Cool Spring Farm. The 1861 tax records show that McKown had renamed the farm "Rockdale Spring Farm." Edmund lived on Cool Spring Farm for the next 39 years adding acreage. Edmund apparently never married or had children. His brothers all owned land situated on the Morgan Morgan land patent so he was surrounded by family. It was under Edmund McKown's ownership that the farm received its name of Cool Spring. He had acquired a tract of land which contained the Cool Spring Presbyterian Church and added it to his holdings, changing the entire name to Cool Spring.

In 1873 he sold a total of 270 acres to his brother-in-law, George Hoke. This included Cool Spring Farm with its 200 acres. George Hoke was married to John's sister, Mariah. They lived on the farm until moving to Martinsburg. While living in the country and in town, George Hoke was a dry goods merchant and influential businessman in the county. George and Mariah had five children; two daughters and three sons. George died in 1892 at the age of 67. Mariah had died several years before him. Hoke's heirs sold the farm to Michael J.C. Hoffman in 1877 and Hoffman willed it to his daughter, Mame, in 1895. Mame, in turn, willed it to her husband, W.W. Westphal, with the will being probated in 1937.

In summary, Cool Spring is significant under Criterion B for its association with Zackquill Morgan, prominent Revolutionary War hero, Indian fighter, and explorer and settler of the western portion of Virginia. It is also significant under Criterion A for its association with the development of the region through its association with the McKown family, notably Edmund and John.

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BIBLIOGRAPHY

Cool Spring Farm
Berkeley County, WV

Comstock, Jim The West Virginia Heritage Encyclopedia Richwood,
West Virginia 1976.

Shingleton, Phyllis, unpublished manuscript.

Berkeley County Journal, Issue Six, Berkeley County Historical
Society, Martinsburg, WV. 1977.

Martinsburg Statesman, November 24, 1892.

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Section 10 Page 1

Cool Spring Farm
Berkeley County, WV

VERBAL BOUNDARY DESCRIPTION:

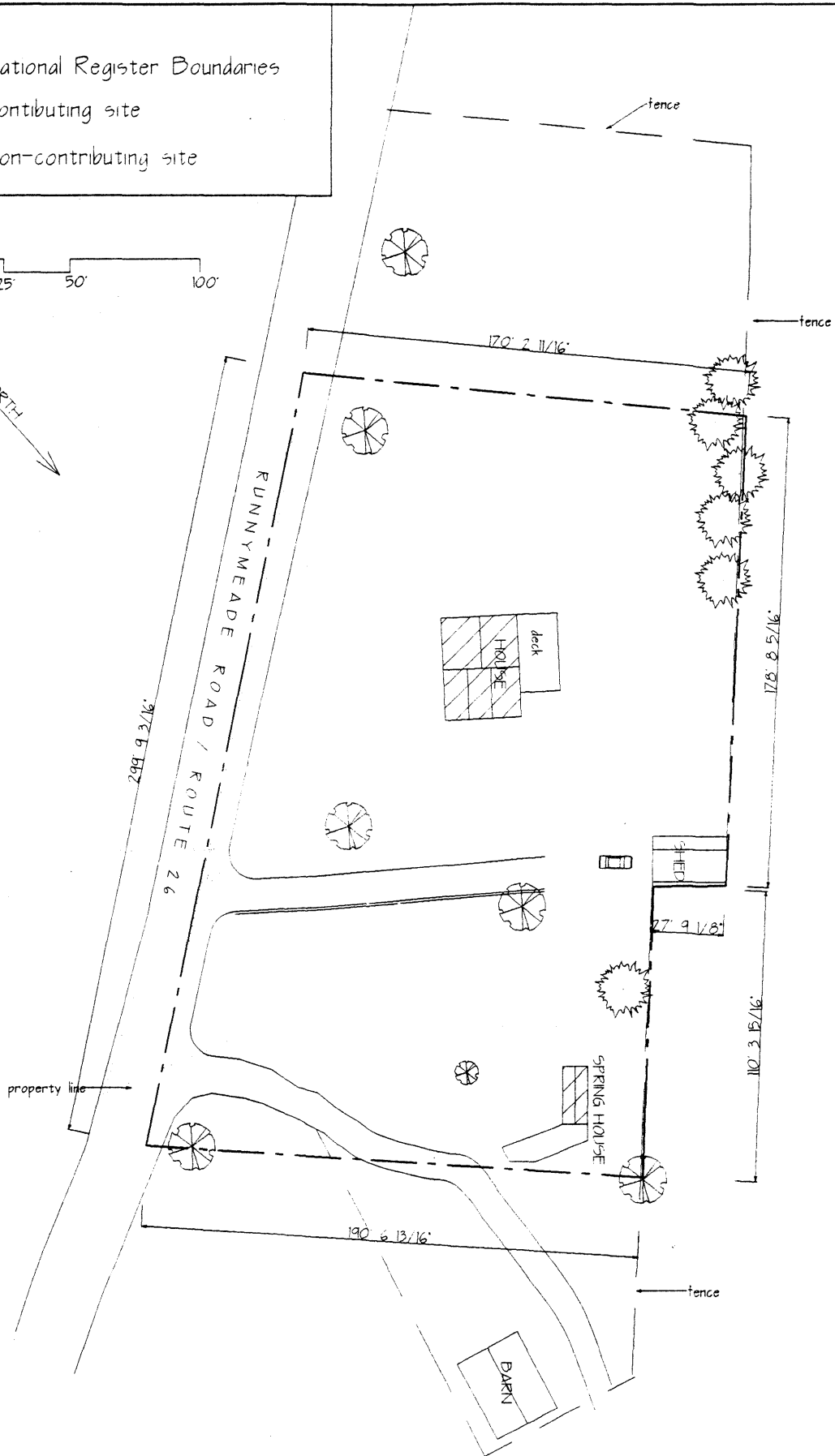
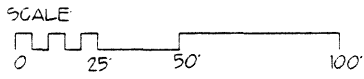
The boundary of the Cool Spring Farm National Register nomination is shown as the dotted line on the accompanying map titled "Cool Spring Farm, Gerrardstown, WV" dated March, 1994.

BOUNDARY JUSTIFICATION:

The boundaries encompass the main house and spring on the farm which date from the period of significance of the property.

KEY:

- National Register Boundaries
- ▨ Contributing site
- Non-contributing site



1 of 2

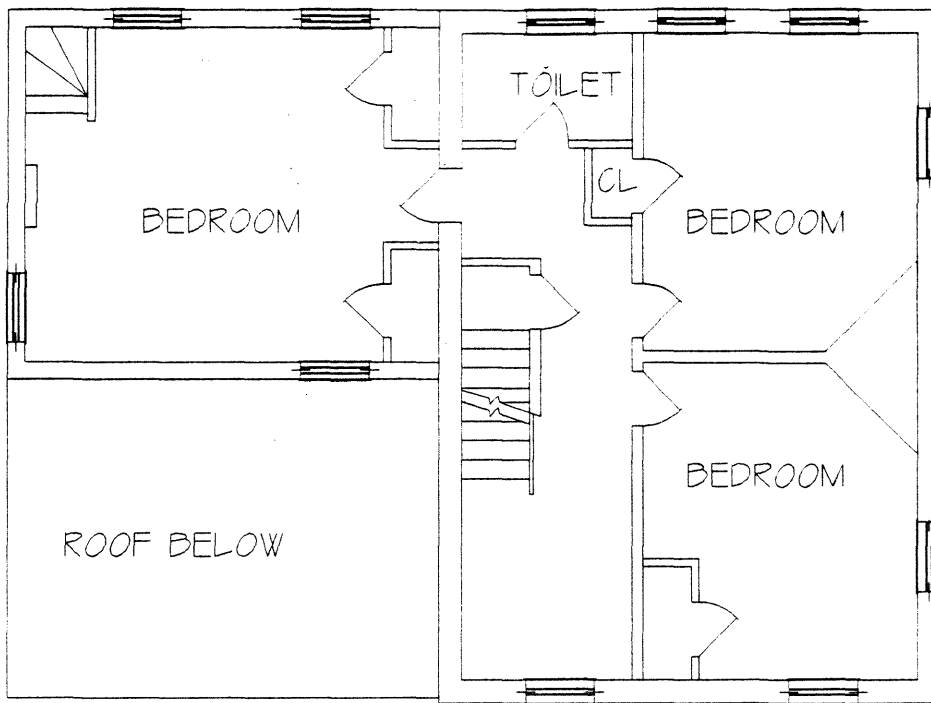
DWG. NO.

SITE PLAN
 COOL SPRING FARM
 GERRARDSTOWN, WEST VIRGINIA

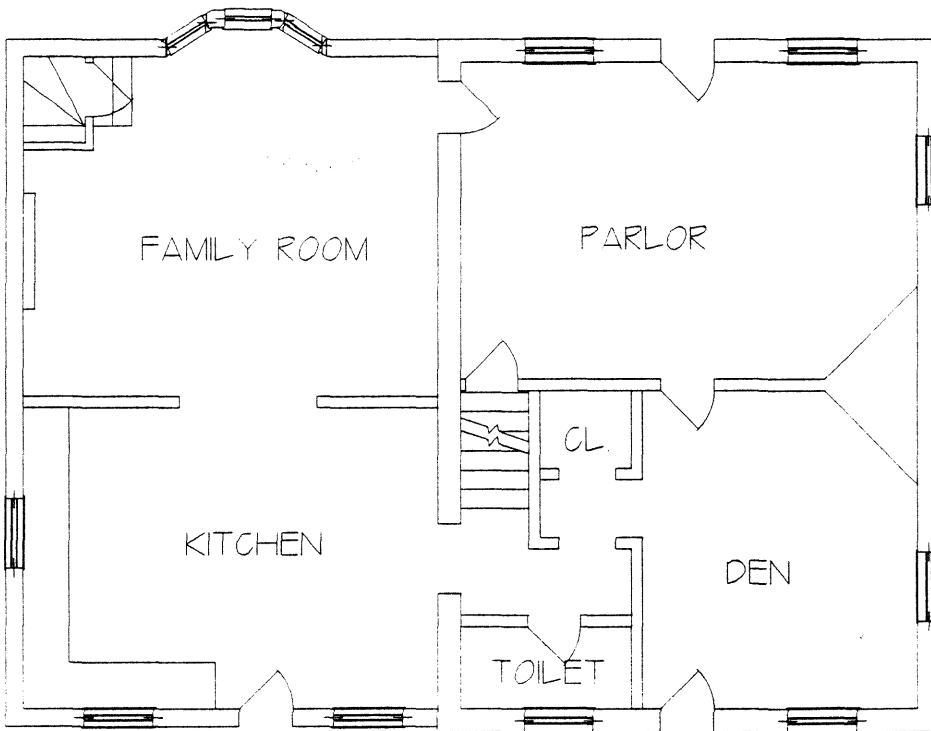
MICHAEL GIOULIS
 HISTORIC PRESERVATION
 CONSULTANT
 612 MAIN STREET
 SUTTON, WV 26601
 304 785-5716

REV.
 JULY 1 1994

DATE
 MAR. 1994



SECOND FLOOR



FIRST FLOOR

NO SCALE

| | | | | |
|-----------------------|--|---|----------------------|-------------------|
| DWG. NO. 2 of 2 | FLOOR PLANS COOL SPRING FARM GERRARDSTOWN, WEST VIRGINIA | MICHAEL GIOULIS HISTORIC PRESERVATION CONSULTANT 612 MAIN STREET SUTTON, WV 26001 304 765-5716 | REV. JULY 1, 1994 | DATE MAR. 1994 |
|-----------------------|--|---|----------------------|-------------------|