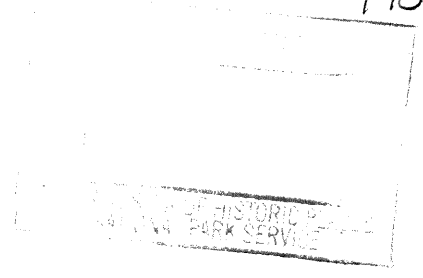


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1. Name of Property

historic name Newcomer Mansion

other names/site number _____

2. Location

street & number 1735 Douglas Grove Road not for publication N/A

city or town Martinsburg vicinity ✓

state West Virginia code WV county Berkeley code 003 zip code 25951

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (____ See continuation sheet for additional comments.)

Susan M. Pierce
Signature of certifying official/Title

2/6/06
Date

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 commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- 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): _____

Signature of the Keeper

Edson B. Beall

Date of Action

3-22-06

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	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>		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

none

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY REPUBLIC/Federal

Materials

(Enter categories from instructions)

foundation STONE/limestone

walls BRICK; WOOD/log; STUCCO

roof METAL

other BRICK; WOOD

Narrative Description

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

Refer to Continuation 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)

Areas of Significance

(Enter categories from instructions)

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

ARCHITECTURE
EXPLORATION/SETTLEMENT

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

Period of Significance

c. 1820; 1940

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.

Significant Dates

c. 1820; 1940

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

Significant Person

(Complete if Criterion B is marked above)

N/A

Criteria Considerations

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

Property is:

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

Cultural Affiliation

N/A

B removed from its original location.

Architect/Builder

Unknown

C a birthplace or a 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

Narrative Statement of Significance

(Explain the significance of the property on one or more 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:

Berkeley County Historic Landmarks Commission

10. Geographical Data

Acreege of Property 1.38 acres

U. S. G. S. Quad map: Martinsburg, West Virginia

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	247075	4367343	3		
2				4		

N/A See continuation sheet.

Verbal Boundary Description

(See Continuation Sheet)

Boundary Justification

(See Continuation Sheet.)

11. Form Prepared By

name/title David L. Taylor, Principal

organization Taylor & Taylor Associates, Inc.

date July, 2005

street & number 9 Walnut Street

telephone 814-849-4900

city or town Brookville

state PA

zip code 15825

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 the SHPO or FPO.)

name Sherry Ratliff

street & number 1735 Douglas Grove Road

telephone _____

city or town Martinsburg

state WV

zip code 25401

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Continuation Sheet

Newcomer Mansion
Name of Property

Berkeley County, WV
County/State

Section Number 7 Page 1

Location and Setting

Newcomer Mansion is located in the rural Arden District of Berkeley County, in the Eastern Panhandle of West Virginia, c. 3 miles east of the county seat of Martinsburg and fewer than one hundred yards west of Opequon Creek. The mill which originally stood east of the house on Opequon Creek, outside the nominated tract, is not extant; its building stones were used in the construction of a modern house south of the subject property.

Description

Newcomer Mansion

c. 1820

1 contributing building

Newcomer Mansion (Photos 1-15) consists of a contributing c. 1820 2½-story, 3-bay, side-passage Federal-style brick house to which is appended a 2-story single-pen log house. The main house measures ± 33' × 36' and is finished in Flemish bond brick with a laterally-oriented gable roof of standing-seam metal. The roof is penetrated by a gable dormer on the facade (Photo 1), installed after the original construction but appearing to date from within the period of significance. A flat skylight has been installed on the rear slope of the roof; although this appears to be an alteration post-dating the period of significance, the skylight is on a secondary elevation and does not impair the otherwise high integrity of the property as a whole.

Newcomer Mansion employs flat-topped windows, nine-over-six on the first story and six-over-six elsewhere, set on plain stone sills and capped with jack arch brick lintels. The side elevations of the brick house are penetrated by windows, including two attic-level windows in each pediment. Original operable wood shutters are at each window, paneled on the first story and louvered on the second (Photos 1-4). The property is oriented to the east and the principal entrance, accessed by a stone step, is offset on the north side of the facade of the main house, including the original eight-panel door with a transom sash and historic hardware. Appended to the north elevation of the brick portion of the property is a two-story log building measuring ± 27' × 15' (Photos 1, 2, 4). The log wing is set back from the plane of the brick building on both the front and rear and incorporates a shed-roofed front porch with a sawn wood balustrade and a wood deck at the rear. The rear elevation includes a one-story shed-roofed wood vestibule addition which shields the back door (Photo 4). The vestibule addition dates from within the period of significance and is finished in weatherboard. The original interior brick chimney rises along the south gable end and serves fireplaces on the interior.

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Newcomer Mansion
Name of Property

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Section Number 7 Page 2

An exterior brick chimney is offset from the center of the north gable end and appears to have been installed within the period of significance to service a furnace.

The log portion of the Newcomer Mansion is two bays in width and one bay deep, with one room on each story (Photos 2, 4, 11, 12). On the north end an enclosed stair with steep winders accesses the second story. Two doors access the log section from the front porch, a single door opens from the wood deck at the rear, and another single door leads from the south gable end into the hallway of the brick section; no openings are on the north gable end. A historic photo (Fig. 1), likely dating from the early decades of the twentieth century, shows a brick central chimney penetrating the roofline of the log section; the chimney and its associated fireplace are not extant, but suggest that the log section originally was partitioned into rooms on each story. This photo also depicts the log section as being clad in weatherboard at that time; it is not known when the weatherboard was removed and the log exposed. A paint "ghost" is visible from the interior of the second story of the log building on the north gable end of the brick section (Photo 12), indicating that an earlier—and shorter—building had been appended to the brick house previous to the construction of the present log section.

Interior

The interior of the brick section includes an entrance hall (Photos 6, 7) which runs the entire depth of the house, along with a livingroom (Photo 8) and a kitchen (Photo 9). The entrance hall features the original double-run open-string stair with raised side panels and scrolled-face string panels, a turned newel post and handrail of naturally-finished walnut, and an original balustrade with attenuated turned balusters (Photo 6). The hall retains its original molded chair rail, a decorative feature which also appears in the livingroom (Photos 6-8). The basement is accessed by a straight-run stair under the main stairway. Woodwork includes door and window surrounds with molded profiles and modest baseboards; floors are of hardwood (Photos 6-8, 13, 15). But for the handrail on the main stair, all woodwork is painted; investigations have revealed that the baseboard in the livingroom was originally marbelized. The livingroom has a wood mantle of Classical Revival-style design, with a small cupboard beside (Photo 8). The kitchen mantle is simpler, also flanked by a tall, narrow cupboard (Photo 9).

The second story of the brick house (Photos 13, 14) includes the stairway from the first story, a stair hall, and two bedrooms, each with molded chair rail and Classically-derived wood mantles. A

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Newcomer Mansion
Name of Property

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County/State

Section Number 7 Page 3

bathroom occupies the east end of the hall. The stair continues from the second story to the third, which consists of two rooms: a bathroom at the head of the stair and a large bedroom (Photo 15) extending the entire depth of the house. As noted earlier, pedimental windows open into the third floor and additional light is gained from the aforementioned dormer and skylight.

The basement of Newcomer Mansion is unfinished; its most notable feature is the large brick arcade which provides support for the house.

Garage

1940

1 contributing building

Stucco- and weatherboard-finished tile garage (Photo 5) with the date 1940 inscribed onto one of the tiles. No other buildings are associated with the nominated property.

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Newcomer Mansion
Name of Property

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8. Significance

Newcomer Mansion is significant under National Register Criteria A for *exploration and settlement* and C for *architecture*. With respect to Criterion C, the nominated property is a well-preserved c. 1820. three-bay side-passage brick house representative of the local adaptation of the Federal style. The building also represents traditional building patterns in Berkeley County as evidenced by the two-story log building appended to the north gable end of the brick house.

Berkeley County land records indicate that the land whereon the house was built was acquired by Jacob Hess in 1805; a building appears on the 1809 Charles Varle map of the County under Hess' ownership. It may have been the original log portion of the house which was replaced by the present log section. It is thought that the brick section was erected by Jacob Newcomer c. 1820. A mill operated both by Hess and Newcomer stood nearby on Opequon Creek; it is not extant and the mill site lies outside the nominated area.

Jacob Newcomer was one of the four children of Christian Newcomer (1749-1830), who was born in Lancaster County, Pennsylvania and became one of the founders of the United Brethren in Christ denomination. In 1770, the elder Newcomer married Elizabeth Baer and the couple became the parents of Andrew, Elizabeth, David, and Jacob. In 1796, Elizabeth Newcomer wed Jacob Hess; they acquired the subject tract in 1805 and likely erected the mill on the Opequon shortly thereafter. Jacob Newcomer married Ann Funk in 1804 and may have associated early on with his brother-in-law in the milling business. He is known to have operated several mills in the area including others in Berkeley County and two in neighboring Jefferson County. In 1813, Jacob Newcomer acquired five tracts along the Opequon Creek from his brother-in-law Jacob Hess; one of these became known as the "Newcomer Mill Tract." In 1816, Newcomer sold the mill tract to Henry Seibert but three years later re-purchased it; it is assumed that he erected the brick house shortly thereafter.

Newcomer sold the property in 1827 to Joseph Witherow, in whose hands it remained until Witherow's heirs sold it to George and Alexander Newcomer. Alexander Newcomer apparently occupied the house, since an 1865 deed referenced the sale of "61 acres and 40 poles upon which Alexander Newcomer resided at the time of his death, upon which there is a mill and saw mill plus an additional 18-acre wood lot." Subsequent owners include N. D. Kneaster, who purchased the property in 1865,

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Newcomer Mansion
Berkeley County, WV

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but immediately sold it to A. J. W. Snyder, Edmund Pendleton (ownership 1867-1871), Jacob J. Miller (1871-1872), William and Milton Miller (1872-1881), and J. Walpert Snyder, who first acquired the property in 1881. Snyder apparently continued to operate the mill, since the property was described in a 1910 conveyance as "Newcomer Mill," a/k/a "Snyder's Mill. The tile garage was erected under the ownership of Arch E. Clohan, who owned the house from 1939 until his death; it remained in the Clohan family until 1993. It is not known when the mill ceased operation. By the late twentieth century it was a ruin and the building stones were salvaged for the erection of a new house nearby. Of the mill tract, only the Newcomer Mansion remains.

In conjunction with a Section 106 study associated with improvements to Route 9, Newcomer Mansion was determined eligible for the National Register by the West Virginia State Historic Preservation Officer on August 7, 1997; this Determination of Eligibility was affirmed by the Keeper of the National Register on July 24, 1998.

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Continuation Sheet**

Newcomer Mansion
Name of Property

Berkeley County, WV
County/State

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9. Major Bibliographical References

BIBLIOGRAPHY

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"West Virginia Route 9 Improvement Final Report," May, 2001, p. 335

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West Virginia Historic Property Inventory Forms, 1973-2001. Collection of the Berkeley County Historical Society, Martinsburg, West Virginia.

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Newcomer Mansion
Name of Property

Berkeley County, WV
County/State

Section Number 10 Page 7

10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

Being that 1.38-acre parcel depicted on Arden District Map No. 11, Parcel No. 80 and described in Berkeley County Deed Book No. 754, Page 210.

JUSTIFICATION

The boundaries of this nomination consist solely of the tract immediately associated with the subject property; the mill historically associated with the house is not extant and newer houses are found on other sides of the nominated tract.

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Newcomer Mansion

Name of Property

Berkeley County, WV

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Section Number Photo Log Page 8

PHOTOGRAPH LOG

All Photographs:

Newcomer Mansion

Berkeley County, West Virginia

Photographer: David L. Taylor

Date: 2005

Negatives filed at: West Virginia SHPO
Charleston, West Virginia

1. SE perspective, looking NW and showing main house facade, massing, fenestration and log section appended to N gable end.
2. NE perspective, looking SW with log section in foreground
3. SW perspective looking NE and showing rear of house, roof form, chimneys, and skylight on W slope of roof
4. W elevation, looking E and showing rear of house, back door entrance addition, log section, etc.
5. Garage, looking SW
6. Interior, detail, main hallway, looking W and showing stair, volumes, wood floors, doors, trim, etc.
7. Interior, detail, main hallway looking E toward front door
8. Interior, detail, livingroom, looking S and showing fireplace and fireplace cupboard, chair rail, etc.
9. Interior, kitchen, looking S and showing fireplace and fireplace cupboard, window trim, etc.

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10. Interior of log section, first story looking N
11. Interior of log section, second story, showing "ghost" of roofline of earlier log building
12. Interior, second story, bedroom
13. Interior, second story hall, looking W and showing stair, trim, balustrade, etc.
14. Interior, third floor, general view with dormer shown on left.

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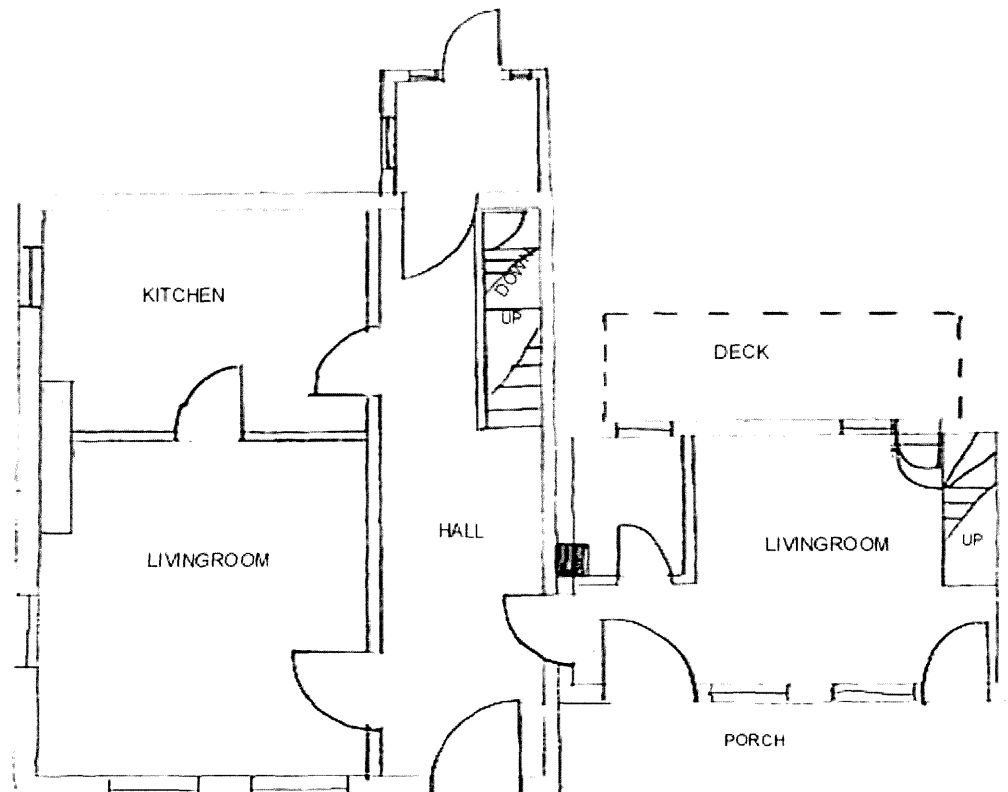
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Fig. 1 This early 20th-century photo shows the Newcomer Mansion along with a dependency west of the house which is not extant.

NEWCOMER MANSION
Berkeley County, West Virginia

First Floor

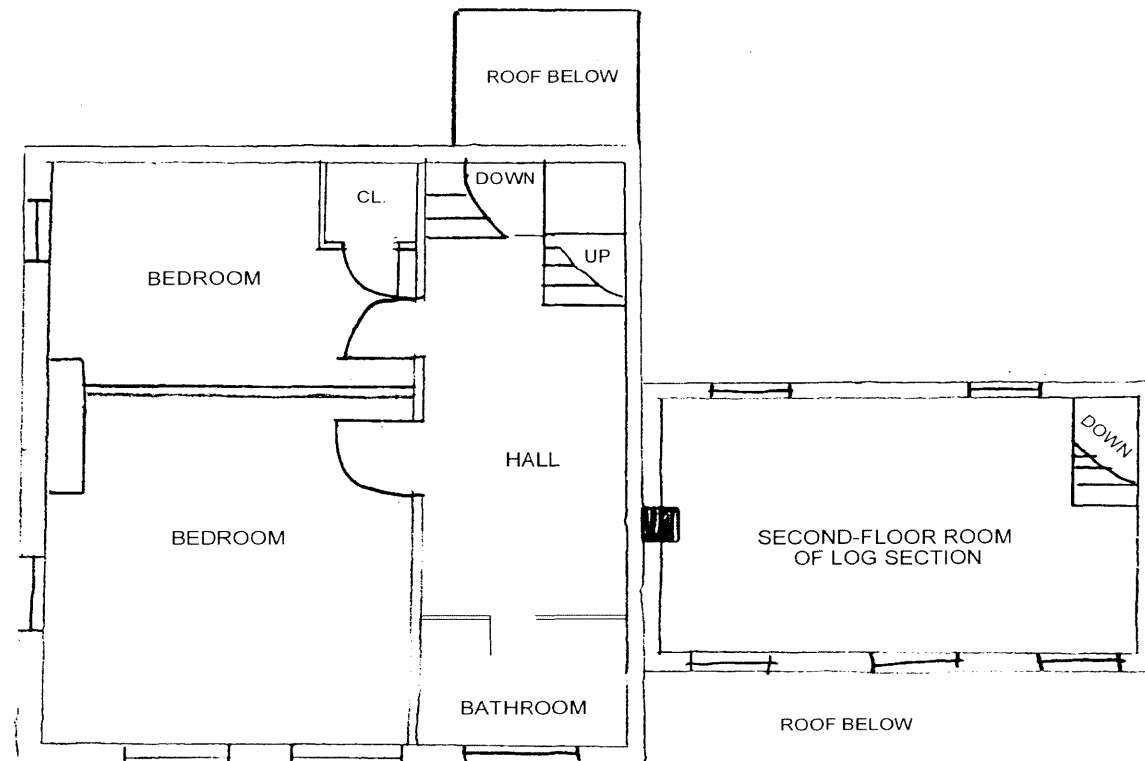


BRICK SECTION

LOG SECTION

NEWSOMER MANSION
Berkeley County, West Virginia

Second Floor



NEWCOMER MANSION
Berkeley County, West Virginia

Third Floor

