

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

DATA SHEET

FOR NPS USE ONLY

RECEIVED SEP 16 1976

DATE ENTERED DEC 12 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Cunningham, Samuel, House (preferred); "Pleasant View Farm"

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

*S E of Hedgesville*  
West Virginia Route 9

NOT FOR PUBLICATION

CITY, TOWN

Hedgesville

VICINITY OF

CONGRESSIONAL DISTRICT  
Second

STATE

West Virginia

CODE  
54

COUNTY  
Berkeley

CODE  
003

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Mr. and Mrs. Raymond T. Petrucci

STREET &amp; NUMBER

Route 6, Box 354

CITY, TOWN

Martinsburg

VICINITY OF

STATE

West Virginia

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Berkeley County Courthouse

STREET &amp; NUMBER

King and Queen Streets

CITY, TOWN

Martinsburg

STATE

West Virginia

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Berkeley County Historical Society and Berkeley County Historical Landmarks  
Commission Survey

DATE

1973-1974

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Berkeley County Courthouse

CITY, TOWN

Martinsburg

STATE

West Virginia

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Samuel Cunningham House, also called "Pleasant View Farm," is an irregular eight-bay, two-story stone and brick farmhouse with a gabled roof. The original native limestone section (24' 6" x 54' 6") was built by Samuel Cunningham in 1820 (a large stone above the southwest porch is inscribed "S.C. 1820"), possibly on the site of an earlier home built by Captain Joseph Hedges. The northeast brick section (18' x 24') was apparently built by Cunningham's son, William, about 1840.

A large Colonial Revival porch was built at the southwest side of the main stone section and two smaller porches were placed at the northwest and southeast entrances of this unit, probably in the early years of the twentieth century. A two-tiered porch on the southeast between the main stone and brick units was enclosed somewhat later. All three existing porches are supported by Tuscan Doric free-standing and engaged columns on stone pedestals, and the southeast and southwest porches are pedimented.

The stone blocks have 6/6 windows upstairs and 9/6 on the lower level. Except for the weatherboarded enclosure, 6/6 windows are generally found elsewhere. The main block has brick-capped, inside end chimneys, and secondary brick chimneys are found on the northeast wing.

The ground floor of the Cunningham house is one room deep and four rooms (plus hall) long. Fireplaces are found in all the main downstairs and several of the upstairs rooms. While many minor interior alterations have occurred, much of what appears to be the original woodwork (including several chimney pieces) is still intact.

A one-story, gabled brick smokehouse measuring about 14' 9" x 12' 6" is located some eight feet northeast of the main house. It has its own basement, apparently used for the storage of food at one time.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1820, c. 1840

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Samuel Cunningham House, located near Hedgesville, Berkeley County, West Virginia, is a representative sample of the end of early, frontier-associated struggles in the farming life of the area, for it helps depict the beginnings of substantial growth and prosperity for those who would work diligently to improve their standing in a settled and established section. Perhaps this evolution reached its height in the person of William Cunningham, Samuel's son, who not only provided well for family heirs at the time of his death just prior to the Civil War but who also emancipated his slaves and devised a sizable allotment for their well being. The major dwelling house which was constructed by Samuel and added to by William is a fair example of a considerable farm residence which grew from the application of wealth gained largely through agriculture and real estate transactions.

By the beginning of the nineteenth century, Berkeley County, Virginia, established in 1772, had settled to a position more in the mainstream of life directed toward the state capital to the southeast and the new national capital at Washington. What until recently had been more or less on the fringes of the frontier had stabilized and grown in population after the Revolutionary War, and the gently rolling hills to the east of the North Mountain barrier continued to attract Washingtons, Lees, Tuckers and others of prominent and established families. For the most part, though, the land drew the small farmer who carved out a living on stock which grazed in sight of numerous limestone outcroppings and often near woods or the stumps of trees recently removed. The second and third generations were building larger houses of stone, brick or frame, sometimes adding to structures their ancestors had built. The day of the log house had long since gone, and readily available limestone could be seen in many fine farmhouses.

The numerous Hedges offspring in the area west of Martinsburg (the county seat) and near the gap of North Mountain that was destined to become Hedgesville were beginning to offer their extensive holdings--some improved and some not--to newer residents. Between 1815 and 1819, Samuel Cunningham purchased over one hundred acres of land along the Warm Springs Road from heirs of Benjamin Hedges. Before his death in 1824, Cunningham had what was to become, in the hands of his son, William, a substantial estate. One of the outstanding portions of Samuel's holdings was his dwelling which was situated on a rise overlooking his prosperous farm. In addition, he had accumulated enough wealth to retain several slaves.

Although not outstanding in style or feature, the limestone dwelling which Samuel Cunningham and family occupied around 1820 was impressive, nonetheless. It consisted of a high, two-story main section and a lower, two-story wing which included a porch to its rear. The house was only one room deep, but in the main section these rooms were about twenty-four feet long. On the first floor was a wide hall between the large dining room and parlor, and on the second level was the master bedroom, which was as large as the parlor below, and what appear to have been two smaller bedrooms. Appointments and woodwork were not elaborate, but the mantels on the main

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Letter, Don C. Wood to James E. Harding, Research Analyst, West Virginia Antiquities Commission, January 27, 1976. On file with the West Virginia Antiquities Commission, P.O. Box 630, Morgantown, West Virginia.  
Martinsburg, W.Va. Berkeley County Courthouse. Deed Books 16, 24, 27, 30, 36, 39 and Re-recorded Deed Book 1. Will Books 7, 12 and Re-recorded Will Book 2. Land Books 1830-1837 and 1851.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3 acres

UTM REFERENCES

A	1 8	2 4 3 9 1 0	4 3 7 9 5 3 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

James E. Harding, Research Analyst

ORGANIZATION

West Virginia Antiquities Commission

DATE

May 17, 1976

STREET & NUMBER

P.O. Box 630

TELEPHONE

(304) 296-1791

CITY OR TOWN

Morgantown

STATE

West Virginia

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Leonard M. Davis*

TITLE West Virginia State Historic Preservation Officer

DATE September 13, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ACTING DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST:

*[Signature]*

DATE

12/12/90

DATE

12/6/76

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET

ITEM NUMBER

PAGE one

8. SIGNIFICANCE (continued)

fireplaces, the built-in closets or presses in the master bedroom, deep-seated windows, and wainscoting on the first floor and stairwell gave the interior an appearance of being quite comfortable. About 1840 William added a two-story brick section which was attached to the lower stone unit and extended the house an additional eighteen feet. The overall length reached over seventy-two feet, presenting a fine picture of a substantial farmhouse associated with relatively well-to-do inhabitants.

Samuel's estate consisted of the house, land, several slaves and a fair amount of livestock when he died. His will provided for disbursement of his chattels, cows, sheep, hogs and horses as well as at least \$3,720 in cash. Sometime after 1832, his son William bought the interests in the house and most of the lands and set about a prosperous business. The census of 1850 showed the value of his real estate to have been \$18,820, and by the time of his death in 1857 his estate consisted of land in Ohio as well as Berkeley County.

William was nothing short of magnanimous in his will. After providing well for his wife, he devised \$9,400 outright to several nieces and nephews and offered his brother Hugh \$200 per year until death. His concern with the well being of his family extended even further, for two bequests of \$500 each were to be applied to purposes of education, and at least five servants (he did not list them as slaves, but they were certainly Negroes) were to be emancipated and given \$200 and a suit of clothes. In addition, one servant boy was to be hired out until twenty-one years of age to learn a good trade, presumably to be freed at that time.

The Cunningham House has remained in various branches of the family almost continuously to this day, and it is once again being maintained by descendants of Samuel and his offspring. For the most part, the major association with the house has been farming, and it seemed to have provided a comfortable living for early occupants, especially in the person of Samuel's son, William.