

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received **DEC 16 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Lick Run Plantation

and/or common

2. Location

street & number off U.S. 11
On West Virginia Secondary Route #5, 1.1 miles southeast of its inter-
section with U.S. Route #11. not for publication

city, town Bedington Vic. vicinity of congressional district

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Stephen Ailes

street & number 5421 Wetherhill Road

city, town Washington, D. C. vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Berkeley County Courthouse

street & number 100 West King Street

city, town Martinsburg state West Virginia

6. Representation in Existing Surveys

title H - 3 Berkeley County Historic Landmarks Commission Survey has this property been determined eligible? yes no

date 1973 - 1983 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		

Describe the present and original (if known) physical appearance

The "Lick Run Plantation" is located on West Virginia Secondary Route #5, one-half mile east of the rural community of Bedington. The complex of buildings consists of a two story stone house, stone kitchen, stone barn and corn crib, all built by Peter Light after his purchase of the property in 1770. Also included is an earlier log house and the stone Bedinger Mill, built by Henry Bedinger ca. 1816.

The two story, six bay, coursed-rubble stone house is situated at the crest of a gently sloping hill and set well back from the road. The setting is excellent and unspoiled.

The dwelling house consists of a four bay central block and two bay attached wing with interior end chimneys and measures seventy-two feet (72') by thirty-one feet (31'). Windows are mostly 6/6 double hung sash but some are 8/12. Most have stone flat arches, and doors have four-light transoms in heavily pegged frames. Across the front of the house is a two-tiered balustraded porch. The wing has a one story porch, part of which is a breezeway that attaches the kitchen building to the wing. The early pole rafters of the breezeway roof are exposed. This is a substantial and very handsome house.

Room partitions throughout both sections of the house are vertical, hand-planed board walls. The one exception is a floating, raised panel board wall that is hinged and bolted into place and is located between the dining room and main parlor.

The main stair is located in the wing and has a closed stringer course with plain balusters and a nicely panelled staircase.

Three fireplaces are in the wing and the lower end room has the nicest mantel arrangement. The mantel is early Federal with a tall panelled frieze and end blocks. The decorative metal firebox is still in use. Flanking is a two-tiered, double door cupboard. On the second floor is a vernacular mantel with beaded surround, backbanding on the edge, and a shallow shelf. Four fireplaces are in the main section. Again, the second story mantels are plainer. The two on the ground floor have a beaded surround, quirked ovolo banding, and a shelf of cyma, fillet, and cavetto moldings. All mantels are wood.

Floors are random width throughout, some of the boards being very wide. There is a lot of early hardware including "HL" hinges, and both Suffolk and Norfolk latches.

Outbuildings, as previously mentioned, are numerous. All are in very good condition, except for the mill and the miller's house. The mill is somewhat dilapidated. The owner repaired the mill roof in 1982 and has further repairs planned. The miller's house is constructed of log with stone chimneys. It is in stable condition, but needs restorative work.

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 checked="" 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 type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1774/1816 **Builder/Architect** Peter Light/ Major Henry Bedinger

Statement of Significance (in one paragraph)

"Lick Run Plantation", located one-half mile east of Bedington, West Virginia, is historically significant for its associations with the Light family, a settler family in the area, and for the Bedinger Mill, a large and successful commercial enterprise of the early 1800's. The plantation house is architecturally significant as being an excellent example of domestic architecture of the last quarter of the 18th century and exhibits elements representative of predominantly Georgian design. Additional support for architectural significance is contributed by the presence of the various log and stone outbuildings and the stone mill and that the setting is rural and unspoiled.

Peter Light moved to Berkeley County from Pennsylvania in 1770. He purchased an already established mill and miller's house constructed of log and frame (early mill not standing). He eventually acquired nearly 1500 adjoining acres, and he and his sons are responsible for the construction of several other stone farmhouses and farm buildings in the area; however, the foremost property is "Lick Run". Their efforts made a serious contribution to the development of the Bedington area that residents still acknowledge. The maintenance of the Light Cemetery is an on-going project of the Bedington Ruritan Club and has been for many years. Peter Light died in 1810 and his son Samuel sold the "home place" to Major Henry Bedinger who constructed the present stone mill in 1816. This was a very successful enterprise. The flour was taken via the Potomac River and later the C & O Canal to as far as Alexandria, Virginia. Because of the Bedinger Mill, Bedington became a commercial center and so was named for him. The Peter Light house and farm buildings and the Bedinger Mill are historically important to the area since their early establishment was a vital contribution to the further development of the area.

The "Lick Run Plantation" house is architecturally significant as being an excellent example of late Georgian domestic architecture in a rural area. Although it is a large and comfortable house, it is not fancy. As originally built, the two story dwelling house measured thirty-seven feet (37') across by thirty-one feet (31') deep. It is a very handsome house and retains its period charm in the old floors, hardware, early but plain mantels, panelled and board-and-batten doors, and board walls. These board walls of raised panel construction are only on the first floor; on the second floor and throughout the wing, they are of the more common vertical board construction. There are few examples of raised-panel walls in Berkeley County. This ex-

9. Major Bibliographical References

Berkeley County Historic Landmarks Commission Records

10. Geographical Data

Acreage of nominated property 5 acres
Quadrangle name Hedgesville, WV

Quadrangle scale 1 : 24,000

UMT References

A

1	8	2	5	0	6	5	0	4	3	7	8	2	4	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification Nominated property includes roughly 100' on each side of the buildings in a rectangular area to the east side of West Virginia Secondary Route #5 (see map).

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

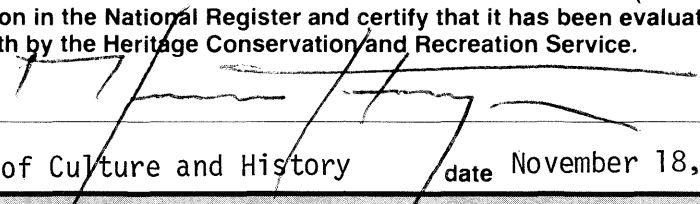
name/title Frances D. Ruth - Chairperson
organization Berkeley County Historic Landmarks Commission date September 30, 1983
street & number Route #2, Box 320 telephone (304) 754 - 7097
city or town Martinsburg state West Virginia

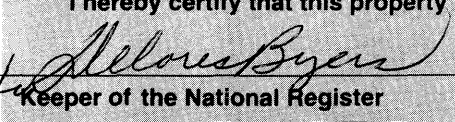
12. State Historic Preservation Officer Certification

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 
title Commissioner, WV Department of Culture and History date November 18, 1983

For HCRS use only
I hereby certify that this property is included in the National Register

Keeper of the National Register Entered in the National Register date 1/12/84
Attest: Chief of Registration date

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

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet

Lick Run Plantation

Item number

8

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ample has a further significance in that it is hinged and bolted into place. It can be turned on hinges to re-allocate space, probably for a birthing room or other purpose. Peter Light himself added to his dwelling house (the next owner Major Henry Bedinger had no need of it since he lived on his farm "Protumna", also in Berkeley County). The construction technique and the quality of work in the wing are the same, i.e., board walls, trim, roof framing, etc. The only difference architecturally is in the one mantel that reflects an early Federal influence but it is heavy, not light as is the later Federal work. His completed house was a large one, measuring seventy-two feet (72') by thirty-one feet (31'). The two-tiered porch was also his work and has been restored.

There is further architectural significance in the several stone farm buildings constructed by Light and in the Bedinger Mill building. As a group, they make a visual impact; rarely does such a grouping of historic structures survive. All but the mill were constructed in the 18th century and all contribute to and share in an unspoiled country setting.

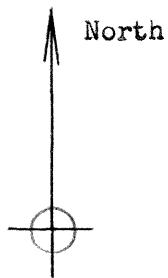
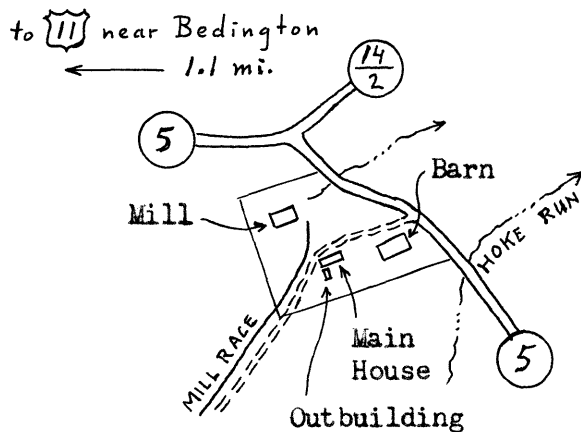
LICK RUN PLANTATION COMPLEX
and BEDINGER MILL

H-3

Hedgesville Quadrangle

Berkeley County, West Virginia

Area 5 acres



SCALE 1 : 7,920

Copied September 1983 from
photo AGS-41-09, Nov 24 1937
by Galtjo L. Geertsema