

**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: 92001631

Date Listed: 12/7/92

Fairview (Peerce Home Place)
Property Name

Mineral
County

WV
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.

Patrick Andrus

Signature of the Keeper

12/14/92

Date of Action

=====
Amended Items in Nomination:

Significance: The block for Significant Person is completed to read: Peerce, John T.

This information was verified with Rodney Collins of the West Virginia SHPO on 12/9/92.

DISTRIBUTION:

**National Register property file
Nominating Authority (without nomination attachment)**

1031

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

OCT 26 1992

1. Name of Property

NATIONAL REGISTER

historic name: Peerce Home Place; Peerce House

other name/site number: Fairview ; Rural Retreat

2. Location

street & number: Patterson Ck. & Russelldale Rds. not for publication:

city/town: Burlington vicinity: XX

state: West Va. code: WV county: Mineral code: 057 zip code: 26710

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.)

William G. Farner
Signature of Certifying Official

10/21/92
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):

Signature of Keeper

Date

of Action

Rutuch Anders 12/7/92

Peerce Home Place
Name of Property

Mineral, West Virginia
County and State

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5. Classification
=====

Ownership of Property:
(Check as many boxes as apply)

Category of Property
(Check only one box)

private
 district public-State
 structure object

building(s) public-local
 site public-Federal
 district

NUMBER OF RESOURCES WITH PROPERTY
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>7</u>	<u>2</u>	buildings
<u>1</u>	<u>1</u>	sites
		structures
		objects
<u>8</u>	<u>3</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. 0

=====
6. Function or Use
=====

HISTORIC FUNCTIONS

(Enter categories from instructions)

CURRENT FUNCTIONS

(Enter categories from instructions)

domestic/single dwelling
domestic/multiple dwelling
domestic/secondary structure
funerary/cemetery
agriculture/agricultural outbuilding

domestic/single dwelling
domestic/secondary structure
work in progress

=====
7. Description
=====

ARCHITECTURAL CLASSIFICATION:

(Enter categories from instructions)

MATERIALS

(Enter categories from instructions)

Federal-Greek Revival

Foundation brick
Walls brick and stucco

Roof Terne, the surface painted with
Other portico & verandas - wood
cupola - wood & glass

NARRATIVE DESCRIPTION

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

Peerce Home Place
Name of Property

Mineral, West Virginia
County and State

=====
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.)

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.

CRITERIA CONSIDERATIONS

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

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

(Enter categories from instructions)

Architecture

Politics and Government

PERIOD OF SIGNIFICANCE

1800-1940

Peerce Home Place
Name of Property

Mineral, West Virginia
County and State

SIGNIFICANT DATES

1833; 1867; 1886; 1889

1800-1940

SIGNIFICANT PERSON

(Complete if Criterion B is marked above)

CULTURAL AFFILIATION

N/A

ARCHITECT/BUILDER

John T. Peerce

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.
- 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: The Spyrisons

Peerce Home Place
Name of Property

Mineral, West Virginia
County and State

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10. Geographical Data
=====

Acreage of Property: 15 approx.

UTM References: Zone Easting Northing			Zone Easting Northing				
1	<u>17</u>	<u>678000</u>	<u>4352000</u>	2	<u>17</u>	<u>678090</u>	<u>4351900</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>17</u>	<u>677980</u>	<u>4351700</u>	4	<u>17</u>	<u>677740</u>	<u>4351820</u>
	Zone	Easting	Northing		Zone	Easting	Northing See

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.)

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11. Form Prepared By
=====

Name/Title: Beth Ann Spyrison

Organization: No. VA. Chapt. Arch Soc. VA. Date: April 20, 1990

Street & Number: Route 1 - Box 128B Telephone: (304) 289-3924

City or Town: Burlington State: WV ZIP: 26710

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ADDITIONAL DOCUMENTATION
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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)

Peerce Home Place
Name of Property

Mineral, West Virginia
County and State

=====

PROPERTY OWNER

=====

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

Name: Bonnie Scott Spyrison

Street & Number: Rt. 1, Box 128B Telephone: (304) 558-0220

City or Town: Burlington State: WV ZIP: 26710

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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6. roof-silver colored aluminum asphalt paint

7. SUMMARY DESCRIPTION

Nestled in the trees, barely visible from the road, the large, classical scale of Fairview's Creek Revival elements counteracts the boxy feeling of its Federal components, creating a comfortable elaborate home situated on a fifty acre tract. The main brick house was most likely built in the 1860's, if not earlier, with a matching wing added to the rear of the structure shortly thereafter. The wing added to the double pile plan was built in a similar style, indicating a minimal time gap and affecting the building's integrity little. A variety of domestic and agricultural outbuildings exist to help support the property's inhabitants. The property is in its original location, although one log cabin has been removed from the property. Both the dependencies to the rear of the building, constructed at different times, and the Core of Engineer reservoir have not affected the feeling of the property's setting. The use of brick illustrates which outbuildings were most important to the builder. Pride in workmanship can be seen in both the quality of the fabric itself and the signatures of various contributing craftspeople throughout the house. Many Greek Revival homes may be found in the town of Moorefield, some thirty or more miles distant, where the home of John T. Peerce's beloved wife, Hannah Cunningham Vanmeter, was located. The majority of these homes were constructed between 1830-1845, providing a possible date range for Fairview.

ARCHITECTURAL ANALYSIS

Fairview is located in rural Mineral County, three miles South of Burlington. The area combines the best of two worlds, from farm fields to the mountains and orchards that create the scenic approach to the house. The fairly straight oak and hickory lined drive follows the path of a gully, terminating at the main house, a square dwelling with an added rectangular wing. The structure is two stories, including the attic and a full basement, made of brick laid in English bond. Both the interior and exterior walls are three bricks thick. The bricks were made on the property, the clay pit, now marsh, is still visible. The main staircase leads all the way up to the attic. The main hipped roof, capped by a cupola accessible through the attic, is supported by a system of posts and beams. The interior was originally laid out in a double pile plan. Adjacent to this, continuing the symmetrical layout, is a passageway and stair case unit flanked by two rooms. A wing added to the rear consists of two screen porches, two kitchens, a bathroom, and a passageway. The second floor repeats the plan. A bath, bedroom, and screen porch make up the additions to the second floor. This possible addition is the section of the house containing the dumbwaiter.

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A one story portico, consisting of an entablature supported by painted wooden Ionic columns, catches the eye immediately, reaching out to draw the visitor up the front steps. It bears a strong resemblance to that found on the 1847 Maslin-Gamble Home, Moorefield, built for "Gentlemen Justice." Mill Island (built 1842 in Moorefield) is also graced by a similar porch and step combination. Many distinct features express the house's character. Four other balconies/verandas, two on the first floor, two on the second, accent the exterior facades. The verandas permit easy viewing of the painted white lines which delineate the brick courses of the structure. The roof is too low to allow for dormer windows. A fanlight window is nestled within the roof level pediment located directly above the portico. A cupola with windows on all four sides caps the roof. The structure rests on a full brick basement, accessed by two interior stairways and two exterior stairways, all leading to different portions of the level.

There is a total of five chimneys, two of which are located at the structure's ends, fed by numerous fireplaces. Every room, with the exception of the two modern kitchens, the bathrooms, and the small sitting room located in the rear of the house contain a fireplace. The mantelpieces on these fireplaces are high and vary in design, but tend to be found in rooms symmetrically laid out together. Those on the first floor have been painted. The second story's northwest bedroom's mantelpiece is supported by plain pilasters. The second story's southwest and southeast bedrooms are a dark cherry red. The pilasters are adorned with two recessed panels. The mantle's pilasters in the first floor's northwest and northeast rooms have three flutes. Those seen in the two main parlors on the first floor are scooped out and ridged, resting on a column base. At least three courses of brick can be seen beneath the mantle on all the fireplaces. There is a large fireplace in the basement kitchen, from which a crane once swung out.

The interior is accented by several distinct features. The upstairs and downstairs halls are both accented by molded plaster elliptical medallions the chandeliers hang from. The outside row of these plasters is decorated with leaves, followed by a decorative edging and scrollwork. A ring of circles, consisting of molded elements alternating with hollow spaces, fills the interior area. A three-dimensional centerpiece extends down, holding the light. The two parlors flanking the front hall are entered through painted grain double doors. Wooden architraves and lintels frame all of the doorways. Wooden corner blocks, concave circles decorating the center, mark the corners where the architrave and lintel meet. Rooms are also characterized by deep baseboards.

Some unusual accessories were added to the house. The wing added to the rear of the structure still houses a dumbwaiter, running from the basement to the second floor. A complex system of chains, pulleys, and ropes

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operate the system. Metal brackets are attached by nails, probably not original. A brass plate, rectangular with scooped out corners, bears the label:

James Bates
Improved
Dumb Waiter
No. 13 & 5 President St.
Baltimore 1866

A large circular, working brass doorbell dated 1867 hung on the door up until a few weeks before the Spyrisons purchased the property, at which time it disappeared.

The open well stairway extends all the way to the third floor attic. The stairway boasts the open string so popular in the Georgian period. Signatures of John Peerce, Fairview's builder, the craftsmen who helped in construction, and family members who resided there can be seen on the plastered basement walls and the painted white lines on the verandas. A white washed kitchen, dominated by a huge fireplace, is found in the basement under the portion thought to be an addition to the rear wing.

Doors consist of six panels, the smallest rectangular unit at the top, the largest in the middle, and a medium sized one near the base. Most doors retain their original, large rectangular lock/door handle combination. The top half of the door leading to the downstairs room in the rear wing of the building is glass, resembling an office door in appearance. If this wing was an addition, this door was most likely a window, as the walls are three bricks thick; this is possible. Multiple windows, some with an extended lower sash light the interior. Worth attention, the majority of the windows are six over six panes, double-hung. In addition, every room in the front, symmetrically designed portion of the house has one six pane over nine pane window, double-hung reaching to the floor, that can be raised to capture amazing breezes and allow access to the verandas. The windows that stretch to the floor all also have interior shutters. The first floor room oriented to the northwest even boasts a secret cubbyhole for hiding valuables. The windows in the addition are solely six panes over six, none of the sashes stretch to the floor. All windows in the "original," symmetrical portion of the house are equipped with louvered shutters on the exterior.

A number of contributing resources are located on the property, the majority arranged in a square. Built in the hillside to the immediate left of the house is a wood and brick structure, referred to as the ice house. (1) The dry storage is located on the first floor, underneath this, a trapdoor accessing the area used for ice storage. The basement level of the building was for cold storage. The noncontributing unevaluated brick foundations of what were two story stables (2) are located behind this structure. A wooden corn crib/storage facility (3) is located at a ninety

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degree angle to the stable's foundation. The logs are hand hewn, still bearing adze marks on the inside. They are connected with a dovetail joint. The 5 inch logs vary in width from 6-8.5 inches, the largest being 27 feet in length. All hardware was hand forged. Next to this is a two story wooden barn, (4) the upper level closed, the bottom open. It is joined with a one story open shed. Across the drive from these structures is a noncontributing cement block spring house.(5) Turning to another side of the square, one finds a garage (6) of wood with double doors and a small open wood storage shed on the left side. A large two story log smokehouse, (7) capped by a wooden bell frame is located between the garage and the main house. The five inch thick logs, measuring 21 by 14 feet, were sawn, with dove tailed ends. The exposed side is angled to help drain off water. Two windows and a door light the interior. The downstairs floor is brick, the upstairs floor wood. Near the pond, removed from the main complex of outbuildings is a partitioned wooden chicken house.(8) Remains of a well can be seen on the way to a two story log cabin located down the hill from Fairview, close to a family cemetery.(9) Cement has been poured around the gravestones to form a waist high cement wall that prevents the cattle from grazing on the graves. A gravel drive way connects the log cabin, the main building complex, and the local road.

The log cabin (10) is sturdily constructed of hefty logs, relatively far apart, with mortar chinking, replaced in 1981. The standing seam roof is made of terne. The bottom portion of the chimney is stone, the top repaired with brick. The front porch is two steps, constructed of wood, above ground level. A railing supported by posts also supports posts that reach to the roof. The original layout simply consisted of a downstairs room and an upstairs room. A similar two room addition, containing a kitchen and bathroom downstairs and a bedroom upstairs, has been poorly built of wooden boards and covered with tar paper. The downstairs front room contains a fireplace, a brick hearth extending out into the room, and exposed beams. The enclosed, straight staircase to the second story begins to the left of the front door and rises to a landing with a railing. The more formal upstairs room is entered through a doorway and the eye is immediately drawn to the mantelpiece with its fluted pilaster supports. The floor of the second story's rear room is made of boards of compressed wood. A closet in the rear of the room exposes the construction. A tight, back staircase leads down to the back kitchen. The fireplace is located on the rear wall and is flanked by two floor to ceiling shelved cupboards. A rear door leads to a little lean to attached to the rear, left side of the structure, with a work bench area around the corner following the back wall of the house. There are enclosed storage spaces located under both stair runners. The windows in the structure are six over six panes, double-hung.

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The Bane family eventually divided Fairview into two halves to house two families. The upstairs hall was divided by a dry plaster wall. The medallion appears salvageable, however. One of the rooms was converted so there were two kitchens. Since its purchase in 1979 the manor house and log cabin were used to house tenant farmers. The manor house is in good condition. The basement remains damp on occasion and the roof needs patching, but these are the problems of an older structure. The integrity of the property has been little affected.

The wooden outbuildings are a weathered grey, victims of the elements and periods in which the property was unoccupied. The stable was unfortunately bulldozed by a previous owner who feared the building was unsafe. The brick foundations are still very visible. This is a noncontributing, unevaluated site. The ice house needs patches on the brick foundation and second story wooden siding needs to be repaired. The log cabin needs roof repair, but is in good condition due to renovations, including rebuilding the top to the chimney in brick. The work was done by Aleck Zirk in March 1981 under the previous owner, Renich Williams.

Fairview was an 891.17 acre farm when sold to Renich and Betty Williams. Two ponds are located near the chicken house. A field lies adjacent to the right of the house and down a small slope directly in front of Fairview, lying between it and a branch of Patterson Creek and a mountainside, creating a lovely view. Fruit trees are scattered around the property, remnants of apple and other orchards. A reservoir was constructed by the Army Corps of Engineers behind the log cabin. The Spyrisons purchased 20.5 acres around the house in 1986 and 111 acres in 1990.

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GRAVEYARD INSCRIPTIONS

- A. "In memory of John T. Peerce Born December 15, 1818 Died August 9, 1896"
- B. "In memory of Hannah C. -wife of John T. Peerce and dau. of D and H Vanmeter Died Sunday September 10, 1882 aged 58 years and 22 ds."
- C. "Hanna C. (or E) daughter of H.W. and J.E. Baker Born Nov(?) 8, 1873 Died May 19, 1876 Aged 2 yrs 6 m. 11 days"
- D. "In Memory of Damaras E. daughter of J. & A. Peerce who died Nov 5, 1823 Aged 1 yr. im. and 7 days" (So born 9/13/1822)
- E. "In memory of John Peerce died Dec. 20, 1850 Aged 81 yrs 7 ms 10 days" (Born 6/4/1769)
- F. "In memory of Ann wife of John Peerce died Dec 16 1863 Aged 84 ys. 6 mons and 16 ds. (Born 6/30/1779)
.....(refers to _____ and son)
- G. "In memory of John P. son of Wm. C and M.A. Vanmeter who died April 18, 1843 Aged 6 ms and 10 days The little cherub's gone to rest To lean upon his _____ breast" (Son of Wm.C. Vanmeter and Martha Ann Peerce Vanmeter)
- H.i. G.B.B. (old record of inscriptions records as George B., b. 11/29/1872, d.12/12/1872-age 13 days)
ii. B
iii. B(old record reports twin stillborn sons, born 4/27/1871, perhaps these two?)
- I. L (probably, the top is cut off) E B

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STATEMENT OF SIGNIFICANCE

Fairview is a nineteenth century brick, two-story farmhouse house built by John T. Peerce, a builder of local prominence, for his own use. The house was constructed with many unique features, particularly unusual in an area so hard hit during the Civil War. The transitional Federal-Greek Revival style features elements common to several homes in the area, demonstrating the evolution of styles in rural area. Noteable features include the one-story, columned porch attached to the front, or South side, the cupola, and the dumbwaiter. The large-scale double doors decorated by graining, a decorative device featured in earlier homes such as Mount Vernon and Monticello, show a persistent attempt to stay in style. While popular in its day, graining rarely survives unpainted in West Virginia. Other doors in the house may have been grained also, but have been painted over. The possibility of an addition to the rear of the house and the division of the levels indicate the changing spatial needs, but do not detract from the significance of the resource.

JUSTIFICATION OF CRITERIA

Fairview is eligible for listing in the National Register under Criteria C. The dwelling represents the Federal-Greek Revival home style popular in the rural farms of the Hampshire/Mineral County area in the nineteenth century. Even those homes already standing were "updated" with Greek Revival features. In this case, the style is seen through the eyes of a local builder, John T. Peerce, designing for his own satisfaction. The house is boxlike, a characteristic of the Federal period. The one story portico, its entablature supported by four fluted Ionic columns, and the attic level pediment add a classical accent to the Federal base. The symmetrical facade, graced by a low angled room is characteristic of the Greek Revival. The Palladian fanlight window, characteristic of the Federal period, framed by the classical pediment, exemplifies the transition between the Federal and Greek Revival architectural styles. The lack of the characteristic Federal balustrade also demonstrates the progression of the style.

HISTORICAL BACKGROUND

The house at Fairview is located about three miles south of Burlington on a tract of land known as Patterson Creek Manor, originally granted by Charles II in 1649 to the Culpeper family. Through marriage it passed to the Fairfax family. Thomas, the sixth Lord of Fairfax inherited the property in 1719. A survey of the area by Genn is dated April 8, 1747. Neville also surveyed the area, but his data appears to be from 1762 or 1772 as conditions stabilized following British-French fighting. George Washington's journal discusses Fort Hill, the neighboring farm. The land grants given on Patterson Creek, north of the manor, in 1748-49 were "in fee," or forever. After the initial payments were met, they could be deeded, willed, inherited, or assigned in accordance with English law.

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The ground Fairview rests on was part of John Adam Long's 293 acre grant of October 2, 1748, known as Lot 2. Christian Long conveyed the land, a part of Hampshire County after its formation in 1754, to John Reno on March 25, 1761. By 1762, George Corn owned the 299 acre Lot 2. An old log cabin, which some believed George Corn built, was moved from the Peerce farm to the Woodworth farm to house the family. The log cabin served as the base for the Woodworth's 1878 frame house and is now incorporated as the dining room and above garret room, both characterized by original mantels and doors.

Lord Fairfax granted his Patterson Creek manor, of which Fairview was a part, to his nephew Philip Martin on April 21, 1767. "Following the pattern of the majority of colonial leases, the occupant of the land agreed to erect and build 'with all expedition' a dwelling of at least twenty by sixteen feet, with a stone or brick chimney, to plant and raise one hundred apple trees, and not to 'waste, dispose, or destroy any timber growing' other than for his own use." (Morrison 189) As leases were to continue for three lives, this was not as great a hardship as it sounds. Captain Philip Martin, Esq. in His Majesty's Royal Artillery leased property known and distinguished as Lot 2 (another deed says it was 162.5 acres), to Wm. Vanus on May 15, 1771. Vanus agreed to "with all expedition plant and raise on orchard of one hundred apple trees at _____ planted thirty feet _____ and keep the same well trimmed and not to waste or destroy timber growing on the land-Lot No. 2. On August 13, 1771, Vanus(e) agreed to build one dwelling house, twenty feet long by sixteen feet wide. Vanus continued to lease the property, now from John Tioon, until at least 1784. Thomas 6th Lord Fairfax died on December 9, 1781. Under the 1779 act of the Commonwealth General Assembly, Fairfax's land should have been confiscated as he never took the oath of allegiance. Based on this assumption, upon his death, land patents on Patterson Creek were granted. Denny Martin filed a dual claim asserting title to the ungranted proprietary lands and the manors. Virginia granted the lands to the American Syndicate of Rawleigh Colston, John Marshall, (who was to become the Chief Justice and probably became involved in the affair as his sister was married to Colston), and James Markham Marshall, bringing the land's ownership back to the States from England. Rawleigh Colston bought the land from Major-General Philip Martin for "2000 pounds, sterling, in Great Britain money" (Morrison 195) before 1793, but was only granted by the Commonwealth of Virginia in 1803 upon their agreement that lands Lord Fairfax had specifically reserved for them were their due. Patterson Creek Manor's 9021 acres were divided into thirty-one lots on September 7, 1793, two days after Colston's purchase had held up in Frederick County's Superior Court. It was not until July 27, 1833, ten years after Rawleigh's death that Lucy Ann Colston, his widow, sold the 299 acre property known as Number 1 to John Pierce (Deed Book 29) for \$4,391. Though referred to as Number 1, the size is equal to and more likely was that of Lot 2. The fact that the land was acquired in 1833 supports the possibility of a house being built shortly thereafter. Too great a time gap would have Peerce building after the Civil War when money was tight

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and the slave labor used to build homes like Maslin-Gamble and Walnut Tree Farm, the homestead of the Eberts of Burlington, was no longer available.

The closest town, Burlington, had just been established, appearing on Colonel Claudius Crozet's Map, made as he directed the construction of General Washington's proposed U.S. Route 50, as depot of the Alexandria, Loudoun, and Hampshire railroad, terminating at New Creek. Peerce was centrally located by Patterson Creek Depot, directly across Patterson Creek from Fairview, approximately .2 m North of Patterson Creek on the County Road 28/3. Patterson Station, a former rail designation on the Patterson Creek and Potomac Railway, was the site of the post office prior to 1860. The oldest schoolhouse in Mineral County was located by a big tree at the corner of Russelldale and Patterson Creek Road, either in Fort Hill's or Peerce's field; both are by that location.

John Peerce (1769-1850) appears to have lost much of his wealth as the years passed. The Hampshire County census taker reports Peerce as the only male or female on the property, but from 1820 to 1850, there were always two male and two females in residence on the property. Thomas White, the 1850 US Census taker for District 24, found John Peerce, born of English parents on the site of today's La Fayette Square in Washington D.C., 81 years old, still a farmer, and married to 71 year old Maryland born Anne Thompson Peerce. Their child, farmer John T., 31, and his wife Hannah, 26 years old, still residing with them. Peerce educated his son, John T. (b. December 15, 1818, d. August 9, 1896) at home until he attended the Academy at Martinsburg and later studied under Dr. William Henry Foote at the Academy in Romney, eventually returning to the family farm.

John T. Peerce was also a builder of local prominence. Many buildings, such as the Burlington manse house define his craftsmanship. Fairview, also known as "Rural Retreat," was built by Peerce, for his family's use; it should represent a high moment in his career, crucial to understanding his likes and dislikes. Local craftspeople, both contractors and apprentices, left their mark not only in the standing structure, but in the signatures and identification of their occupations found around the house. The bricks were burned on the property itself.

Despite the talents oral history attribute to him, Census taker Welton found John T., 61, calling himself a farmer and living with his 56 year old wife, Hannah C., whose profession was "keeping house." Residing with them in some manner were white servants Rebecca Hott (age 20) and Annie Sivil (19). With farm laborers John A. Page (28), Frank Wm Simmons (21), John Grums (22), Oliver W. Buckley (23), George Stewart (25), and Robert Stewart (65) Peerce ran a sizeable farm, also raising cattle. Jacob S. Oats (21) served as mill wright. John T. and Hannah had no children.

John T. Peerce (the second) believed deeply in the cause of the Civil War, and the community knew his residence, perhaps the brick house, as that of "the notorious Rebel Pierce." (November 1863 "Valley News Echo" v. IV no.

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11, Bicentennial Publication of Pot. Ed. Co.) The area has a very interesting Civil War history, as the two closest towns, Romney, the seat of Mineral County, and Keyser, the seat of Hampshire County, were often occupied by opposing forces. Keyser remained Union, but Romney changed hands frequently. McNeill's Rangers, a prominent local guerilla group during the Civil War, used an old house by the roadside near Peerce's residence to attack a Federal supply train, burning five wagons. Oral history accounts refer to a payroll buried in a field on the adjoining farm, Fort Hill, illustrating the degree to which the neighborhood was involved. Serving as a Private and a Scout in Captain George F. Sheetz(s)'s Company F of the Seventh Virginia Regiment of Ashby's Cavalry, Peerce had many narrow escapes, but was wounded at Upperville on June 21, 1863.

Many area houses with classical architectural themes played a part in the war alongside their owners. The Hardy County Records were hidden at Mill Island, the home of Sidney McNeil, during the Civil War. To the extent Peerce was involved in both the Civil War and politics, its's very probable he was familiar with this house. Willow Wall, a Georgian-style landmark, served as headquarters for McNeil's Rangers, the same Confederate partisan group Peerce helped out. The August 1864 Battle of Moorefield was also fought here. McNeil's Rangers surrender to Federal troops, an event that affected the community deeply, took place at Sycamore Dale, on SR 28, north of Romney, in 1865.

Peerce (the second) served as Justice of the Peace from 1850 until the Civil War. Picking up where he left off, he served as a delegate to the 1871/2 West Virginia Constitutional Convention and was appointed a member of the Committee on Taxation and Finance. Peerce served on the Board of Trustees and as a Regent of the Institution of the Deaf, Dumb, and Blind. John T. Peerce also served on a standing committee that ranked higher than all the others, that of education. Many of the committee's members had been involved in putting the Free School System into operation. Peerce also acted as a representative in the West Virginia legislature.

Peerce was the architect and builder of Burlington's manse, the John Lowell Huffman House. Peerce, although not a "professed Christian" acted as a contractor and served as a trustee of the church property lot conveyed by the Vandivers to the church in 1853. Peerce began a fight over a hundred dollars he claimed the church owed him in 1871 from the manse construction. Peerce brought suit for the 1871 sum, interest, and many other alleged items. Peerce wrote a small booklet about his side of the controversy. For his local prominence, Peerce is cited under criterion B.

Peerce appears to have had monetary difficulties, some perhaps inherited on his mother Ann Peerce's death in 1863. A deed of trust of September 12, 1865 discusses both Peerce's "Home Farm" and his debts to D.C. VanMeter and Dan Bane and brothers. John T. Peerce sold the property to

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Wm. VanMeter of Fort Pleasant, a great house in Old Fields, West Virginia and to his wife Martha A. on March 23, 1886. Peerce's marriage to his adored Hannah Cunningham Van Meter may explain the concern with and purchase of the property by VanMeter. Hannah's Greek Revival Home may also have influenced Peerce's design. After all, the Burlington manse was a frame dwelling, quite a change! According to local lore, when Hannah died in 1882, Peerce never recovered. Wm. VanMeter transferred the property to the twenty-three trustees in May 1887.

The "Home Place," consisting of 891 acres, was next bought by Abner W., John, and Daniel Bane on January 14, 1889 from William Vanmeter. The Bane family is one of Mineral County's older families. The Mineral County Banes descend from the James Bane who landed at New Castle, Delaware in 1688. The Banes were tanners; they were granted 150 acres on Beaver Run in Hampshire County on November 18, 1818. The Banes were neighbors, living in a log cabin off what is today Patterson Creek Road, the owners and operators of a tannery. The rights of a lease made by J. T. Peerce to AB McCarty(?) & Co., the rent having already been paid up to 1893, was also transferred to the Banes. The Home Place was not to be given to the Banes until March 1, 1889 and a lien on the property was reserved to secure deferred payments. The Banes could retain half the principal amount and interest secured to said Ann Peerce out of the last deferred payment until it is determined if the debt secured to Ann Peerce in John T. Peerce's deed of trust through Robert White, trustee, is a lien on the property. The 1889 Bane taxes mention buildings. The 1889 Mineral County Land Book values the building on the Bane's 717 tract on Patterson Creek at \$2000. The building is valued at \$2500 on their 299 acre tract on Patterson Creek. The land is twice as valuable per acre as the 717 acre tract. The one acre family burying ground remains in the hands of the Peerce family, as was stated in the 1866 Peerce-Vanmeter transaction.

Many of the personages related to the property are buried there. The first John and his wife, Ann Peerce, and their son John T. and his wife, Hannah Peerce, are the only adults buried on the property. The rest of the gravestones, many with corresponding footstones, are of Peerce, Baker, and Vanmeter children.

Fairview embodies the tastes of the upper echelons of a rural agricultural community. It represents a prominent local stylistic interpretation of Greek Revival architecture. The house is also significant for its association with John T. Peerce, a local architect and community leader.

The farm is a monument to both the local style of building and local history. Through its owners, Fairview was intimately a part of the events of the Civil War and the daily ups and downs of rural agricultural life. The complex survives as a significant representation of local lifeways.

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PERIOD OF SIGNIFICANCE

The period of significance (1800-1940) begins with the construction of the log house about 1800. Fairview dates to at least 1867 and was probably built a decade or more before 1867. The outbuildings date to various periods of the 19th century. The end of the period of significance (1940) coincides with the interior partitioning of the main house and the division of the house between two branches of the family. This event was a major change in the social patterns of the farm.

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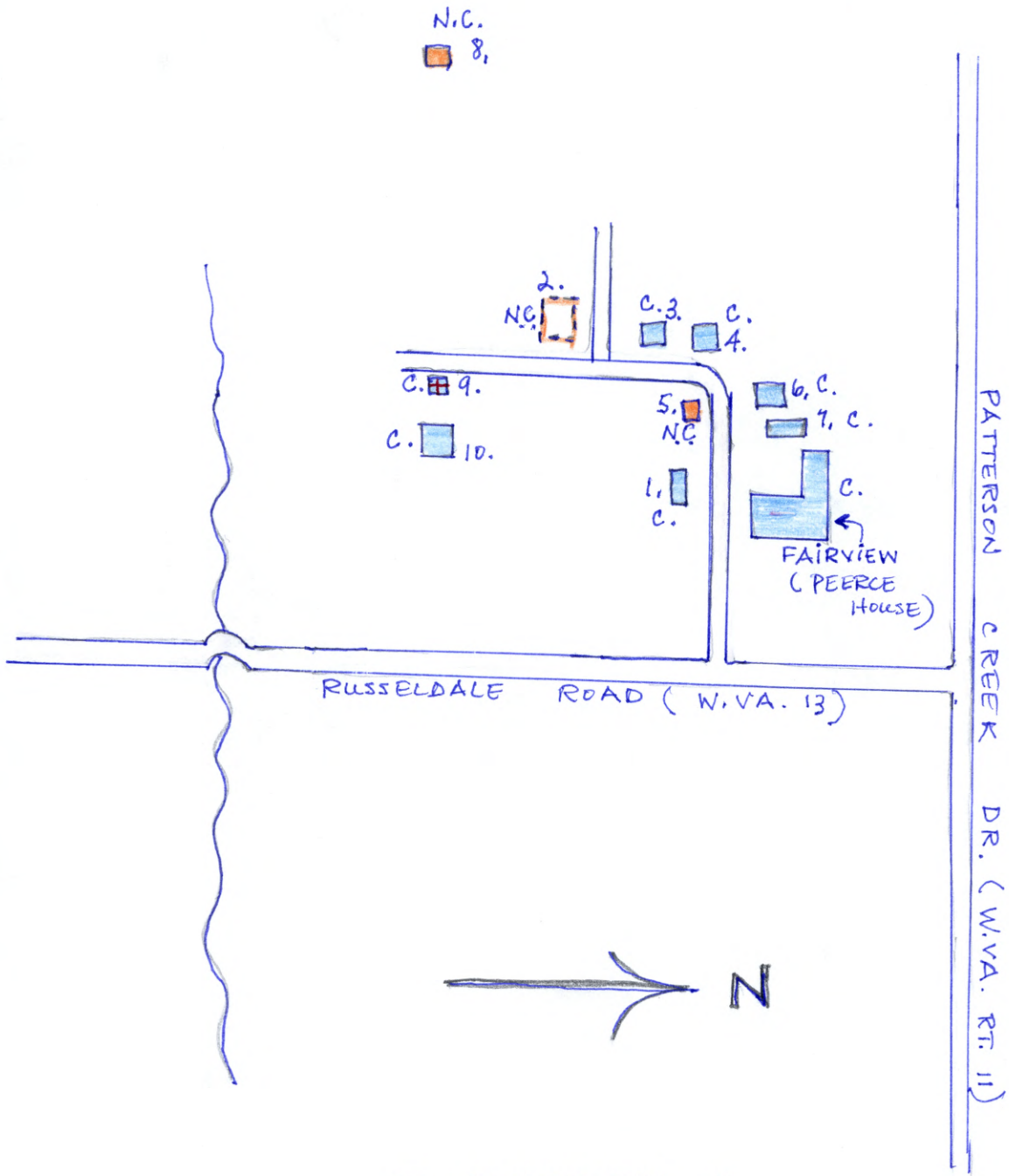
VERBAL BOUNDARY DESCRIPTION



The boundary of the nominated property consists of the line drawn on the July, 1985, "plat of survey for Renick C. Williams" (15.85 acres), Deed Book 216, p. 508. Mineral County, West Virginia.

BOUNDARY JUSTIFICATION

The boundary includes the manor house, cabin, and outbuildings that have historically been a part of the Peerce and Bane farms and maintain a large degree of their historic integrity.

PEERCE HOUSE, BURLINGTON VICINITY, MINERAL CO., W.VA.



-  CONTRIBUTING C.
-  NONCONTRIBUTING N.C.

NOT TO SCALE

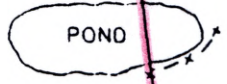
RENICK C. WILLIAMS
RESERVED

3/4" x 30" REBAR SET
AT WEST BASE OF A
4' x 5' DOUBLE
WILLOW BY DRAIN

N 27°37'52"W
241.38

3/4" x 30" REBAR SET
NEAR A POND

N 62°36'39"W
461.18



RENICK C. WILLIAMS
RESERVED

POINT IN CENTER OF A
ROAD WHERE IT CROSSES
A DRAIN

N52°34'32"W 185.92'

6' STEEL FENCE POST
SET AT INTERSECTION
OF TWO DRAINS.



15.85 ACRES

N 55°04'26"E
1006.73

S45°11'00"W
702.82

RENICK C. WILLIAMS
RESERVED

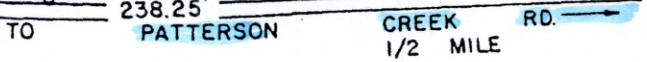
S26°56'13"E
100.63

POINT IN A DRAIN - LOCATED
S45°11'00"W 15.76' FROM A RAILROAD
SPIKE SET IN CENTER OF ROAD AND
DRAIN.

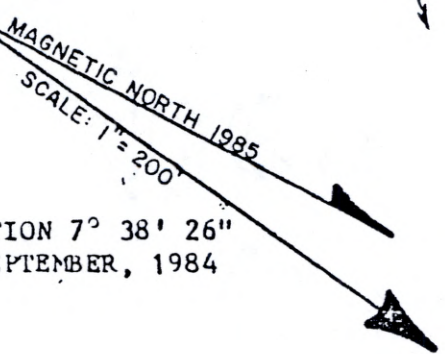
S28°31'05"E
238.25

S29°40'41"E
369.39'

BEGINNING CORNER
3/4" x 30" REBAR SET
15.0' SOUTHWEST OF THE
CENTER OF THE
RUSSELDALE ROAD



PLAT OF SURVEY
FOR
RENICK C. WILLIAMS



DECLINATION 7° 38' 26"
WEST, SEPTEMBER, 1984

BEING A PORTION OF THE "BANE LAND" A TRACT OF
891.17 ACRES CONVEYED BY OSCAR BEAN, TRUSTEE,
TO RENICK C. WILLIAMS AND BETTY P. WILLIAMS
BY DEED DATED AUGUST 10, 1979 AND RECORDED IN
THE OFFICE OF THE CLERK OF MINERAL COUNTY, WEST
VIRGINIA IN DEED BOOK 216, PAGE 508.

WELTON DISTRICT
MINERAL COUNTY, WEST VIRGINIA
15.85 ACRES

SCALE: 1 INCH EQUALS 200 FEET
SURVEYED: JULY, 1985

SURVEYED BY: LARRY L. KITZMILLER
LICENSED LAND SURVEYOR
#280
MT. STORM, WEST VIRGINIA

PEERCE HOUSE
(FAIRVIEW)
RUSSELDALE ROAD (W.V. RT. 11)
BURLINGTON VIC., MINERAL CO.
WEST VIRGINIA

BOUNDARY OF NOMINATED
PROPERTY