

APR 06 1990



United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

NATIONAL REGISTER

1. Name of Property

historic name: Rose Hill Farm

other name/site number: James-Marshall-Snyder Farm

2. Location

street & number: County Route 16/2

not for publication: N/A

city/town: Shepherdstown

vicinity: X

state: WV

county: Jefferson

code: 037

zip code: 25442

3. Classification

Ownership of Property: Private

Category of Property: Buildings

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. ___ See continuation sheet.

[Signature] Signature of Certifying Official Date April 3, 1990

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ___ See continuation sheet.

[Signature] Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Patricia Andrews 5/18/90
 ___ 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

6. Function or Use

Historic: <u>Domestic</u>	Sub: <u>Agriculture</u>
<u>Single Dwelling</u>	<u>Agricultural Field</u>
<u>Secondary Structure</u>	
Current : <u>Domestic</u>	Sub: <u>Agriculture</u>
<u>Single Dwelling</u>	<u>Agricultural Field</u>
<u>Secondary Structure</u>	

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7. Description

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Architectural Classification:

Greek Revival

Other Description: N/A

Materials: foundation stone roof slate & standing & flat tin
 walls brick other wood

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: locally.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: c. 1795 - 1835

Significant Dates : N/A _____

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Thomas James

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

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9. Major Bibliographical References

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X See continuation sheet.

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 -- Specify Repository: N/A

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10. Geographical Data

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Acreage of Property: 2.5 acres approximately

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>18</u>	<u>253500</u>	<u>4364500</u>	B	<u> </u>	<u> </u>	<u> </u>
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>

Verbal Boundary Description: See continuation sheet.

The nominated property boundary begins at the northwest corner and runs east parallel to the road for 428 ft; then south in a straight line for 248 ft; then west following the fence for 338 ft; then north back to the beginning in a straight line for 72 ft. (See sketch A, red line)

Boundary Justification: See continuation sheet.

The boundary includes pasture land leading up to a stone wall which creates a plateau for the farmhouse and the older long dependency. (See sketch A). These features have always been a distinguishing part of forming a significant viewshed to the east.

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11. Form Prepared By

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Name/Title: Jean T. Crolius, Preservation Consultant;
Rodney Collins, Division of Culture and History

Organization: _____ Date: January, 1990

Street & Number: P.O. Box 1644 Telephone: (304) 876-3614

City or Town: Shepherdstown State: WV ZIP: 25443

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The early 19th century Rose Hill farmhouse stands on a knoll where it commands a view of rolling pasture land centering upon a copse and rock out-croppings at the far end of the pasture. The central-block house with a wing is of common bond brick on a limestone foundation. Both materials are of local origin. A slate roof with snow boards is on the main part of the house with inside gable-end brick chimneys. The brick was painted red at one time and is crowned with painted white brick corbeling beneath the fascia. The gable ends are topped with a fascia board from the chimneys to eave ends. The wing was added later on the south side and is of the same material but has a flat-seam tin roof with snow birds. It has a brick chimney on its exposed gable end. The wing is 1 1/2 stories high.

The east facade of the central block of the house is 5 bays. Although the house echoes some Federal styling, the front and back are essentially Greek Revival. The front (east) elevation is rather formal and is a recent copy of the original one. The raised and beaded 4-panel door has a 6-pane transom which caps the door and 4-pane sidelights above a paneled wainscoting.

Both porch entrances support wood pediments with octagon shaped columns capped in the Doric style. There is a handrail and balustrade running between the pair of columns on each side of the limestone steps leading to the porch entrance and also back to wood pilasters flanking the door to the house. The floors of the porches are of limestone.

The east (front) facade and the west (rear) elevation are almost identical except that the west door has less decorative paneling and the fenestration is 3 bays. The second floor window at the middle bay just clears the peak of the porch entrance roof because it is at a stairway landing. The roof is of black asphalt and the roof of the east porch is of flat seamed tin.

The windows feature wood sills, recessed beaded wood framing and brick jack arches. Windows of the first floor have 9-over-6 panes; those of the 2nd floor are 6-over-6. The basement windows are 3 single panes. The windows on the gable ends have the same configuration of window panes. At either side of the chimney in the gable, one 2-over-2 window flanks the chimney with no architrave. All windows on the 1st and 2nd floor show evidences of having shutters at one time.

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The east side of the kitchen wing has a recently rebuilt porch on a limestone foundation. An entrance to the kitchen and one window are at the first floor. The roof supported by 4 machine turned columns is of green painted standing tin with snowbirds. Three 3-over-3 windows under the roof overhang are unevenly spaced on the east side but on the west side the three 3-over-3 windows on the 2nd floor are in symmetry with the three 6-over-6 windows on the 1st floor.

All the rooms and hallways in the center block, from the basement to the second floor, are in alignment including the fireplaces. The entrance hall at the east (front) entrance leads through to the west entrance. The stairway begins at the east end and has walnut handrails and poplar newel posts. The 1st floor tapered newel post is crowned with a flat cap over a pineapple-topped post. The handrail leading to the 2nd floor (at the landing) passes over an acorn shaped cap on a tapered newel post. The stair risers are marbled which is original with the house and continues to the attic. The open string side of the staircase has scrolled brackets. The hall baseboard with a beaded edge is also marbled.

The living room and dining room on either side of the center hall have fireplaces on the wall opposite the door into the rooms. The living room fireplace surround is wood with supporting columns. The dining room has a simple painted wood mantel. A two-tiered raised paneled cupboard is at the left of the fireplace and fills the wall between it and the east wall. The door and window wood trim in both rooms is made to look like pilasters with corner blocks. The beaded baseboards are marbled in the living room only. The 2 rooms flanking the west entrance are smaller with corner fireplaces - not in use - and simple flat boards for door and window framing. The baseboards are painted. The floors are yellow pine, random width throughout the house. A single paneled door to the basement is under the staircase and faces the back or west entrance.

The second floor rooms have the same floor plan but the wood trim is less ornate. However, the fireplace in the larger north bedroom is marbled as were all the other fireplaces originally. A bathroom was installed in the east end of the hall.

The kitchen is in the wing, a later addition, and is reached from the dining room by going down 3 steps. It has a door to the porch on the east side. The second room in the wing is a family room with a door to the outside and large fireplace for cooking on the south wall. A stairway to the 2nd floor is between the kitchen and the family room; a bath is under the staircase. The wing has 2 rooms on each floor and no

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basement. The original features have been removed due to renovation. However, the original framing of the brick and roof is exposed. The original exterior wall of the south side of the center block is visible on the second floor and reveals the painted white lines along the mortar between the bricks.

In the attic of the center block the structure of the roof is visible. There is no ridge pole and wooden pegs join the rafters at the peak. One can read the roman numeral numbering of the rafters. The interior gable end chimneys are stuccoed.

Dependency

To the southeast of the house is a log-framed, 2-story 18th-century house with weatherboard siding on a limestone foundation. The roof is standing-tin painted green. The hair and mortar chinking is visible on the inside. At some time the rooms were whitewashed. It has a below ground root cellar; the first floor has a stone fireplace and was probably a cooking area and the 2nd floor the sleeping area. Windows have been installed and removed from time to time. A trap door leads to the cellar. It was a structure built earlier than the farmhouse probably in the late 1700s by Samuel Davenport who leased the land originally from General Adam Stephen and later from Adam Stephen Dandridge, his grandson.

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Meets Criterion C

Rose Hill Farm is a traditional reference to a significant rural Jefferson County brick farmhouse, its early log dependency, and a picturesque surrounding acreage. The well-preserved resources embody the distinctive characteristics of local architectural developments during their period of significance, c. 1795-c. 1835, and possess features which provide important evidence of early methods of construction and building technology in Jefferson County.

The red brick Rose Hill farmhouse is a double-pile, 2-story structure with dominant features of the Greek Revival style. The well-placed elements of the design combine with the edifice's symmetry and excellent proportions to yield a functional yet elegant statement of local, early 19th-century taste. This impression is enhanced by the site which elevates the house in a pastoral setting. While several houses of the county dating to this period have lost their period characteristic trim, dentil moldings, and wooden porches, the example at Rose Hill preserves all of these.

The builder of Rose Hill designed a substantial house with nearly identical east and west-facing elevations. The principal facade, facing east, is centered with a single story pedimented portico and Greek Revival entrance with a traditional sidelights and rectangular transom light. Other significant features of this facade include the 5-bay window arrangement, a dentil-like row of corbeled brickwork at the cornice line, and flat, or jack arches, forming each window head. The rear, or west elevation, also features an entrance portico with a triangular pediment, but the fenestration here deviates in the center bay with a lower placed window centered in the wall and serving to admit light to the interior stair landing. Also important to the style at Rose Hill is the end wall construction with flush eaves, flush (interior) end chimneys, and small square attic windows flanking each chimney at the gable ends. Other formal and significant design features of the house are found in the windows of the first floor which are longer than those of the upper story.

Rose Hill's significant exterior design is enhanced with single-bay porches. These are especially interesting. The west-facing one, which mirrors the east-facing structure, preserves most of its original fabric. Wooden columns are paired in a vernacular Doric style, and are of solid wood construction. The columns' octagonal shaft design is unusual; it has been recorded only in southern West Virginia examples at Lewisburg, Greenbrier County, and Union, Monroe County.

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Original wood trim of Rose Hill's interior is in excellent condition. The stairway, however, is especially noteworthy. Risers are marbleized, continuing with the multi-run stair to the attic. Within the attic may be seen the original rafter system, numbered with Roman numerals and joined with mortise and tenon construction.

The dependency at Rose Hill Farm is a late 18th-century hewn log, single-pen structure. Massive squared logs are chinked with a hair and mortar combination of clay and sand beneath a later vertical board-and-batten siding. This building has served a number of utility purposes, but its significance rests with its age, method of construction, and stone fireplace with brick stack. An original use as a summer kitchen or temporary residence is likely. Jefferson County's diminishing number of 18th-century farm dependencies makes the building historically valuable. The building serves to illustrate additionally how rude forms of architecture often preceded construction of permanent, more sophisticated dwellings on the same property.

Land fronting upon the property includes a pasture and rock outcropping of about two acres that has been a historic setting for the house since the early 19th century.

Period of Significance

The period of significance begins with the date of construction of the log dependency, c. 1795, and extends through the period of the farm's life until about 1835, when the brick house was constructed. The period witnessed the evolution and final basic form of the architecturally significant resources.

Historical Background

The buildings of Rose Hill Farm share a property once owned by Lord Fairfax. A number of names prominent in the region's history are associated with the land, though often indirectly. Fairfax sold 1068 acres, which includes the parcel in the present nomination, to one John Pagan in 1753 who then sold it to Adam Stephen in 1764. Stephen rose to important military rank under Washington and founded nearby Martinsburg, though Stephen is not directly associated with the property, having leased it to others. Stephens' grandson inherited the land and leased it to a Samuel Davenport. The Rose Hill farmlands continued through the years to be used for farming. Davenport probably built the log dependency about 1795. In 1821, another farmer, Thomas James, bought the land. James is traditionally credited with the brick house's construction.

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The period of significance cannot reference for obvious reasons several of the names mentioned previously. The historical background is included nevertheless to provide a context and chronology leading up to the period of significance.

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Jefferson County Land Records Office, Charles Town, WV
Berkeley County Land Records Office, Martinsburg, WV
Architectural Inventory, Jefferson County Landmarks Commission, Charles
Town, WV
Bushong, Millard K., Historic Jefferson County, Carr Publishing Co.,
Boyce, VA
Danderidge, Danske, Historic Shepherdstown, reprinted: Specialty Binding
& Printing Co., Shepherdstown, WV 1985
Musser, Clifford S., 200 Years History of Shepherdstown, The Independent
Shepherdstown, WV, 1931
Thompson, Michael D., Calendar and Index to Recorded Survey Plats in
Jefferson County, WV (Va.) Couthouse, 1801-1901, Published Charleston,
WV, Jefferson County Historical Society, 1984
Reconstructed Census 1774-1810, Berkeley County, Va., Published by
Eastern WV Press, Colesville, MD

Maps:

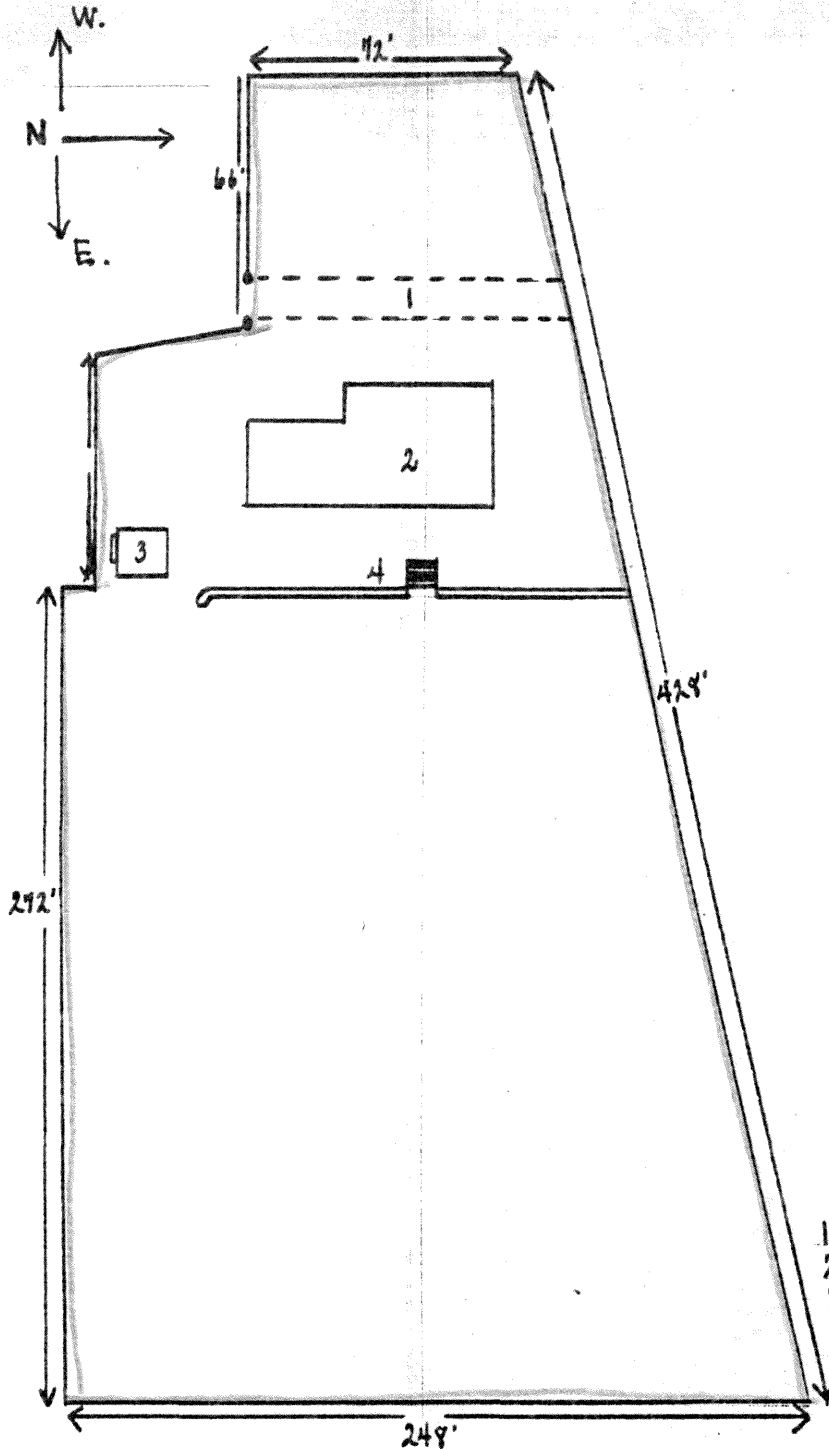
Land Grant Maps, Martinsburg Court House, Galtjo L. Geertseme, 1969
overlay
Lands held by General Adam Stephen as plotted from old deeds prepared
April 1959 by E.R. Dandridge with large assist from A.D. Kinamond.
Owner: Don Woods
Jefferson County, Virginia by S. Howell, 1952. Jefferson County Land
Records Office. Charles Town, WV

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"A"

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Sketch A Not to Scale

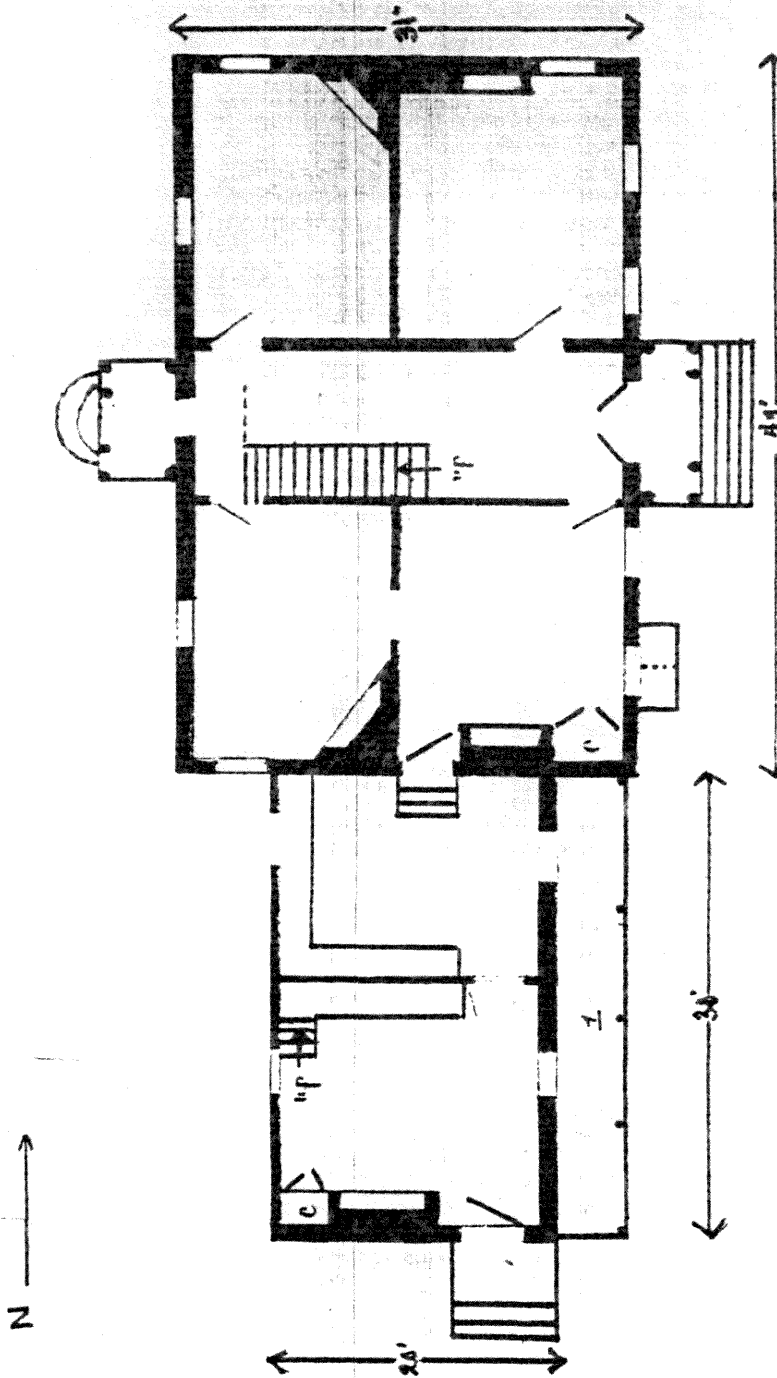


- 1. driveway
- 2. brick dwelling
- 3. stone frame building
- 4. stone wall

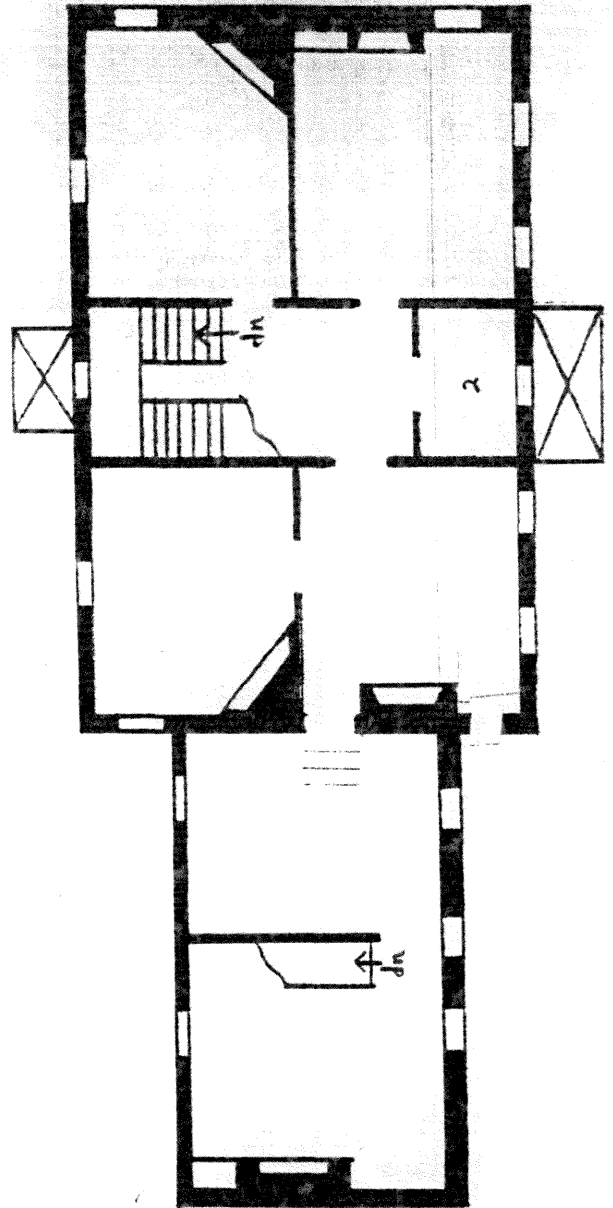
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Floor Plans Not to Scale



FIRST FLOOR



SECOND FLOOR