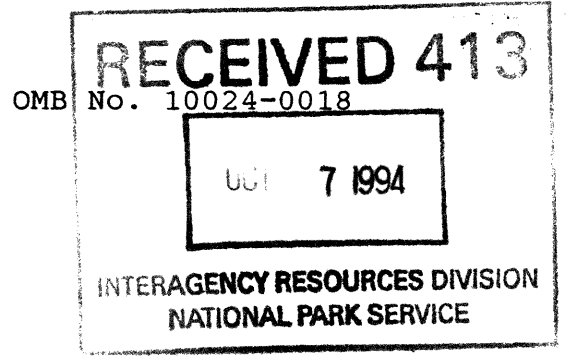


1294

NPS Form 10-900
(Oct. 1990)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property: Hays-Pitzer House

=====

historic name: Hays-Pitzer House

other name/site number: N/A

=====

2. Location

=====

street & number: Middle Creek Road not for publication: N/A
County Route 45/8

city/town: Martinsburg vicinity: Arden

State: WV code: WV county: Berkeley code: 003 zip code: 25401

=====

3. 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. I recommend that this property be considered significant nationally statewide ^x locally.
(See continuation sheet for additional comments.)

William E. Lancer
Signature of Certifying Official

10/3/94
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):

=====
 for Signature of the Keeper Date
Betha Savage 11-21-94
 =====

=====
5. Classification
=====

Ownership of Property:		Category of Property	
(Check as many boxes as apply)		(Check only one box)	
<input checked="" type="checkbox"/>	private	<input checked="" type="checkbox"/>	building(s)
	public-local		district
	public-State		site
	public-Federal		structure
			object

NUMBER OF RESOURCES WITH PROPERTY:

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	TOTAL

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: N/A

=====

6. Function or Use

=====

HISTORIC FUNCTIONS:
Domestic/single dwelling

CURRENT FUNCTIONS:
Domestic/single dwelling

=====

7. Description

=====

ARCHITECTURAL CLASSIFICATION:
Early Republic/Federal

MATERIALS:

Foundation: Stone

Walls: Stone

Roof: Asphalt & Metal

Other: Log

NARRATIVE DESCRIPTION

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

=====
8. Statement of Significance
=====

APPLICABLE NATIONAL REGISTER CRITERIA

X 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.

X 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:

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

N/A B removed from its original location.

N/A C a birthplace or grave.

N/A D a cemetery.

N/A E a reconstructed building, object, or structure.

N/A F a commemorative property.

N/A G less than 50 years of age or achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE:

Architecture

Exploration/settlement

PERIOD OF SIGNIFICANCE: 1775 - 1884.

SIGNIFICANT DATES: 1775; 1800.

SIGNIFICANT PERSONS:
N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER:
Hays, John

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):

- N/A preliminary determination of individual listing (36 CFR 67) has been requested.
- N/A previously listed in the National Register
- N/A previously determined eligible by the National Register
- N/A designated a National Historic Landmark
- N/A recorded by Historic American Buildings Survey #
- N/A recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- X Other

Name of Repository:

Berkeley County Historic Landmark Commission
126 East Race Street
Martinsburg, WV 25401

=====

10. Geographical Data

=====

Acreage of Property: 2.25 acres

UTM References: Zone Easting Northing Zone Easting Northing
 17. 752700. 4366930.

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.)

=====

11. Form Prepared By

=====

Name/Title: Michael Gioulis, Historic Preservation Consultant
 Don C. Wood, Genealogist & Historian

Organization: N/A

Date: June 1, 1994

Street & Number: 612 Main Street
 126 E. Race St.

Telephone: (304) 765-5716
 (304) 267-4713

City or Town: Sutton
 Martinsburg

State: WV
 WV

ZIP: 26601
 25401

=====

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 SHPO or FPO.)

Name: Ms. Christine Stanford

Street & Number: 103 South Kentucky Avenue Telephone: ()

City or Town: Martinsburg State: WV ZIP: 25401

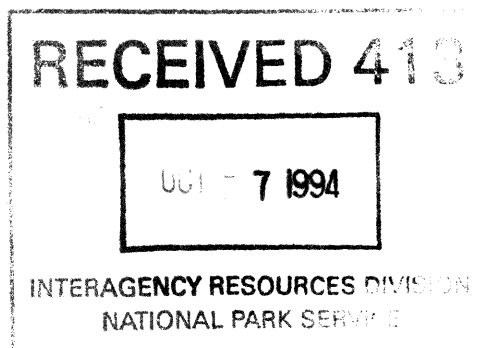
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1



Hays/Pitzer House
Berkeley County, WV

The Hays/Pitzer House is located in Berkeley County, West Virginia. It is located approximately six miles to the south-west of Martinsburg. It is situated on County Route 45/8. The house sits parallel to the road and well back along a dirt lane. The road and a large meadow in front of the house are at a much lower elevation than the house and are relatively flat with a creek running through the meadow. The house is at the edge of the hillside up a steep driveway. In the vicinity of the property are a number of other houses, but the general vicinity is agrarian with large meadows and an orchard to the rear, north, of the house. Included in the nominated area is the main house, contributing; a modern barn/garage, constructed of cinder block, non-contributing, and a small wood shed, non-contributing. In all there are three resources on the property, one contributing, and two non-contributing. Due to the terrain, the house has a large drop off at the south or rear elevation. This creates a full height basement wall on this side. There is currently a large open wood deck, non-original on this elevation. The original, if any, porch is not extant, and no evidence of one is visible, though there must have been something.

The Hays/Pitzer House is a five bay, two-story, rubble stone, side gable, Federal Style residence. Connected to the east side is a one-story, log cabin with a loft. There is a small dog trot extension of the log building roof connecting it to the stone house. This is evident from the loft of the log structure, but on the first floor the end wall of the log building has been removed and the kitchen is right against the stone building. The log section was built in 1775 by John Hays. The stone house was built by Michael Pitzer, ca. 1800.

The rear elevation has a centrally placed entrance door flanked by two, six over six, wood sash windows. The entrance door is four panel. There is a six over six window above the door in the landing of the stair and another small, four pane window above this in the attic landing.

There are massive, interior, stone chimneys on each end of the

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Hays/Pitzer House
Berkeley County, WV

house. The log cabin also has a stone, end chimney, this one exterior.

The roof on the stone house is a modern asphalt shingle roof. The log cabin has a modern metal roof.

The front elevation of the stone house has five bays with the main entrance in the center. The entrance door is a six panel "cross and bible" on the exterior and beaded vertical board door on the interior. It has strap hinges and a box lock with thumb latch. There is a four pane segmented flat transom and no side-lights. The east bay also has a door on the first floor. This is the same as the entrance door, without the transom. There is a one-story, shed roof porch covering the east four bays. This has a standing seam metal roof and simple Doric posts. This is not original to the house.

The log portion has the logs exposed on the north elevation. They indicate that they were once whitewashed and at one time covered. The other elevations of the log house are covered in wood clapboard siding with corner boards. The attic and roof and structure of the log section are not original and were probably constructed at the time of the stone house to connect the two. There are indications of a previous front porch on the log sections. The logs are notched in a "v" pattern.

The interior of the log section is one large room with the fireplace at the east end. The finishes are new drywall ceiling and walls with a plywood subfloor.

The first floor interior of the stone house has a central hall plan with one large room to the east and two rooms to the west. There are fireplaces in all of these rooms with decorative mantels. The one in the south west room has flanking built-in cupboards, a composite surround, and a shelf with dentiled bed molding supported by caps with applied medallions. The one in the north west room has a cupboard on the north side only and simpler ornamentation. The one in the east room is similar to the north west room, but larger. It also has dentils or fret

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 3

Hays/Pitzer House
Berkeley County, WV

work in the bed molding.

The finishes throughout the house are plaster walls and ceilings. Most of the plaster is original, as evidenced when viewed from the floor of the attic. The original hand split lath and animal hair plaster can be seen.

The north west room has a modern kitchen installed.

There is a chair rail in all rooms and this is also the sill of the windows. The windows are deeply recessed and have plain wood jambs. The window and door trim contains a flat architrave with a stopped ovolo or cimarecta edge. The trim has a bead at the edge. The chair rail has a beaded lower edge.

The stair hallway has a formal stair and a door to the rear porch. The stairs have scroll brackets beneath the treads, a wide stringer, rectangular narrow straight ballusters, and square newel posts with turned finials. There is a large landing/hall on the second floor with the stairs continuing to the attic. The stairs are finished in the attic including the chair rail.

Interior doors are six panel, "cross and bible" with box locks. The doors are currently painted but were originally grain painted.

The attic is one large room with two, small, four pane windows on each end. There are pegged rafters and a large timber summer beam that is numbered for the second floor ceiling joists which are mortised into the beam. It has wide tongue and groove flooring. Also in the stairway, on the top piece of trim, are several autographs of previous occupants - "Jacob Pitzer 1851" and "Anna Pitzer". There is evidence of other writing but it is unreadable.

The second floor plan is the same as the first with a modern bath room installed in the north west corner room. The finishes, including mantels and trim are copies of the first floor.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Hays/Pitzer House
Berkeley County, WV

The Hays/Pitzer House is significant under Criterion A for its association with the early settlement of the Arden area and Berkeley County through its association with John Hays and Michael Pitzer. The Hays/Pitzer House is also significant under Criterion C as an excellent example of Federal Style architecture and as a good representation of early construction techniques and styles.

The Hays/Pitzer House is significant under Criterion A for its association with John Hays, an early settler. The log cabin section of the Hays/Pitzer house was built in 1775 after John Hays purchased the 368 acre tract that was granted to Walter Thornbrough in 1752. Walter Thornbrough was living on the land when it was surveyed for him by Lord Fairfax's surveyor, John Baylis, on November 28, 1751.

The 368 acre tract was part of an earlier claim by George Hobson, then deceased. Hobson was part of an early Quaker group from the Philadelphia area who settled in Berkeley County from 1728 - 1750.

John Hays, Sr. and his wife purchased the land from Walter Thornbrough on September 20, 1775. They deeded the land to their sons, John, Jr. and William, on May 3, 1786. John, Jr. died in 1787 and left his portion of the land in his will to his two sons, John and Jesse.

The Hays family emigrated to western Virginia in 1743 from Maryland. Edward Hays and Thomas Yates formed the leadership for the first Baptist Church in West Virginia. In 1753 John Hays, Sr. was elected Deacon and Clerk of the Mill Creek Baptist Church which was first organized in 1743. The Rev. John Gerrard became pastor in 1755 and the church closed in 1755 due to Indian assaults. It reopened in 1757. The church is no longer extant.

The Hays/Pitzer House is also significant under Criterion A for its association with Michael Pitzer, an early settler in the Arden region and a prosperous farmer and landowner. In 1796,

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Hays/Pitzer House
Berkeley County, WV

Michael Pitzer purchased two tracts of land from William Hays for \$1,000.00. The first tract consisted of 120 acres and the second tract consisted of 165 acres which contained the Hays log cabin.

Michael Pitzer had moved to Berkeley County in 1780, with his wife, Charlotte Bashore, from Pennsylvania. Michael settled into the Hay's property and constructed the stone house. He was successful at farming and also constructed a large barn (no longer extant) near the house. He continued to acquire property and by the time of his death in 1822 he owned a total of 859 acres in Berkeley County. In his will, he left the Hays home and land to his wife, and after her death, to his two sons, Martin and Jacob. There were several other children who were bequeathed either land (to the sons) or money (to the daughters).

Jacob Pitzer and his wife, Nancy, were assigned the home farm. An interesting item in the attic of the house is a penciled graffiti inscription "Jacob Pitzer 1851." Near this is another, "Anna Pitzer", undated. Jacob died around 1855 and his wife, Nancy, kept the home place with the stone house. The land was divided among her and Jacob's children. Nancy purchased several of the children's interest giving her the home place and 50 acres. Nancy Pitzer died on September 4, 1884 and is buried in the Lutheran Cemetery in Gerrardstown.

In 1886, the heirs of Jacob and Nancy sold Nancy's dower rights to George Pitzer for \$750.00. The 1880 census lists George and his wife, Harriet, and their eight children. George Pitzer died November 8, 1904 and Harriet died on May 21, 1899. Both are buried in the Gerrardstown Presbyterian Church cemetery. George's will gave all personal property to his son, Taylor, and named an executor, Ward B. Lindsay, to sell all his real estate. He also instructed his two sons, Taylor and Willie, to buy and place a tombstone to match his wifes' on his grave.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Hays/Pitzer House
Berkeley County, WV

The Hays/Pitzer House is significant under Criterion C as a good example of the Federal Style of architecture during the early settlement period of Berkeley County and for its association with early construction techniques. The house has many characteristics that are attributed to the Federal Style of architecture. These include a symmetrical arrangement with a center entrance on the first floor. They also include the shallow unadorned cornice at the roof edge and the plain flat rake on the gable ends. The interior end double chimneys, decorative mantels and built-in cupboards are also common. On the interior the central plan with a grand stair is a Federal element as well as the unadorned newels and rectangular ballusters. The six over six windows recessed and wood adorned jambs and six panel doors also are characteristic of the style. In all, the Hays/Pitzer House is a good representation of the style. Some particular elements in the house that stand out are the dentiled and fretted fireplace mantels and the built-in cupboards. The cupboards in the formal rooms have the same decorative elements for door hoods as the shelf bed molds.

The structural arrangement in the attic is also interesting. The mortised-in ceiling joists for the second floor, which are reflected in the first floor structure and the massive hewn summer beam for these floors is an unusual occurrence. This allowed for the large open rooms on the east ends of the house rather than a double pile arrangement as on the west end. The extant plaster and lath are also good examples of the construction techniques of the period. The log section of the house is also interesting in its representation of an early settlement period construction technique. The log notching is earlier and simpler than many extant examples in the county and the massive fireplace and chimney on the exterior of the gable end is also not common for this area. The west gable wall of the stone house has been painted at some time, historically, and this is evidence of the connection of the dog trot and the utilization of the exterior wall as an interior one, or of the use of the dog trot as an exterior porch.

In summary, the Hays/Pitzer House is significant under Criterion

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Section 8 Page 4

Hays/Pitzer House
Berkeley County, WV

A for its association with the settlement period of the county through the Hays family, who constructed the log section, and the Pitzer family, who constructed the stone section. Both of these families settled the area early and helped to develop the county. Both grew to be prominent farmer families and citizens. The house is also significant under Criterion C for its association and as a good example of the Federal Style of architecture and as a good representation of the construction techniques of the period, including the summer beam and mortise and tenon style of construction and the log house structure. The period of significance reflects these associations. The beginning date, 1775, corresponds to the construction of the log house by Hays and the settlement of the area by him. The ending date, 1884, corresponds to the death of Nancy Pitzer, the last of the settlement period Pitzers, though the family continued to live in the house past that time period.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Hays/Pitzer House
Berkeley County, WV

BIBLIOGRAPHY

Wood, Don C. History of the Hays-Pitzer House Unpublished manuscript.

Wood, Don C. The John Hays Family Unpublished manuscript.

Wood, Don C. The Pitzers' Unpublished manuscript.

Berkeley County Courthouse
Deeds,
Records, etc.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Hays/Pitzer House
Berkeley County, WV

VERBAL BOUNDARY DESCRIPTION:

The boundary for the Hays/Pitzer House National Register nomination is shown as the dotted line on the accompanying sketch map titled "SITE PLAN HAYS/PITZER HOUSE BERKELEY COUNTY, WEST VIRGINIA" dated March, 1994.

BOUNDARY JUSTIFICATION:

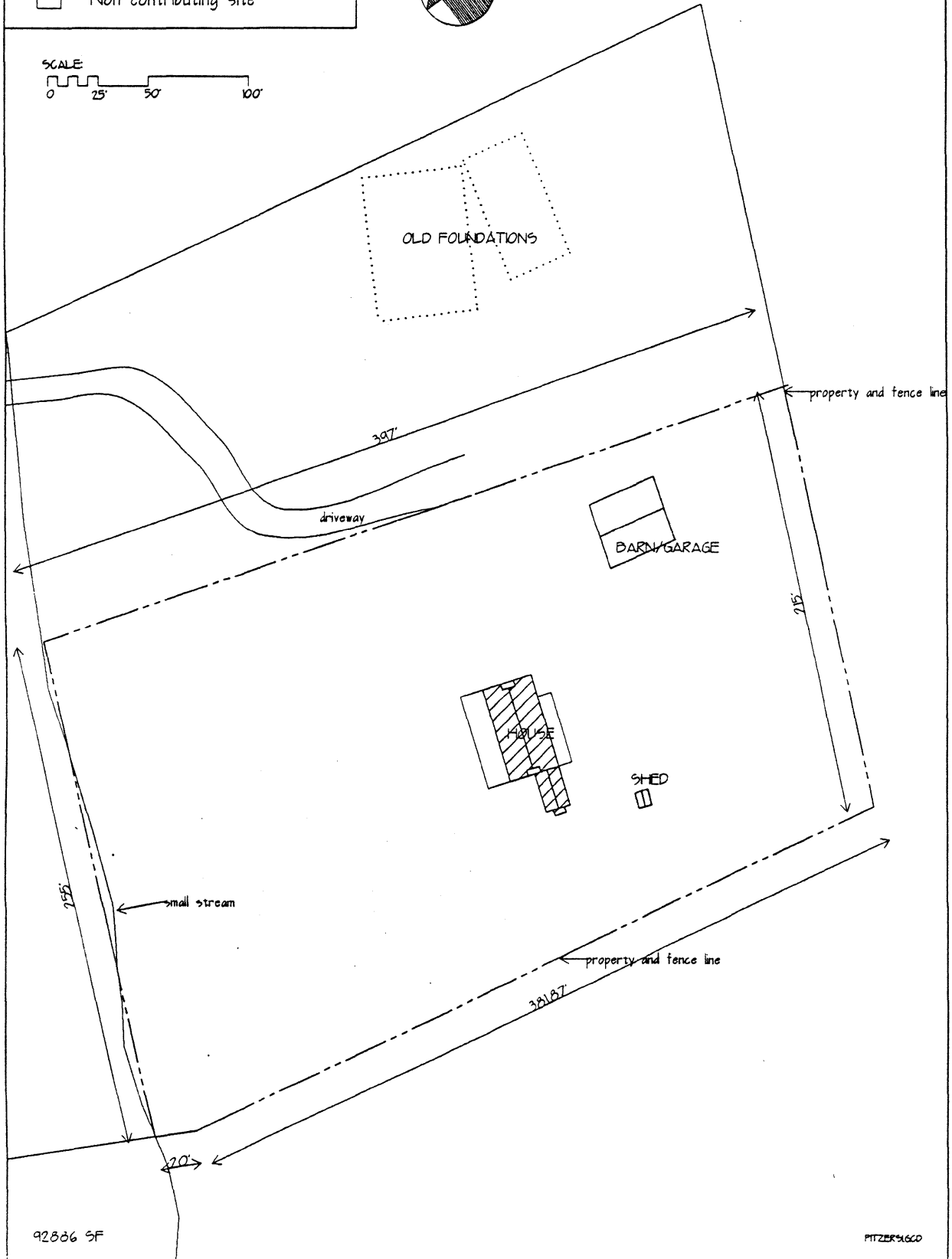
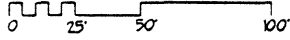
The boundary encompasses the main house and immediate surrounding acreage of the original homestead which date from the period of significance.

KEY:

- National Register Boundaries
- ▨ Contributing site
- Non-contributing site



SCALE



1 of 2

DWG. NO.

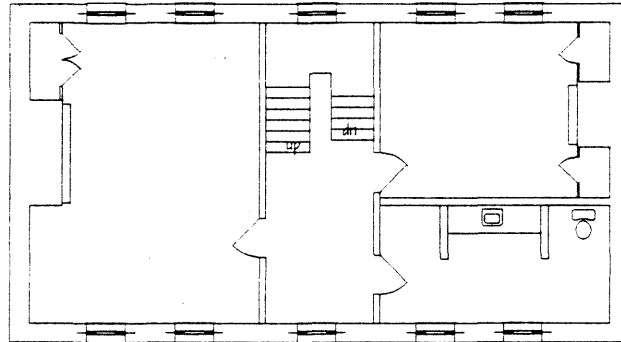
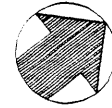
SITE PLAN
 HAYS/PITZER HOUSE
 BERKELEY COUNTY, WEST VIRGINIA

MICHAEL GIOULIS
 HISTORIC PRESERVATION
 CONSULTANT
 612 MAIN STREET
 SUTTON, WV 26601
 304 765-6716

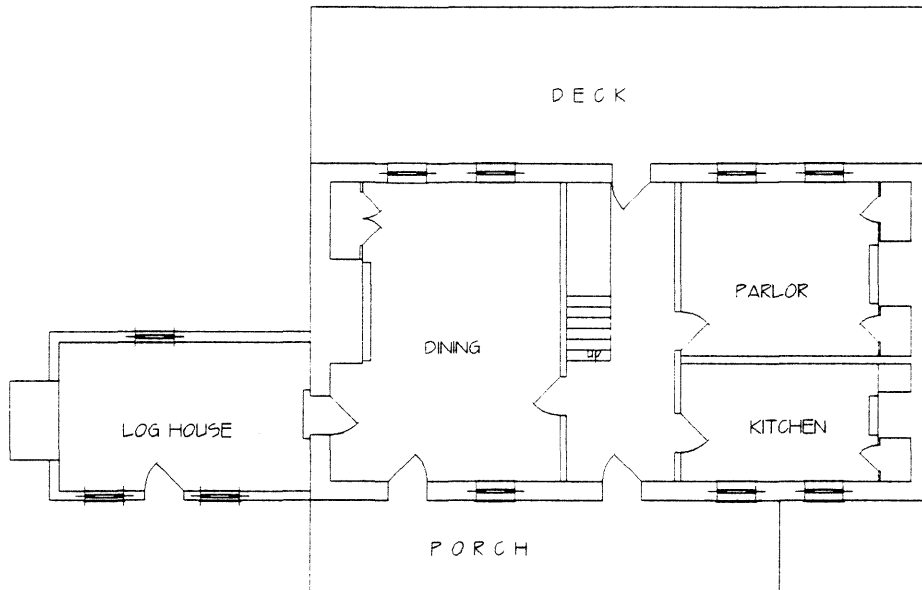
REV.

DATE

MAR. 1994

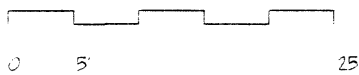


SECOND FLOOR



FIRST FLOOR

SCALE



PITZER.5GD

2 of 2

DWG.
NO.

FLOOR PLANS
HAYS/PITZER HOUSE
BERKELEY COUNTY, WEST VIRGINIA

MICHAEL GIOULIS
HISTORIC PRESERVATION
CONSULTANT
612 MAIN STREET
SUTTON, WV 26601
304 765-5716

REV.
7-20-94

DATE
MAR. 1994