

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Evans, John, House

other names/site number Big Spring Farm

2. Location

street & number 2298 Winchester Avenue not for publication N/A

city or town Martinsburg vicinity N/A

state West Virginia 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 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 for additional comments.)

Susan M. Pierce
Signature of certifying official/Title

2/7/06
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title

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): _____

Edson R. Beall
Signature of the Keeper

3-22-06
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously-listed resources in the count)

private
 public-local
 public-State
 public-Federal

building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </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
none

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
OTHER/I-house

Materials
(Enter categories from instructions)
foundation STONE/limestone

walls STONE/limestone

roof METAL

other WOOD; STONE/limestone

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

Refer to Continuation Sheets

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)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
EXPLORATION/SETTLEMENT

Period of Significance

c.1756; c. 1942

Significant Dates

c.1756; c. 1942

Significant Person

(Complete if Criterion B is marked above)
N/A

Criteria Considerations

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

Property is:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or a grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years

Cultural Affiliation

N/A

Architect/Builder

Unknown

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):

- 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:

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

Name of repository:

Berkeley County Historic Landmarks Commission

Evans, John, House
Name of Property

Berkeley County, WV
County and State

10. Geographical Data

Acreage of Property 1 acre

U. S. G. S. Quad map: Martinsburg, West Virginia

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	242803	4368423	3		
2				4		

N/A See continuation sheet.

Verbal Boundary Description

(See Continuation Sheet)

Boundary Justification

(See Continuation Sheet.)

11. Form Prepared By

name/title David L. Taylor, Principal

organization Taylor & Taylor Associates, Inc. date July, 2005

street & number 9 Walnut Street telephone 814-849-4900

city or town Brookville state PA zip code 15825

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 the SHPO or FPO.)

name Chris Perkins

street & number 2298 Winchester Avenue telephone _____

city or town Martinsburg state WV zip code 25401

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7. Description

The John Evans House (Photos 1-12) is a contributing c. 1755 2-story vernacular¹ residence of coursed rubble limestone construction, rectangular in form, built upon a limestone foundation, and capped with a laterally-oriented gable roof of standing-seam metal. The property lies in the Arden District of Berkeley County, along Winchester Avenue (U. S. Route 11 and formerly Winchester Pike), immediately south of the corporate limits of the county seat of Martinsburg, in West Virginia's Eastern Panhandle. The property retains integrity and reflects the overall appearance which it possessed at the end of the period of significance.

The main section of the Evans House measures 40' x 28' and incorporates a three-bay facade oriented to the east, with the principal entrance centered thereon (Photo 1). It appears that the house may have begun as a central-passage I-house² and that the interior plan described below was the result of an early remodeling. A truncated hipped-roofed 1920s veranda with Arts-and-Crafts-style trim--including scalloped rafter tails and chamfered joists--extends across the entirety of the facade. The veranda incorporates a standing-seam metal roof and is 4-bays in width. It rests on stone piers and is raised above grade due to the topography of the site. The veranda is accessed by a broad straight-run eleven-step wood stair and incorporates a balustrade of decorative wood.

Fenestration is flat-topped throughout, employing twelve-over-twelve, six-over-six, and two-over-two wood sash, many of which retain their original exterior operable louvered wood shutters (Photos 1-4). As noted above, the main entrance is centered on the facade; on the second story of the facade is another centered door which opens onto the flat surfaces of the truncated hipped roof (Photo 1). The truncated edge of the roof was formerly enclosed by a wood balustrade (not extant). Appended to the north gable end of the Evans House is a gable-roofed addition of wood construction clad in weatherboard (Photos 1-3). The addition measures 18' x 16' and dates from c. 1942. It replaced an

¹The term, "vernacular," when used in this context, conforms to the definition which appears in Ward Bucher's **Dictionary of Building Preservation**: "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms."

²The I-house is a traditional house form, two rooms wide, one room deep, and two stories in height. It was first identified by cultural geographer Fred Kniffen in a 1930s study entitled "Louisiana House Types" [*Annals of the Association of American Geographers* 26 (1936), 179-193], and was named by Kniffen since he identified numerous antecedents from Iowa, Illinois, and Indiana.

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earlier wing of similar scale which had become deteriorated and the date of its construction marks the end of the period of significance. The facade of the addition contains two windows and the rear (west) elevation incorporates a 3-stage window with a fixed center light flanked by double-hung windows on each end (Photos 2, 3).

The roofline of the main house is penetrated by interior gable-end stone chimneys on both gable ends. The 1940s wing has an exterior gable-end step-shouldered brick chimney (Photo 2). The side elevations are penetrated by window on each of the main floors and by undersized four-over-four windows flanking the chimneys at attic level (Photos 2, 4). The west elevation includes two windows on both stories and a centered one-story shed-roofed addition (Photo 3). The addition is clad in shiplap siding and a brick chimney penetrates the standing-seam metal roof; this element includes windows on all sides and an exterior door shielded by a rudimentary shed-roofed hood supported by plain wood posts.

The interior of the Evans House (Photos 5-11) includes an unfinished basement, two upper stories, and an attic which has been remodeled into a single large bedroom with a bathroom and closet. A wide opening leads from the entrance hall into the livingroom. The first story contains the kitchen and livingroom, along with a small bathroom beneath the stairway. The stairway incorporates three open steps with paired 1920s newels and is then enclosed to a landing, beyond which they are open and return in an opposite direction, retaining the original balustrade with attenuated balusters (Photo 8). The kitchen retains the original fireplace with a wood mantle (Photo 5). The woodwork is modest in its detailing overall and incorporates molded trim boards and bull's-eye corner blocks. The second floor includes three bedrooms (Photo 10) a small hallway, and an enclosed straight-run stair (Photo No. 9) which accesses the attic (Photo 9). A modest bathroom has been built in a portion of the upstairs hall.

The John Evans House sits back approximately one hundred feet west of Winchester Avenue, which was the principal thoroughfare between Martinsburg and Winchester, Virginia, about twenty-five miles to the south. A large barn and a stone smokehouse were historically associated with the property; neither is extant. A West Virginia Division of Archives and History pole-mounted plaque commemorating Fort Evans (Photo 11) stands along the highway in front of the house; it is an uncounted landscape feature within the context of the nomination. No other dependencies are

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included with the nomination; the nominated area includes the house and one acre surrounding it.

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8. Significance

The John Evans House is significant under National Register Criteria A and C. Under Criterion A, the property is significant in the area of *exploration/settlement*, as one of the earliest homes erected in the area which would become the city of Martinsburg. With respect to Criterion C, the property is significant for *architecture*, as a well-preserved eighteenth-century dwelling executed in native limestone laid in a coursed rubble pattern. As noted in Section 7, the property retains integrity.

In 1730, the Governing Council of the Virginia colony issued a directive that this section of the colony, then part of Spotsylvania County, be settled. As settlers came west, a new county, Orange, was erected in 1734, followed four years later by Frederick County. In 1772, Berkeley County was erected from a portion of Frederick County. The second oldest county in West Virginia, the new county was named for Norbourn Berkeley, Baron Boutetort, who was the Colonial Governor of Virginia from 1768 to 1770. Martinsburg, the county seat, was established in 1778 by General Adam Stephen who named it in honor of Colonel Thomas Bryan Martin, a nephew of Lord Fairfax. Martinsburg remained an unincorporated settlement until 1868. Throughout its first century and one-half, Martinsburg was surrounded by a largely agrarian landscape dotted by farms, large and small, which were anchored primarily by modest farmhouses of wood, brick and stone construction. The Evans house pre-dates the erection of Berkeley County by nearly two decades.

In 1752, John Evans received a land grant of 500 acres, containing the tract presently occupied by the Evans House and also including the "Big Spring" a natural spring well known by the Native American who populated the area; Big Spring is east of Winchester Avenue and outside the boundaries of the subject property. Late in the Colonial period, the French and Indian War touched that section of Frederick County which would become Berkeley County. John Evans built a stockade fort which bore his name. Gen. Edward Braddock's troops encamped at Big Spring in 1755 and again in 1759, although Fort Evans is not mentioned in any documents associated with Braddock's stay. It is known, however that Evans did erect a fort here and that it was subjected to attack by Native Americans in 1756.³

³Don. C. Wood, "The French and Indian War in Berkeley County," *Martinsburg Journal*, April 25, 2004, p. E-4.

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Evans also erected a stone house for himself and for his family. It is thought that the house was built c. 1756; it anchored the farm which Evans and his family worked before the settlement at Martinsburg was established twenty years later. In 1789, John Evans sold the property, including the Big Spring, to his son, Isaac, who remained here for a time but eventually relocated to Chillicothe, south of Columbus, Ohio, where he died c. 1807. John McCoy, also of Chillicothe, eventually acquired the property and held it until 1823 when he sold it to William Snodgrass (1769-1830). By this time the tract contained 429 acres. After the death of William Snodgrass, his widow, Nancy, received "the mansion house" with a garden and orchard west of the house.⁴ By this time the property had become known as the Snodgrass Big Spring Farm; a Civil War-era account by Capt. John Nadenbousch, commander of the Berkeley Border Guards, noted "Gen. Stonewall Jackson had ordered us not to make a stand but to engage the enemy only east of Martinsburg and fall back and await reinforcements. We fell back to Snodgrass' Spring where we encamped for the night."

When the property was partitioned in 1870, Isaac Brethed Snodgrass received Lot No. 3, containing the house and c. 155 acres.⁵ Snodgrass (1841-1890) operated the Big Spring Farm and sold a tract to the Cumberland Valley and Martinsburg Railroad in 1888 but retained the bulk of the farm, operating it until his death. In his will, dated 1888, Isaac Snodgrass left the property to his wife Harriett (1845-1928).⁶ Harriett Snodgrass held the property for eighteen years, selling it in 1908 to F. S. Emmert. Subsequent owners include James H. Fulk (ownership: 1912-1917), Bernard F. Fulk (1917-1923), and Ernest L. Payne (1923-1947).

The Evans House clearly reflects the pattern of exploration and settlement in Berkeley County during the middle decades of the eighteenth century. Architecturally, the property ably represents vernacular building traditions in Berkeley County during this same period, in this case executed in stone. The Berkeley County landscape is dotted by significant deposits of limestone, and, like many of his contemporaries, John Evans chose this readily available, inexpensive building material for his

⁴Deed Book No. 47, Page 312, Berkeley County Land Records, Berkeley County Court House, Martinsburg, West Virginia.

⁵Deed Book No. 67, Page 250, Berkeley County Land Records, Berkeley County Court House, Martinsburg, West Virginia.

⁶Will Book 23, Page 341, Berkeley County Court House, Martinsburg, West Virginia.

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home. Although the land around the Evans House has been commercially developed, the house nonetheless is a tangible reminder of the era when Berkeley County was only sparsely settled and remained threatened by the Native Americans who had populated the area for centuries.

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9. Major Bibliographical References

BIBLIOGRAPHY

Berkeley County Land Records, Berkeley County Court House, Martinsburg, West Virginia.

Kearfott, J. Baker. "Berkeley County, West Virginia." [map] Martinsburg, 1894.

Kearfott, Jonathan P. "Map of Berkeley County, Virginia." [Martinsburg], 1847.

Varle, Charles. "Map of Frederick, Berkeley, & Jefferson Counties Situated in the State of Virginia."
Philadelphia: Benjamin Jones, 1809.

Wood, Don. C. Unpublished Public Document Research Manuscript, Berkeley County Historical
Society, Martinsburg, West Virginia, 1996.

_____. "The French and Indian War in Berkeley County," *Martinsburg Journal*, April 25,
2004, p. E-4.

West Virginia Historic Property Inventory Forms, 1973-2001. Collection of the Berkeley County
Historical Society, Martinsburg, West Virginia.

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10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

Being a portion of the land described in Berkeley County Deed Book No. 528, Page 105, and containing a one-acre tract fronting on the west side of Winchester Pike tract.

JUSTIFICATION

The boundaries of this nomination consist of the 1-acre tract immediately surrounding the nominated property. The adjoining lands have been encroached upon by suburban development associated with the southward growth of the city of Martinsburg.

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PHOTOGRAPH LOG

All Photographs:

Evans, John, House

Berkeley County, West Virginia

Photographer: David L. Taylor

Date: 2005

Negatives filed at: West Virginia SHPO
Charleston, West Virginia

1. Facade, looking west, showing main house, veranda, and c. 1942 addition on N gable end, looking W
2. Facade, detail, showing c. 1942 addition, looking SW
3. NW perspective looking SE, showing fenestration on W elevation of addition, shed-roofed addition to rear elevation of main house.
4. SW perspective, looking NE and showing typical exterior rubble limestone finish, fenestration, etc.
5. Interior, kitchen, detail, looking SW and showing stone fireplace and wood mantle
6. Interior, livingroom , looking NW, showing fireplace, typical volumes, and entrance to c. 1942 addition
7. Interior c. 1942 addition, looking SE
8. Interior, balustrade of stairway at landing, looking SW
9. Interior, second story, looking N and showing enclosed straight-run stair accessing attic.

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10. Interior, second story, bedroom, looking NW and showing typical arrangement, finishes, closet door, etc.
11. Interior, attic, showing open character of this area and closet on L and bathroom on R
12. Fort Evans commemorative marker along highway, looking N.

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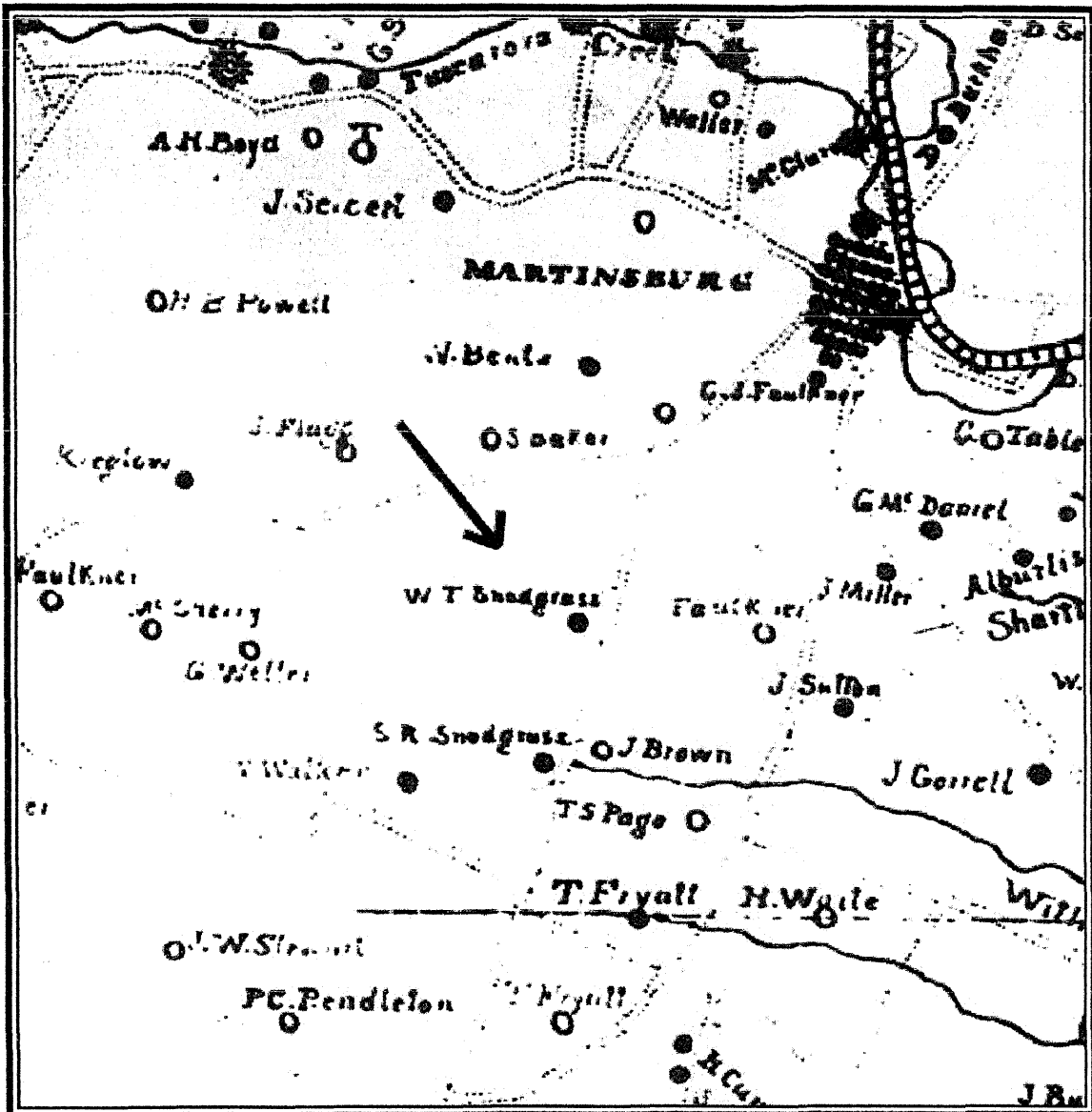


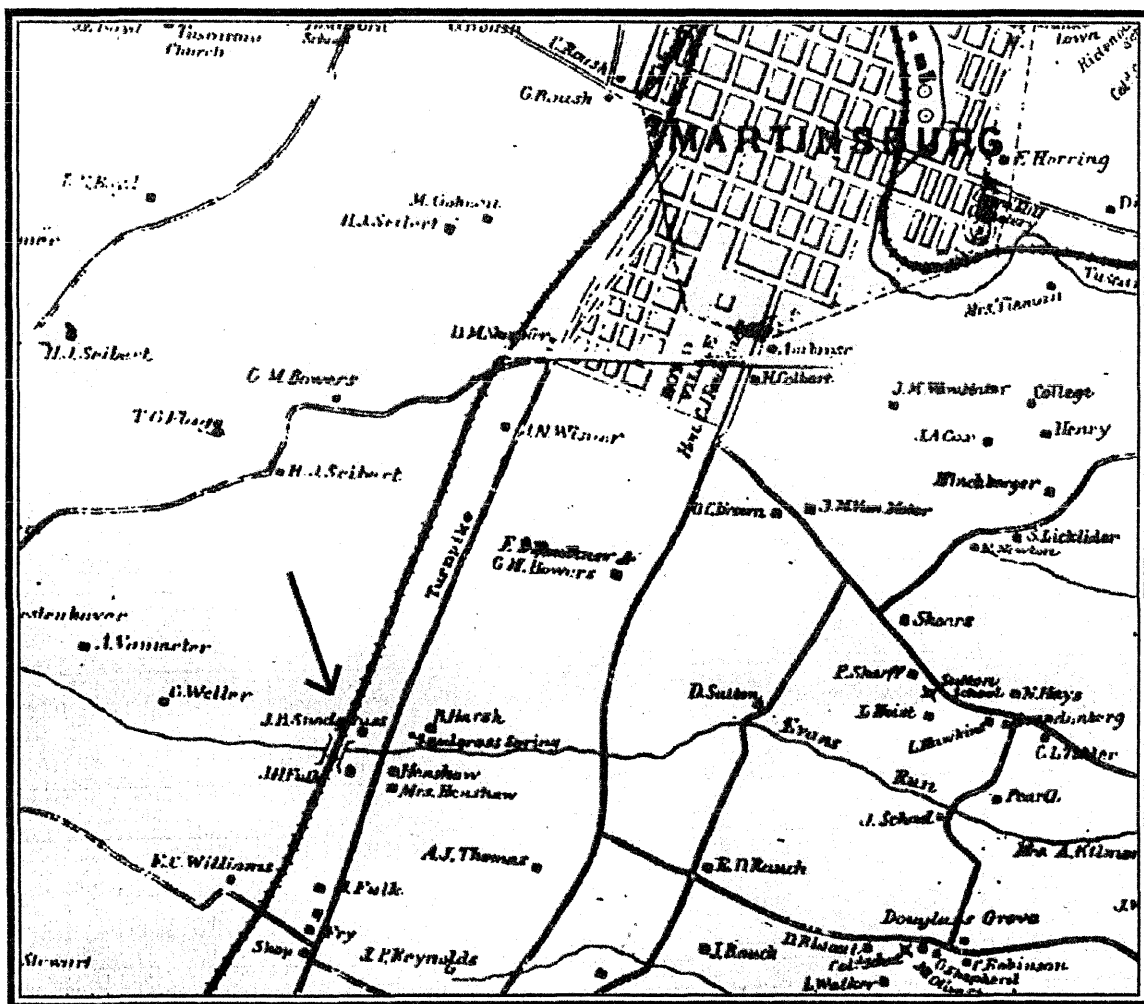
Fig. 1 The subject property, indicated by the superimposed arrow, appeared on Jonathan Kearfott's 1847 map of Berkeley County under the ownership of William Snodgrass, who acquired the property in 1823 and lived here until his death, after which time his widow, Nancy, acquired the house.

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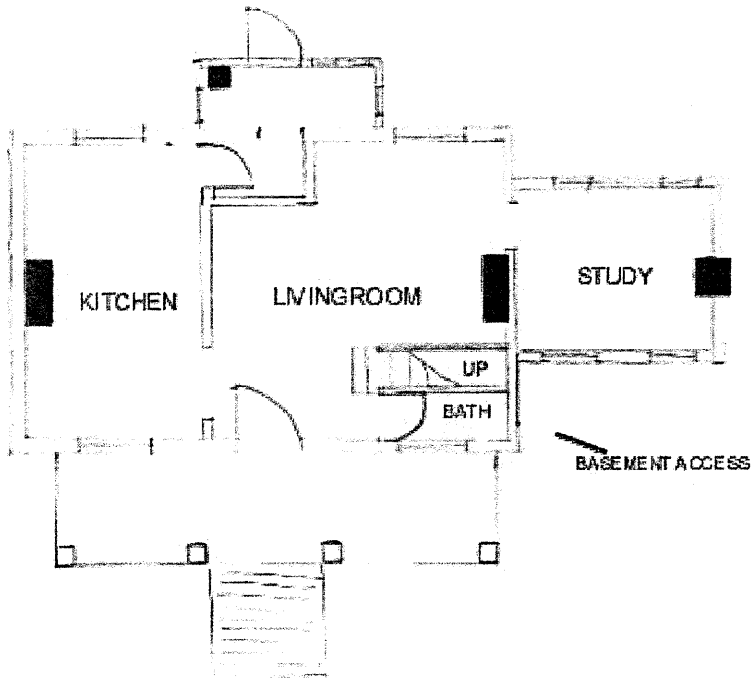
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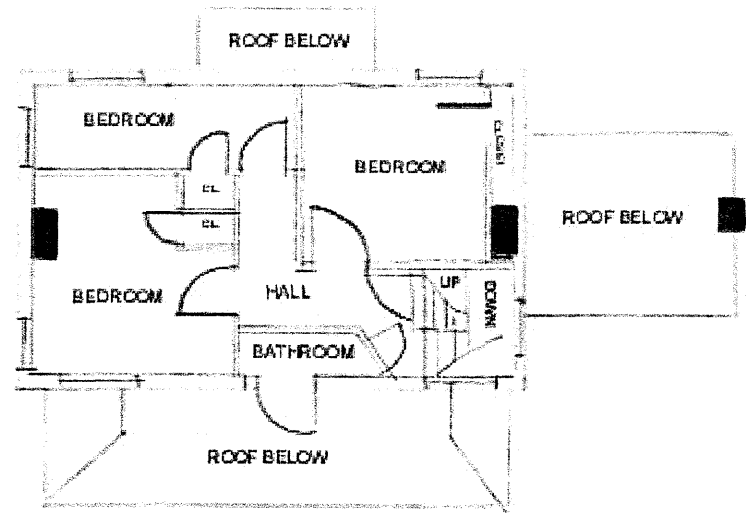


The 1894 Kearfott map of Berkeley County indicated the subject property to remain in the ownership of the Snodgrass family and depicted Snodgrass Spring across the Winchester Turnpike, east of the house. The small waterway running east-to-west south of the house is Evans Run, beating the named of the original builder of the house which itself is indicated by the superimposed arrow.

JOHN EVANS HOUSE
Berkeley County, West Virginia



FIRST FLOOR



SECOND FLOOR

Floor Plan