

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

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word process, or computer, to complete all items.

**1. Name of Property**

historic name Cool Spring Farm

other names/site number \_\_\_\_\_

**2. Location**

street & number 1735 Lloyd Road  not for publication

city or town Charles Town  vicinity

state West Virginia code WV county Jefferson code 037 zip code 25414

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 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, Deputy State Historic Preservation Officer \_\_\_\_\_ Date \_\_\_\_\_

West Virginia Division of Culture and History  
State or Federal Agency or Tribal government

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 or bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____	_____	_____
_____	_____	_____
_____	_____	_____

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5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
5	1	buildings
1		sites
	1	structures
		objects
6	2	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)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

AGRICULTURE/animal facility

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification  
(Enter categories from instructions)

MID-19<sup>TH</sup> CENTURY/Greek Revival

EARLY REPUBLIC/Federal

\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation Stone

walls Weatherboard

Stone

roof Metal

other brick

Narrative Description

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

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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)

Agriculture
Architecture

Period of Significance

Ca.1750 (settlement/agriculture)-1944

Significant Dates

Ca. 1813 (stone dwelling)
1832 (frame dwelling)

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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
 designed 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:

West Virginia Div. of Culture and History

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**10. Geographical Data**

**Acreage of Property** Approx. 68 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

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

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

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Paula S. Reed, Ph.D., architectural historian; Edie Wallace, historian

organization Paula S. Reed & Associates, Inc. date July 2006; rev. Aug. 2006

street & number 1 W. Franklin St., Suite 300 telephone 301-739-2070

city or town Hagerstown state Maryland zip code 21740

**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 Linda Case

street & number 1735 Lloyd Road telephone 304-724-7806

city or town Charles Town state West Virginia zip code 25414

**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.*). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Keeper, National Register of Historic Places, 1849 "C" Street, N.W., Washington, DC 20240.

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**Physical Description:**

Cool Spring Farm's complex of buildings is located along the south side of Bullskin Run at the end of a private lane leading in a westerly direction from Lloyd Road about three miles southwest of Charles Town in Jefferson County, West Virginia. The 68-acre property is hilly and formerly (1979-1998) orchard land. Currently the land is meadow and farmland, and records show that the land has been farmed since the 1750s. The buildings include an 1832 two story, three bay, L-shaped frame house, a one story, four bay ca.1813 stone house, a late 19th or early 20th century frame outbuilding of undetermined function, a stone spring house, a frame stable and a remnant of a frame Pennsylvania type bank barn. All that remains of the barn is the stone lower story, with a modern gable-roof over it. The buildings are in good condition and, with the exception of the barn, retain their important character defining features.

Main House, 1832, contributing:

The main house, dating from 1832, based on physical and documentary evidence, sits on high ground facing east and overlooking Bullskin Run. Resting on a coursed limestone foundation, it is a brick nogged frame structure covered with a variety of historic wood sidings, including lapped plain weatherboards at the front elevation, beaded siding on the north end wall west of the chimney and German siding on the addition. Exterior brick chimneys are located at the north and south gable ends. To the rear is a two story frame kitchen wing which appears to be a later addition, probably dating from ca. 1890, based on interior moldings and trim, and on the use of German siding instead of the lapped siding used at the front section of the house. This rear extension is offset slightly from the north end wall of the front section, so that the shape of the house is not a true L. A modern addition containing bathrooms has been constructed into the southeast corner of the intersection of the wing and front part of the house. A shed roofed enclosed entrance porch is attached to the north wall of the wing. A Victorian period, ca. 1890s front porch with turned posts and decoratively cut balustrade shelters the main entrance. The roofing material is standing seam sheet metal.

The front (east) elevation is three bays wide with a central entrance. Windows are widely, but symmetrically placed and have six-over-six light sash within narrow beaded frames. Windows on the gable end walls have similar frames with four-over-four light sash. The rear wing also has six-over-six light sash. There are also windows in the raised foundation with vertical vent bars.

The main entrance is located in the center bay of the front elevation. The door is surrounded by a seven-light transom and sidelights with three vertically aligned panes. The four-panel double-leafed door has arched upper panels, suggesting Italianate influence, and a late 19th century replacement of the original 1832 door. A bi-leafed screen door is also in place. There are also entrances into the rear

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wing from the north and south sides. The fenestration pattern of the south side of the rear wing was altered as part of a modern rehabilitation campaign, which resulted in the removal of the south rear two-story porch, replaced with an enclosed two-story addition of similar size, and construction of the before mentioned addition at the southeast corner of the wing. Most of this work was done by the present owners, who acquired the property in 1998.

The interior of the front section of the house is divided into two equal-sized rooms separated by a formal stair and entrance hall. The staircase rises along the north wall of the hallway and is fairly plain with Greek Revival stylistic influence. The newel posts are turned with a bead and series of moldings at the top. The hand rail is large and round terminating with a round pad on the newel post and an upward gooseneck curve to reach the landing newel. Balusters are plain and square.

On either side of the entrance hall are similarly appointed nearly square rooms, each with a fireplace in the end wall. The rooms each have front (east) windows and a pair of end wall windows, one on either side of the fireplace. Window and door trim consists of deeply cut symmetrical moldings with decorated corner blocks. For both rooms on the first floor, the mantelpieces are Greek Revival in style with Doric colonnettes supporting a frieze and mantel shelf. Above the colonnettes on the projecting frieze are carved "bulls eyes." The south room has a mantel with a fluted frieze (large horizontal flutes). The mantelpiece is trimmed with Grecian Ogee molding. The north room's fireplace has a plain frieze and a mantel shelf that appears to be a reused older mantel shelf turned upside down, with ovolo molding.

The rear wing has been altered to accommodate a modern kitchen. Trim around the windows and associated with the back staircase appears to date from the late 19th century.

Stone House, ca. 1813, Contributing:

Just to the north of the main house is a stone one story dwelling that appears to predate the main house. It appears to date from ca.1813. It is a one story, four bay dwelling which faces south, toward the main house. The original fenestration pattern was door, window, door, window and it followed a hall and parlor plan with an additional room at the west end, into which the west entrance opened. The central door was later converted to a window (time of alteration unknown, but probably 20<sup>th</sup> century), so the current pattern is door, window, window, window. Likewise, in the rear or north elevation, the western most opening appears to have been converted from a window to a door. The building is constructed of moderately large stones, well coursed at the front (south elevation) and more randomly set at the rear wall. Stonework above the openings at the front elevation consists of central "keystones" with cut blocks on either side. There is no particular pattern associated with the rear elevation. The building has a massive stone chimney inside the east gable end and another slightly smaller between the central and west rooms. Both chimneys have stone corbels near their tops. Standing seam sheet metal covers the roof. Windows have six over nine light sash within wide mortised and tenoned frames. Doorways are framed similarly, but the doors are modern replacements.

The interior of the building now contains two rooms, but there was once a partition dividing the larger section into a hall and parlor plan with a fireplace in each of the two more easterly rooms. The joist system, now exposed, consists of joists with beaded edges, indicating that they were exposed

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originally. However, at some time during the building's history those joists were reset, with several turned over so that the finished edge faced up, and lath and plaster was applied to the bottom surface.

Frame Shed, date unknown, but probably early 20<sup>th</sup> century, Contributing:

Immediately west of the stone dwelling stands a frame shed, its original function unknown. It is constructed with circular sawn framing, indicating that it dates from that late 19th or early 20th century. It has a gable end, south-facing entrance, and currently serves as a garden shed. It's current covering is German siding, recently applied.

Stone Spring House, ca. 1813 (or slightly later), Contributing:

Northeast of the main house, at the base of a slope, a stone spring house stands over a small spring that flows into Bullskin Run. It is a gable-roofed building with an entrance in the west end wall and vent windows with horizontal wood bars in the other walls. The interior was finished with plaster, remnants of which remains on the stone walls.

Frame Stable, ca. 1900, Contributing:

Situated along the southwest edge of the house yard, adjoining woods and at the edge of a former orchard, is a small frame stable. The framing members are circular sawn and the covering is board and batten. It has a gable roof covered with standing seam sheet metal and a shed roofed overhang at the front (east) wall. Windows are glazed with six light barn sash.

Metal Water Tank, Ca. 1979, Non-contributing:

Adjacent to the south gable end of the stable is a large cylindrical elevated water tank left from the former Jefferson Orchard operation.

Barn Remnant, Ca. 1813, Non-contributing:

Located along the entrance lane and southeast of the main house is the stone foundation remnant of a Pennsylvania type bank barn which had a closed-end forebay. All that remains of the barn is the stone lower level and the bank ramp at the back. A gable roof has been constructed over the stone base and the structure now serves as a garage and workshop area.

Farmland, Ca. 1750, Contributing Site

The 68 acres of farmland that surrounds the Cool Spring building complex is the remaining associated land with this farm. As early as 1750 when Joshua Haines acquired the land, it was used for farming, as evidenced by his estate inventory. The farmland has been variously used for grain, pasture and in the recent past for orchard. Currently much of the acreage is meadow and woodland, but the open character provides integrity of location setting and association for Cool Spring.

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Resource Count:

5 contributing buildings (main house, stone house, shed, spring house and stable)

1 contributing site, (68 acres of farmland)

1 non contributing building (barn foundation with added gabled top)

1 non-contributing structure (water tank)

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Statement of Significance

Cool Spring Farm is significant under National Register Criterion A for the farm's role in the historic agricultural development along Bullskin Run beginning ca.1750. When then-owner Joshua Haines died in 1754, his estate inventory included livestock, harvested grains, and agricultural equipment. Although there are no extant buildings from the initial settlement period, the core 68 acres with the ever-flowing spring and nearby Bullskin Run were at the center of the farm's development, remained in cultivation, and continued to be improved under several successive owners. The farmstead is unusual in its retention of the second period stone dwelling, built ca.1813, and the third period frame dwelling, built in 1832, which lends to its evolutionary significance. Extant outbuildings, including a springhouse, frame shed, and stable, as well as the foundation remnant of the bank barn (non-contributing because of new superstructure) aid in the agricultural interpretation of the farm's farming history. The dwellings on Cool Spring Farm are significant under National Register Criterion C as an example of an Early Republic/Federal style influenced stone dwelling construction and a Greek Revival style influenced frame dwelling construction with Victorian period alterations. These are excellent examples of regional vernacular domestic architecture, representing three time periods and capturing the evolving nature of farmstead complexes over time. Stylistic and structural elements of these buildings embody each of the time period, early 19<sup>th</sup> century (ca. 1813), mid 19<sup>th</sup> century (1832), and late 19<sup>th</sup> century (ca. 1890).

The Cool Spring houses, outbuildings, and remaining 68 acres represent an important remnant of several periods of settlement and agricultural development in the region, dominated by grain farming. The region is under significant residential development pressure with large historic farms quickly disappearing. The period of significance covers the settlement and agricultural development of the land, represented by the acreage within the nominated boundary, beginning with the 1750 purchase by the Haines brothers, through the Collett ownership and the Myers and Griggs improvements, through the 100-year ownership by the Young family, ending with their sale of the property in 1944 to the Blakeley Corporation.

Evaluation of Integrity:

Cool Spring Farm with its building complex and surrounding farmland retains integrity of location, setting, design, materials, workmanship, feeling and association. The entrance lane passes through farmland and crosses Bullskin Run to reach the farmstead. The farmstead retains most of its component buildings, two houses, spring house, work shed, stable and barn foundation. Although most of the buildings have been altered to help them to be usable today, they retain significant character defining features, including windows, siding, masonry, doors and roofing material. The main house, built around 1832 had an addition and some renovations made in the late 19th century, but those have become part of the property's evolution and history. Major interior features also remain including

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mantelpieces, the staircase, flooring, woodwork and trim. The historic character of the complex is clearly recognizable.

## Historic Context

Among the earliest settlers in what became known as the “Opeckan (Opequon) settlement” of the Northern Neck proprietary of Virginia were a number of Quakers from New Jersey and Pennsylvania “meetings.” The Hopewell Friends Meeting was officially established in 1734 as more emigrants petitioned their home meetings to transfer to Hopewell in the Shenandoah Valley of Virginia.<sup>1</sup> Fed by the “Great Waggon Road,” leading from Pennsylvania through Maryland and into Virginia, the lower Shenandoah Valley became a melting pot of Quakers, Pennsylvania Germans, and the sons of English plantation owners on the by then-overpopulated eastern lands of Maryland and Virginia.

The settlers of German descent brought with them a heritage of grain culture. For those that ventured westward from the tidewater region into the mountain and valley region the change in landscape brought with it a change in agricultural production. While maintaining their tidewater roots by continuing to grow some tobacco, settlers in the Northern Neck region quickly adjusted to more general production and a focus on wheat, rather than tobacco, as the primary cash crop. Such a conversion was probably not as radical as it might appear. Tidewater plantation owners grew a variety of grain and fruit crops in addition to tobacco. Early land leases, which often required at least 100 apple trees be planted in addition to the construction of houses, tobacco barns, and fencing, reveal the importance attached to the cultivation of apple and other fruit trees.<sup>2</sup>

Through the 1750s and 1760s, George Washington – with plantations in Fairfax County on the Potomac River and elsewhere, as well as in Frederick County on Bullskin Run – left detailed accounts of his various crops, preferring corn in particular to feed his slave labor force.<sup>3</sup> Although throughout the year of 1760 Washington recorded deliveries of “Mountain Tobacco” from his Bullskin plantation, by 1766 and 1768, he claimed “that he raised no tobacco at all except at his dower plantations on the York River...”<sup>4</sup> In 1785, Washington listed among his crops “barley, clover, corn, carrots, cabbage, flax, millet, oats, orchard grass, peas, potatoes, pumpkins, rye, spelt, turnips, timothy, and wheat.”<sup>5</sup> Thomas Jefferson, in his “Notes on the State of Virginia” speculated that climate change and soil depletion were the catalysts for the decline of tobacco in Virginia and Maryland:

In the year 1758 we exported seventy thousand hogsheads of tobacco, which was the greatest quantity ever produced in this country in one year. But its culture was fast declining at the commencement of this war [American Revolution] and that of wheat taking its place: and it must continue to decline on the return of peace. I suspect that the change in the temperature of our climate has become sensible to that plant, which, to be good, requires an extraordinary degree of heat. But it requires still more indispensably an uncommon fertility of soil: and the price which it commands at market will not enable the planter to produce this by manure...But the western country on the Missisipi [sic], and the

<sup>1</sup> Warren R. Hofstra, *The Planting of New Virginia*, (Baltimore, MD: Johns Hopkins University Press, 2004), p. 29.

<sup>2</sup> Fairfax Proprietary Papers, Series D, Box 1, Folder 40, Virginia State Library, Richmond, VA.

<sup>3</sup> “The Diaries of George Washington,” Donald Jackson, ed., (The Papers of George Washington, Charlottesville: University Press of Virginia, 1976), transcription online at: <http://memory.loc.gov>.

<sup>4</sup> Ibid; “Introduction to the Diaries of George Washington,” Donald Jackson and Dorothy Twohig, eds., <http://memory.loc.gov>.

<sup>5</sup> Ibid.

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midlands of Georgia, having fresh and fertile lands in abundance, and a hotter sun, will be able to undersell these two states [Virginia and Maryland], and will oblige them to abandon the raising tobacco altogether.<sup>6</sup>

Increased demand for wheat in Europe and the West Indies, dramatic fluctuations in tobacco prices, soil depletion from the demands of the tobacco plant (requiring large tracts of land for continuous rotation), difficulties in transportation of the bulky leaf product, as well as the influence of Pennsylvania German farmers all played into the development of grain, primarily wheat, as the cash crop of choice for western settlement farmers.

Wheat and corn, and to a lesser extent rye and oats, were processed into flour and meal, or distilled into whiskey. By the last decade of the 18<sup>th</sup> century, the region was active with grist and flour mills along nearly every water way and stills on most farms. By 1810, Jefferson County, Virginia, a much smaller county carved from Berkeley County in 1801, numbered 31 mills along its water ways according to the map drawn by Charles Varlé. Bullskin Run alone showed four mills along its length, including the Haines Mill which had been in operation at that location since before 1760.<sup>7</sup> These industries show the dominance of grain production through the high number of mills and stills and the degree to which the area had developed marketable finished goods. By 1810, Pennsylvania, Virginia, and Maryland led the nation in flour production.<sup>8</sup>

These commodities were shipped to markets in Alexandria, Virginia, Annapolis and Baltimore in Maryland, and to Philadelphia, Pennsylvania. Shipping from the Shenandoah Valley and the grain growing regions of west-central Maryland and Pennsylvania was a problem, and hindered the growth and prosperity associated with grain production. But as the century and settlement progressed, although wagon roads, fords and ferries remained the standard, river transport – the traditional form on which transportation in the tidewater counties of both Maryland and Virginia was based – was seen as essential for economic advancement. George Washington, whose western Virginia land would certainly have benefited from such improvements, sought advice and suggestions from colleagues, prominent landholders, and iron furnace operators along the Potomac River.<sup>9</sup> The Revolutionary War severely slowed the transportation improvement progress, but by the 1780s the shift from “Waggon roads” to the Potomac River as a primary artery was in full swing, and the Patowmack Navigation Company was officially incorporated in 1785.

Local estate inventories provide a glimpse into agricultural production by individual farmers. Joshua Haines, who lived on a 350-acre tract on Bullskin Run in then Frederick County, died in 1754. His estate record shows that he was actively farming at the time of his death, owning at least 9 horses and colts, “1 Draught ox,” 1 heifer and 1 bull, “19 Head of Sheep,” 25 hogs and shoats, cows and calves, farming equipment, wheat, rye and barley, flax, “some old Corn in a Corn Cribb,” and “6 acres & a Half of Indan [sic] untopped & unbladed in the field,” a butter churn and “tubb,” as well as “a Servant Boy” valued at £11, his most valuable possession.<sup>10</sup> The estate of William Green, owner of nearly 300 acres on the west bank of the Potomac River just north of Shepherdstown was recorded in

<sup>6</sup> Thomas Jefferson, “Notes on the State of Virginia,” Chapter 20, <http://xroads.virginia.edu/~HYPER/JEFFERSON/ch20.html>.

<sup>7</sup> Abraham Haines will, probated 1760, *Calendar of New Jersey Wills, 1670-1760*, [www.Ancstry.com](http://www.Ancstry.com); original copy available from NJ archives.

<sup>8</sup> Susan Winter Frye, *Mill Settlement Patterns Along the Antietam Creek Drainage, Washington County, Maryland*. Bound thesis, College of William and Mary, 1984, p. 45.

<sup>9</sup> Grace L. Nute, ed., “Washington and the Potomac Manuscripts of the Minnesota Historical Society, [1754] 1769-1796,” reprinted from the *American Historical Review*, Vol. XXVIII, no. 3, April 1923, p. 500.

<sup>10</sup> Frederick Co. Will Book 2, p. 222.

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April 1780. In addition to household furniture and farm equipment, the appraisal listed “Rye and Oats” and “Wheat in the Ground,” also “Corn & Bacon” and tobacco, although it was listed along with “Wool and Earthenware,” the combined lot of three items valued at £60. William Green’s most valuable possessions were his livestock: “A Gray Horse” worth £210; “Eight Cattle” worth £600; “11 head Sheep” worth £150; “5 hogs” valued at £39; and “2 hives Bees” worth £15.<sup>11</sup> While sheep provided wool for sale, farmers kept cattle and hogs primarily as a source of meat for their families. However, as indicated by George Washington in his diaries, meat was also used as payment for overseers or sold for cash.<sup>12</sup>

The trend toward more wheat production by 18<sup>th</sup> century farmers in the Shenandoah Valley was justified by greater profits. The American Revolution drastically reduced the export of Virginia tobacco to its primarily British markets. At the same time, foreign markets for wheat were growing. The dominance and profitability of grain production continued in the Shenandoah Valley into the 19<sup>th</sup> century. Despite difficulties caused by the War of 1812, the mid-Atlantic “bread basket” prospered and that was reflected in the significant improvements made on farms in the first half of the 19<sup>th</sup> century. New dwellings of stone, brick, or log were generally somewhat simplified, vernacular interpretations of major stylistic trends particularly the Federal and later Greek Revival styles. Usually three to five bays in width with stylish influence seen in entrance and window treatments, these dwellings were an expression, through the use of national architectural styles, of the new nation and growing prosperity.

In 1861, as the nation divided between North and South, the lush fields of wheat and other grains that dominated the landscape of the Shenandoah Valley of Virginia became known as “the Granary of the Confederacy.”<sup>13</sup> The Baltimore and Ohio Railroad, which passed through Jefferson, Berkeley, and Morgan Counties on its way west, was a constant attraction to both Union and Confederate troops. In 1863, West Virginia, a Union state, was formed out of Confederate Virginia, and included the three eastern panhandle counties with the railroad.

The Shenandoah Valley was devastated by Union General Philip Sheridan’s “Valley Campaign” of 1864. In October of that year, Sheridan reported to General Grant, “I have destroyed over 2,000 barns filled with wheat; have driven in front of the army over 4,000 head of stock, and have killed and issued to the troops not less than 3,000 sheep.”<sup>14</sup> Less than a year later, the Civil War was over, but difficulty recovering the region’s grain culture dominance lingered. Throughout the 1860s and into the 1870s the railroads, once the savior of mid-Atlantic farmers, spread across the prime farming regions to the west. Soon these same railroads were bringing grain from the west to the eastern markets and lowering grain prices.

It was this competition that encouraged experimentation with alternative commercial agricultural production. In the west-central counties of Maryland, Pennsylvania, and Virginia, and in the panhandle counties of West Virginia, the combination of the soils, water, and climate were long known to be conducive to orchard growth. Experimentation with commercial orchard production in Berkeley and Jefferson Counties began prior to the Civil War with William S. Miller’s farm near Gerrardstown.<sup>15</sup> Apples in particular, but also peaches, pears, plums, cherries, and grapes were planted, their produce shipped by railroad to the burgeoning urban markets.

The orchard industry in West Virginia grew in the 20<sup>th</sup> century along side dairy and other livestock specialty products like beef and poultry. Like all agricultural goods, sales of fruit and animal

<sup>11</sup> “Appraisal of Personal Estate of William Green,” Jefferson Co. Will Book 1, page 216.

<sup>12</sup> “The George Washington Diaries,” p. 308, <http://memory.loc.gov>.

<sup>13</sup> “The WPA Guide to the Old Dominion,” WPA writer’s project, c.1936, <http://xroads.virginia.edu>

<sup>14</sup> As cited in “History of Jefferson County Agriculture,” [www.preservehistory.org/history\\_of\\_jefferson\\_county\\_agri.htm](http://www.preservehistory.org/history_of_jefferson_county_agri.htm).

<sup>15</sup> Carl E. Feather, “Apple Royalty, Berkeley County’s Miller Family,” [www.wvculture.org/goldenseal/millerfamily.html](http://www.wvculture.org/goldenseal/millerfamily.html).

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products were subject to the whims of the market and the interruptions of WWI, the Great Depression, and WWII. Although orchard production throughout the region diminished significantly through the second half of the 20<sup>th</sup> century, the eastern panhandle counties of West Virginia continued to rank among the highest producers of apples and peaches in the state. “Today [2004], West Virginia ranks 9<sup>th</sup> or 10<sup>th</sup> in apple production and 13<sup>th</sup> or 14<sup>th</sup> in peach production in the U.S., with a combined crop value that has averaged almost 15 million dollars over the past 10 years.”<sup>16</sup> The state ranked 41<sup>st</sup> in livestock and livestock products in 2004 with more than 50% of that in “broilers” or 9-12 week old chickens, and cattle (beef), while dairy accounted for only 7.5% of the total.<sup>17</sup>

After World War II with the advent of the post war booming manufacturing economy and the emerging Cold War, population began to shift once again. This time with the encouragement of the federal government’s new interstate highway system, the defense highways developed in the Eisenhower administration, upwardly mobile and automobile owning city dwellers left the region’s urban environments, particularly Washington D.C. and Baltimore, to create suburban neighborhoods beyond the edges of the cities. Since the late 1940s, suburban development has sprawled outward into and throughout mid-Maryland, northern Virginia, and into the eastern panhandle counties of West Virginia, substantially reducing agriculture and profoundly altering the rural landscape.<sup>18</sup>

### Architectural Context

Samuel Kercheval, writing in 1833 about the lower Shenandoah Valley of Virginia, described the “Mode of Living of The Primitive Settlers” in the valley, first in their dwelling construction:

The first houses erected by the primitive settlers were log cabins, with covers of split clapboards, and weight poles to keep them in place. They were frequently seen with earthen floors; or if wood floors were used, they were made of split puncheons, a little smoothed with the broad-axe. These houses were pretty generally in use since the author’s recollection. There were, however, a few framed and stone buildings erected previous to the war of the Revolution. As the country improved in population and wealth, there was a corresponding improvement in the erection of buildings.<sup>19</sup>

Kercheval described the German houses with central chimney and a “large cellar beneath.” However, he noted that, “their dwelling-houses were seldom raised more than a single story in height.”

Germanic settlers, emigrants from Pennsylvania and beyond, were common in the lower Shenandoah Valley; many initiated by the speculators Jost Hite and the Van Meter brothers. But many early settlers were English Quakers from Pennsylvania as well. Much of the land purchased by the Van Meters and sold to Hite was claimed by Thomas Lord Fairfax, a five million-acre proprietary grant known as the “Northern Neck.” The disputed land was surveyed in 1786 as part of an ongoing lawsuit between Hite and Fairfax, which resulted in a detailed description of the land and improvements in that part of northwestern Virginia. The buildings surveyed along the Lick (Elk) Branch were log or timber-framed construction, many described as “old” or “very old.” The most prevalent construction material found in the Jonathan Clark survey was “round log.” Dimensions from house to house were similar as

<sup>16</sup> Ibid.

<sup>17</sup> USDA Economic Research Service statistics on [www.stuffaboutstates.com/west.virginia/agriculture.htm](http://www.stuffaboutstates.com/west.virginia/agriculture.htm).

<sup>18</sup> Paula S. Reed & Assoc., “Mid Maryland: An Agricultural History and Historic Context.” (Frederick, MD: The Catocin Center for Regional Studies, 2003), p. 110.

<sup>19</sup> Samuel Kercheval, A History of the Valley of Virginia, 1833, (Harrisonburg, VA: C.J. Carrier Co., 1981, 6<sup>th</sup> Edition), p. 151.

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well, as was the common roof covering of “clap boards.” Stone or brick chimneys are common, although in other areas surveyed the “cat & clay” (wattle and daub) chimney was more often described.

During the century from 1763-1860, this first period architecture was gradually replaced or enlarged into more substantial and permanent form. Small log houses were improved with siding and additions, or replaced with stone, brick or larger log or timber frame dwellings. The large “Swisser” barns with cantilevered forebays and a ramp or bank at the back, hallmarks of the non-tidewater mid-Atlantic region, replaced small log-crib stables and shelters for livestock and crops.<sup>20</sup>

The people built according to the materials that were available to them, sometimes drawing upon long-established traditions based upon European and British patterns and upon their own interpretations of current styles and construction techniques, adapted to local conditions. Elements of fashionable styles were incorporated into the region’s buildings along with traditional features. With the exception of exterior applications of stylistic door treatments and symmetrical fenestration, typically, the more fashionable architectural elements were found on the interior in the form of moldings, mantels, and stairs. Although there are pure stylistic examples, particularly dating from the later 19<sup>th</sup> century, the vast majority of the region’s buildings are vernacular structures.

Farmhouses: Farmhouses from the 18<sup>th</sup> through the mid 20<sup>th</sup> century exhibit great variety, yet all are readily identifiable to the region. Little housing remains from the settlement period. Dwellings that do survive represent the more durable buildings and not the general population of houses. Log was the preferred building material, although probably a disproportionate number of early period survivors are of stone construction. These early stone houses use the type of stone found in the nearby landscape, often limestone in the Shenandoah Valley region. Later farmhouse builders introduced brick and lightweight framing systems with various milled sidings or shingles.<sup>21</sup>

Farmhouse form followed several traditional paths. Among the earliest buildings were Germanic central chimney dwellings with one or two stories and three or four rooms clustered around a massive group of fireplaces. British settlers more frequently constructed one or one and a half story buildings with a hall and parlor plan, one-room deep with inside or exterior end fireplaces. Generally farmhouses spanned three to five bays, sat on cellars and had side gables. By the second quarter of the 19<sup>th</sup> century porches begin to appear with frequency, either across the entire front or recessed in an inset containing two or three bays along the front elevation at the kitchen wall. Another variation is an L-extension to the rear of the main part of the house, almost always with a recessed double porch along one side. This L configuration accommodates a kitchen wing, and these rear wings were consistently referenced in 18<sup>th</sup> and 19<sup>th</sup> century records as “back buildings,” even though they were attached to the main part of the dwelling.<sup>22</sup>

Typical floor plans consisted of center passages with one or two rooms on either side, or a two or four room plan where the main entrance opened directly into a room. A common arrangement attributed to Germanic traditions exhibits two central front doors, side by side, which open directly into two front rooms. Houses were almost universally roofed with wooden shingles, often long and double-lapped, top to bottom and side to side. This shingle type seems to be associated with German traditions. Otherwise, top-lapped thin wooden shingles prevailed with staggered joints and there is

<sup>20</sup> Paula S. Reed & Assoc., “Mid Maryland: An Agricultural History and Historic Context.” (Frederick, MD: The Catocoin Center for Regional Studies, 2003), p. 26.

<sup>21</sup> Reed & Assoc., p. 113.

<sup>22</sup> Reed & Assoc., p. 113.

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evidence that thatch was used, along with “cabbin” or clapboard roofs. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries roofs of slate or standing seam metal appear.<sup>23</sup>

## Resource History

The Cool Spring Farm is part of a 1,222-acre tract surveyed in 1734 for Benjamin Borden, Andrew Hampton, and David Griffith in then Orange County, Virginia (see attached plat). The land was located on the north and south sides of Bullskin Run, and was traversed by “Hite’s Waggon road” and “Lewis Thomas’ path.”<sup>24</sup> By 1743, the three men had partitioned the tract then described as totaling 1,122 acres. Borden “of Frederick County” was in possession of 500 acres in 1743 when he purchased by “Lease and Release” 200 additional acres from Andrew Hampton, giving Borden a total of 700 acres of the original tract. The 200-acre addition was described as part of David Griffith’s portion, “bought of [Andrew?] John Hampton Jr. to be divided from the said Griffith’s Land by a Lyne drawn North from a Marked white Oak about three poles above or to the Westward of the Rock Spring Marked as a Division between the said Andrew & David Griffith...”<sup>25</sup> Griffith was left with a 422-acre tract.

In June 1745, Abraham Haines and his wife Sarah Ellis applied to the Haddanfield Meeting (Quaker) in Camden, New Jersey, for permission to join the Friends of Opequon in Frederick County, Virginia. The following year, in February 1746, Joshua Haines, brother of Abraham, also applied for a certificate from the Haddanfield Meeting to join the Opequon Meeting “where he is going to settle,” which was signed on February 14, 1746.<sup>26</sup> In 1750, Joshua Haines purchased Borden’s 700-acre tract from Benjamin Borden (Jr.) of Augusta County, Virginia.<sup>27</sup>

Abraham Haines purchased 314 acres of the Borden tract from his brother Joshua in 1752. This was a Lease and Release conveyance, which required one year of occupation prior to Release. Both transactions occurred on June 3, 1752, indicating that Abraham already occupied the land. The 314 acres constituted the approximate east third of the original Borden, Hampton, Griffith survey (1734, see attached map with annotations showing division; also Galtjo Geertsema plat of A. Haines 314-acre tract), “Beginning at a Sycamore standing in the marsh by the Run side and being the Beginning Corner of the first survey.” The lease was for 5 shillings, but the release was for £100.<sup>28</sup> Joshua Haines retained the remaining 350-acres of the Borden tract, the middle “third” of the original survey. The western third, totaling 422 acres owned by David Griffith, was sold by Griffith to James McCracken and by McCracken to George Washington, both in 1750; this became part of Washington’s Bullskin plantation known as Rock Hall. Washington’s purchase of the western third was described as 456 acres and it was likely this discrepancy that precipitated a 1751 “Deed of Partition” between Washington and the Haines brothers.<sup>29</sup>

<sup>23</sup> Ibid.

<sup>24</sup> Robert Brooke Survey Notebook, Thornton Perry Collection (microfilm), Ruth Scarborough Library, Shepherd University, Shepherdstown, WV. Also Patent Book 15, p. 324 (from Jim Surkamp notes).

<sup>25</sup> Frederick Co. Deed Book (DB) 1, page 96.

<sup>26</sup> Don C. Wood, Berkeley Co. Historical Society, Martinsburg, WV, citing Hopewell Friends History 1734-1934.

<sup>27</sup> Frederick Co. DB 2, p. 107.

<sup>28</sup> Frederick Co. DB 2, p. 464.

<sup>29</sup> Frederick Co. DB 2, p. 99 (Griffith to McCracken) and McCracken to Washington in Charlotte Judd Fairborn, “Rock Hall,” *Magazine of the Jefferson County Historical Society*, Vol. XXIII, p. 24, and Washington Ledger A, p. 5. Frederick Co. DB 2, p. 217 (partition), unfortunately the document was torn out of the deed book so was not included in the microfilm copy at Berkeley Co. Historical Society.

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Joshua Haines died intestate in 1754 and the Frederick County Court ordered an appraisal of his estate. The list clearly indicates that Joshua Haines was actively farming at the time of his death, and the household items such as “a Small Looking Glass, two chairs, a chest, trunk, and “a Cross Legg’d Table, and 2 beds indicate that he was a man of modest but respectable means. The appraisal was done by neighbors John Macarmick [McCormick], Bengman [Benjamin] Grubb, and Richard Shuenson [?].<sup>30</sup> None of the records mentioned his wife or children although the list included a “side saddle” commonly used by women. In fact, Joshua Haines’ daughter Mary surfaced in 1799. She was by then the wife of Daniel Collett, and described as Haines’ “surviving child” in a deed conveying a small parcel of her inherited property to her cousin Nathan Haines, son of Abraham Haines.<sup>31</sup>

Daniel Collett married Mary Haines, the daughter of Joshua Haines, in 1781.<sup>32</sup> He was a son of Moses Collett – one of the lessees on George Washington’s adjoining Bullskin plantation – and brother of John, Aaron, and Isaac Collett (and others). Daniel Collett was born around 1752 in Maryland and probably came to Virginia with his father in 1774. In 1784, a Washington letter to Isaac Collett indicates that the Collett family was attempting to sell their leasehold.<sup>33</sup> In fact, the Collett family was seeking to emigrate, Isaac, a Revolutionary War veteran, moved to Kentucky along with several brothers and sisters.<sup>34</sup> It was Daniel Collett who remained in Berkeley County on the nearby land his wife inherited from her father.

Of the Collett family, only Daniel and his brother Isaac were assessed on the Berkeley County Personal Property tax of 1784. Both were on the list compiled by Robert Throckmorton of households in the Bullskin Run area, which primarily included other known Washington lessees and surrounding neighbors. Isaac Collett, who was apparently living on his father’s Washington lease land, had 10 horses and 20 cattle, indicating a relatively substantial farming operation. Daniel Collett listed 4 horses and 11 cattle, a moderate number. By 1798 Daniel was the only Collett listed in the Berkeley County House Tax; he was assessed for a house on “Bulskin” valued at \$630. This was probably located on a 236-acre farm carved from the north end of the land Mary (Haines) Collett inherited from her father’s estate (see discussion below).

Following the establishment of Jefferson County from Berkeley County in 1801, the Jefferson County Land Tax records began to record the acreage being assessed. Daniel Collett was assessed for 236 acres from 1802 through 1812. An 1803 plat of George Washington’s Bullskin estate (Rock Hall) drawn by William McPherson following Washington’s death in 1799, showed Daniel Collett on the land adjoining Rock Hall along the northeast boundary (see attached). The McPherson plat additionally indicates that Nathan Haines, son of Abraham Haines, was in possession of the southernmost section of the former Joshua Haines (his uncle) tract, possibly the small parcel sold to him by Daniel and Mary Collett in 1799. There was also a middle parcel indicated on the 1803 plat occupied or owned by “M. McCormick.” No deed was found for a sale of land from Collett or Haines to McCormick so it is possible he was simply a tenant on the parcel that would later be part of the Cool Spring Farm. Since this pre-dates the ca.1813 construction of the stone house on Cool Spring Farm, McCormick may have occupied an earlier dwelling, likely of log construction.

<sup>30</sup> Frederick Co. Will Book 2, p. 222.

<sup>31</sup> Berkeley Co. DB 15, p. 296.

<sup>32</sup> Guy L. Keesecker, Marriage Records of Berkeley Co., Virginia, 1781-1854, BCHS, Martinsburg, WV.

<sup>33</sup> Letter to Isaac Collett, February 25, 1784, in Writings of George Washington, p. 345. The Ashton deed in 1804 indicates that the Collett lease was transferred to John Dimmitt who by 1804 occupied the land adjoining John Rielly.

<sup>34</sup> “William J. Collett,” biographical sketch, The History of Warren County Ohio, (Chicago, IL: W.H. Beers Co., 1882; reprint, Mt. Vernon, IN: Windmill Publications, 1992), pp. 998-999; HeritageQuest Online Revolutionary War database.

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The 1810 U.S. Population Census record listed Daniel Collett on the same page as Nathan Haines, James McCormack, Benjamin Davenport, and Thomas Griggs, indicating that he was living in the same neighborhood. Collett, who was listed over the age of 45, included in his household his wife, one daughter and four sons, as well as four individuals in the “other free” (free-black) column. The Haines’, who were Quakers, Daniel Collett and several of their neighbors did not own slaves. However a number of the nearby farms included large slave-holdings, including the Bushrod Washington farm (Rock Hall?) under the overseer Elijah Cleveland numbered 88 slaves, Thomas Griggs held 43 slaves, Andrew Taws listed 24 slaves, and John Lock listed ten. According to family lore, the dominance of slave labor in Virginia was more than Daniel and Mary Collett could bear and in 1812, Mary (Haines) Collett transferred her Quaker membership in the Hopewell Meeting to the Miami Meeting in Waynesville, Ohio.<sup>35</sup>

Sometime around 1812 or 1813 Daniel and Mary Collett sold their 236 acres, part of her inheritance from Joshua Haines to John and/or Jacob Myers. One or both of the Myers brothers also purchased the southern 159 acres of the old Joshua Haines tract (encompassing the “M. McCormick” parcel, later Cool Spring Farm) and in 1813 they mortgaged the whole 395 acres with Daniel Collett in exchange for a mortgage loan to be paid back to Collett in approximately four years. Neither the deeds nor the subsequent mortgage document between the Myers’ and Collett was apparently recorded in the land records. However the mortgage release by Daniel Collett, “of Clinton County...Ohio” was recorded in October 1817, in which the August 16, 1813 mortgage was referenced.<sup>36</sup> It was perhaps this mortgage loan which financed the construction of the stone house on the southern parcel overlooking Bullskin Run, and probably some other improvements as well.

The 1814 Jefferson County land tax record assessed John and Jacob Myers together on 396 [sic] acres, but in 1815 the acreage was divided with Jacob assessed on 237 acres (the northern section) and John on 157 acres (the southern section).<sup>37</sup> When Jacob Myers died in 1817, his heirs (wife Mary and children) and his brother/partner John Myers paid off the remaining \$1,825 on the mortgage loan.<sup>38</sup> Then in August 1818, the division of the property was made official through a court-ordered exchange. While John Myers released his claim to the northern 238 [sic] acres to Mary Myers, widow of Jacob Myers, and their children, the heirs released their claim to John Myers’ 157-acre southern part of the former Haines/Collett/McCormick property.<sup>39</sup>

The appraisal of Jacob Myers’ personal property completed in December of 1817, following the summer and fall harvests, provides a good inventory of farm production in the early 19<sup>th</sup> century. The list of crops included 665 bushels of wheat, 157 barrels of corn, 223 bushels of rye, and 144 bushels of oats, 50 bundles of flax, 10 bushels potatoes, 3 bee hives, 2 stills, and “48 acres of fallow wheat”; livestock included 14 hogs, 4 “milch” cows, 8 other cattle, 8 horses, and 7 sheep. Interestingly, the inventory included “Half wheat fan” and “one half scuching [sic] wheel,” implying perhaps that John and Jacob Myers shared ownership of some of their agricultural equipment as well as the land.<sup>40</sup>

By 1820, when the Jefferson County land tax assessor began valuing buildings separately, both Myers farms were listed with buildings valued at \$300 and John Myers’ acreage was reduced to 144 acres. This building valuation remained constant throughout the John Myers ownership and appears to

<sup>35</sup> “William J. Collett,” biographical sketch in *The History of Warren County Ohio*, p. 999; also “Collett-McKay Stories,” [www.geocities.com/mckyrbnsn/rmc/collmc/stories.html](http://www.geocities.com/mckyrbnsn/rmc/collmc/stories.html).

<sup>36</sup> Jefferson Co. DB 10, p. 168.

<sup>37</sup> Jefferson Co. Land Tax, microfilm collection, Berkeley Co. Historical Society, Martinsburg, WV.

<sup>38</sup> Jefferson Co. DB 10, p. 168.

<sup>39</sup> Jefferson Co. DB 10, p. 357 (Mary Myers, widow, and heirs to John Myers) and p. 358 (John Myers to Jacob Myers’ heirs).

<sup>40</sup> Jefferson Co. Will Book 3, p. 63. A “scuching wheel” was used remove the woody parts of flax or cotton from the fiber.

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reflect the assessment value of the stone dwelling constructed by Myers on the Cool Spring Farm ca.1813. Although small, the new stone house was stylish, reflecting the popular “Federal” architectural style sweeping the young United States. It was laid out in a “hall and parlor” plan with keystones embellishing the window and door openings. The 1820 census record listed John Myers with his wife and two children. He was occupied as a farmer and listed four slaves in his household.

In 1830, John and Susannah Myers sold their farm (146 acres on the deed; 144 acres and 147 acres in the land tax records) to Thomas Griggs, Jr. for \$4,407.<sup>41</sup> The land tax records for 1831 showed that Thomas Griggs’ 147-acre property, “Transferred from John Myers and wife,” still had buildings valued at \$300. In 1833, Thomas Griggs, Jr. was listed in the land tax with “\$1030 added for new frame building” on his 147 acres adjoining Nathan Haines.

The 1832 frame house on Thomas Griggs’ farm served Griggs and his family for more than twenty years. Griggs was the son of a wealthy Charlestown merchant and landowner, Thomas Griggs, Sr., and his stylish house reflected his relative position in Jefferson County society. His attention to the popular Greek Revival architectural features on his rural dwelling was more typical in urban settings in the 1830s. In 1840, Thomas Griggs was listed on the census ~60 years old with one female of similar age (wife?) and two younger adult females (daughters?). He also listed six male slaves and six female slaves in his household, with five engaged in agriculture indicating an active farming operation. In 1850, at age 70, Griggs listed four in his household and ten slaves.

During his twenty years of ownership, Thomas Griggs added two other parcels to his property holdings and in 1857, he sold the 146(147)-acre farm, along with the two additional tracts, to Ambrose Timberlake.<sup>42</sup> Timberlake, son of Mary Griggs (possibly a nephew of Thomas Griggs?) appeared on the 1852 S. Howell Brown map of Jefferson County on a farm to the northwest called “Ridgefield” (see attached). The description of the 146-acre tract sold by Griggs clearly matches the Thomas Griggs property on the 1852 map:

Beginning at a black oak in the line of Rock Hall line and corner of Esrom Slifer...with Slifer’s line to a stone pile, corner to lot, purchased by said Griggs from James Filore and Lorrina McCormick...with said line, crossing Bullskin to stake...to point in Nathan Haines’ line...with Nathan Haines’ line to a stone on west side of the road...to a stone corner...to Haines corner to John Washington’s (now Samuel Ridenour’s) line...along Ridenour’s line to stone in Ridenour’s corner to Thomas Lock...with Lock’s line to stone...to a rock at fork in road...to a stake on Winchester Road...to a flat rock...to a stone...to a stone corner of Lock in line of Rock Hall...to the beginning, containing 146 acres, three rods, and 27 perches.<sup>43</sup>

The adjoining Thomas Lock property was the former Mary Myers (Jacob Myers) farm, minus an 84-acre tract claimed by her daughter Mary Timberlake in 1830 (see attached plat).<sup>44</sup> As viewed on the 1852 map, the Haines, Griggs, Lock, and Rock Hall properties appear to represent the original 1734 Robert Brook survey of 1,122 (1,222) for Borden, Hampton, and Griffith (see attached).

The farms along Bullskin Run appear to have avoided the many of effects of the Civil War years in Jefferson County. However it was many years before land values would recover. In 1869, Ambrose Timberlake sold 162-acres, including the 146-acre farm to Adam Young for \$11,000, the

<sup>41</sup> Jefferson Co. DB 16, p. 238.

<sup>42</sup> Jefferson Co. DB 37, p. 223.

<sup>43</sup> Jefferson Co. DB 37, p. 223.

<sup>44</sup> Jefferson Co. DB 17, p. 154.

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same value given to Griggs' property on the 1850 census.<sup>45</sup> Adam Young was 36 years old with a wife and young son when he purchased the farm from Timberlake. On the 1870 census Young listed himself as a "Woolen Manufacturer," and listed three men in his household who "Work in Woolen Factory," and probably lived in the old stone Myers house. Although Young's employees lived on the farm, it does not appear that the factory itself was on the property as Young listed only \$8,000 worth of real estate, the value of his house and land.<sup>46</sup>

The Young family ownership lasted nearly 100 years and it was probably Adam and Bettie Young who added the kitchen wing to the frame house in the 1890s. It also appears that the Youngs named the farm Cool Spring Farm, the name under which it appears on the 1925 map of Jefferson County during their ownership (see attached). Although no listing for the Young family could be located in the 1880 census record for Jefferson County, West Virginia it appears they did remain on the property and in 1900, Adam Young at age 64 listed his occupation as "Farmer." Living in his household was his wife Bettie and daughter Lucy, and a black "boarder" named Lillie, who was occupied as a Cook, along with her one-year old daughter.

By 1910, Henry Lee Young returned to the farm as head of the household with his wife Fannie and daughter Margaret. His parents Adam and Bettie were also still listed in the household. Additionally, Angie Jones, a black cook, and Archie Hite, a black "hired man" who worked as a farm laborer, lived on the Young farm. H. Lee Young was 52 years old in 1920, still occupied in "general farming." Adam Young died in 1918 and the farm passed to his son Henry Lee.<sup>47</sup> In July 1944, perhaps in preparation for retirement, Young sold the remaining 134 acres of the farm he inherited from his father, "with dwelling and farm buildings," to the Blakeley Corporation.<sup>48</sup>

Three months later, in October 1944, the Blakeley Corporation sold the property, reduced to 124 acres, to Victor Product Corporation, owned by Raymond Funkhouser whose passion was restoring the Washington family houses in the region.<sup>49</sup> In December 1944, Funkhouser leased the adjoining Rock Hall farm "as a part of his extensive Victor Farms, grazing blooded Herefords."<sup>50</sup> Victor Product Corporation sold the property in 1951 to Frances F. (Vanter) Canard, who following her

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<sup>45</sup> Jefferson Co. DB 4, p. 417.

<sup>46</sup> The 1870 census record for Jefferson County showed a nearby neighbor of Adam Young by the name of Colin (?) C. Porter who described himself as a "Retired Woolen Manufacturer" and listed \$60,000 worth of real estate, likely including the Woolen Factory.

<sup>47</sup> Jefferson Co. Will Book D, p. 291.

<sup>48</sup> Jefferson Co. DB 160, p.518.

<sup>49</sup> Jefferson Co. DB 162, p. 7. The name "Blakeley Corporation," Blakeley being the name of the former home of John Augustine Washington near Charles Town in Jefferson, West Virginia, indicates that corporation was also likely associated with Funkhouser. Funkhouser purchased Charles Washington's "Happy Retreat" in Charles Town in 1945.

<sup>50</sup> Charlotte Judd Fairborn, "Rock Hall," *Magazine of the Jefferson County Historical Society*, Vol. XXIII, Dec. 1957, p. 27.

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divorce, sold the farm to Marvin Everhart in 1959.<sup>51</sup> In 1979, Everhart sold the farm to Jefferson Orchards, Inc. and the farmland was converted to orchard production.<sup>52</sup> Jefferson Orchards sold the farm in 1998 to the Linda Case Revocable Trust. Only a remnant of the orchard remains on the 68 acres of Cool Spring Farm today (2006).

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<sup>51</sup> Jefferson Co. DB 183, p. 65 (Victor Products to Canard) and DB 235, p. 465 (Vanter to Everhart).

<sup>52</sup> Jefferson Co. DB 455, p. 235.

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county and state

## Verbal Boundary Description

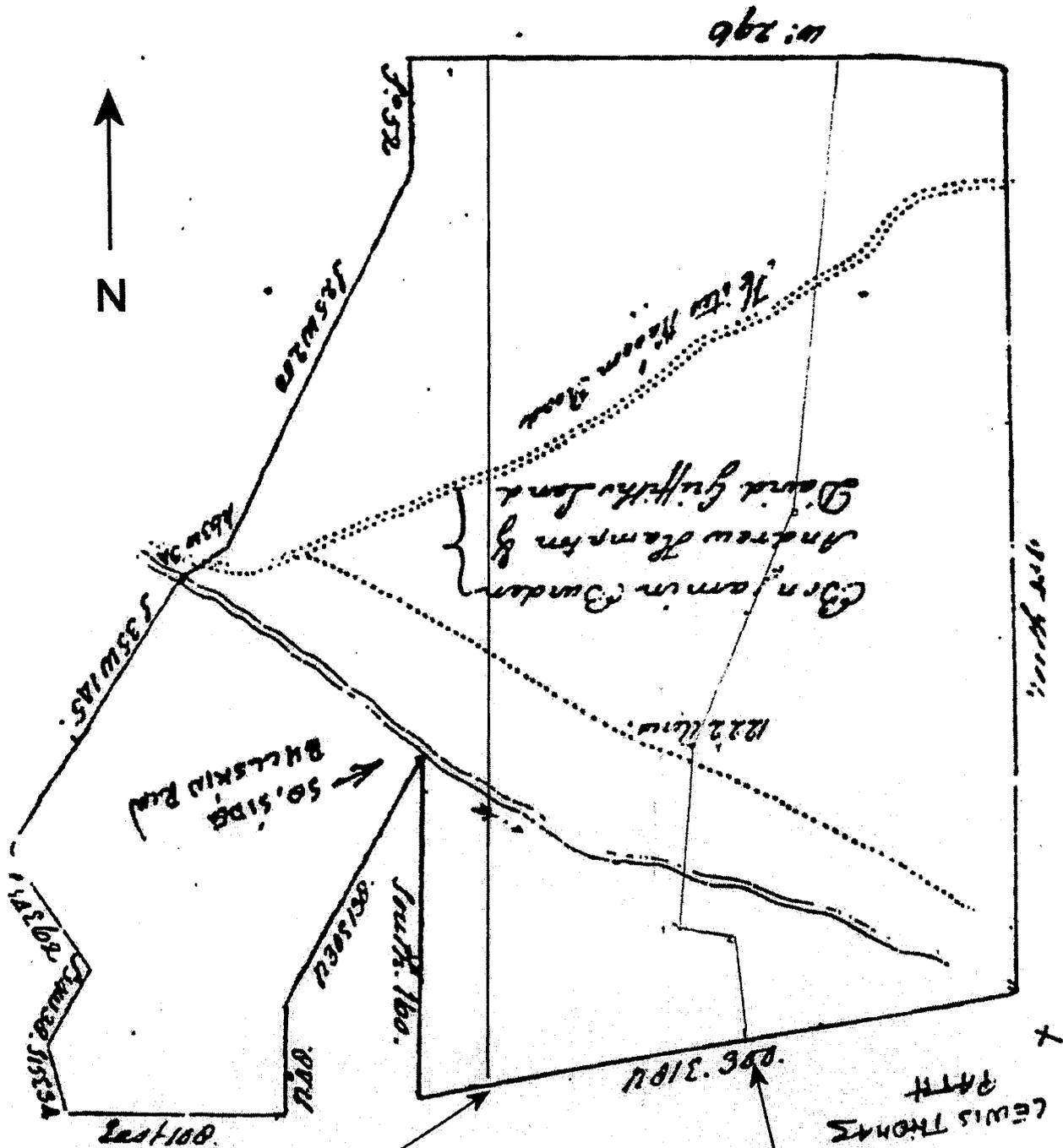
The boundary of Cool Spring Farm, as shown on the attached property map, includes approximately 68 acres, follows the south and west boundary lines of the historic farm boundary and is inclusive of the buildings, spring, and Bullskin Run as it passes through the property.

## Boundary Justification

The Cool Spring Farm boundary includes 67.63 acres, more than one third of the historic 158-acre farm. The boundary maintains a significant historic rural landscape centered on Bullskin Run and the nearby spring, the historic dwellings, and several associated outbuildings. The adjoining parcels are subdivided for residential development.



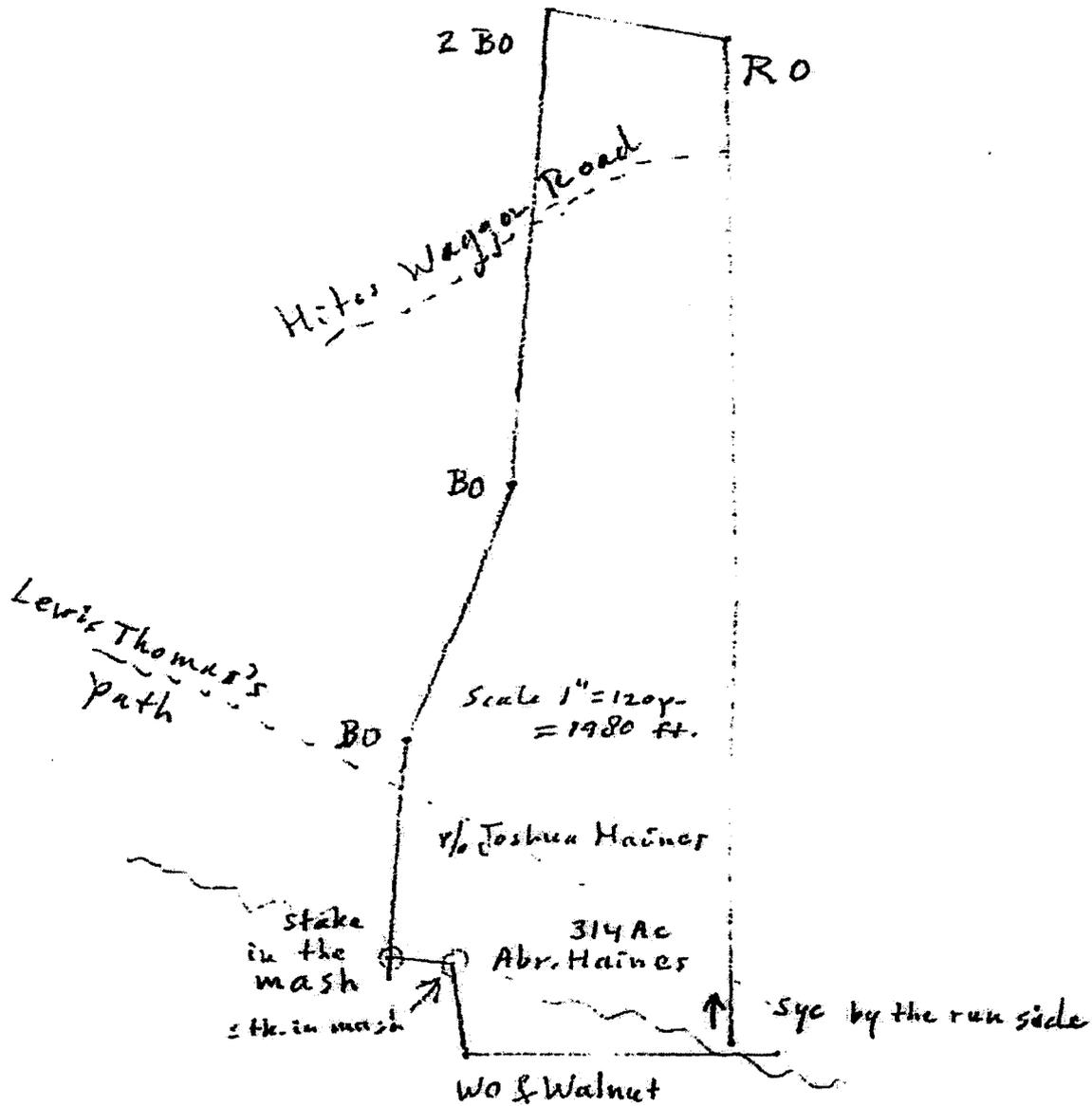




approximate 3rd line of  
Borden to Haines tract  
of 700 acres.  
(Fred. Co. DB 2, p. 107)

approximate line of  
314-acre tract to  
Abraham Haines  
(Fred. Co. DB 2, p. 464)

Plat of 1734 survey reversed for comparison  
with later maps and aerial photos.  
Cool Spring Farm  
1735 Lloyd Road, Jefferson Co., WV



Galtjo Geertsema Plat of Abraham Haines 314-acre tract  
 (Berkeley Co. Historical Society)

Cool Spring Farm  
 1735 Lloyd Road  
 Jefferson Co., WV



FREDERICK, BERKELEY, & JEFFERSON COUNTIES, VIRGINIA

MAP OF

Prepared by the U.S. Geographical & Geographical



Date of Map: SEP 30 1848  
Library of Congress

**EXPLANATIONS.**

- The Towns, Mills &c are marked thus.
- The Towns..... SEE H
  - Grist and Merchant Mills.....
  - Plantations or Farms.....
  - Churches or Meeting Houses.....
  - Taverns.....
  - Saw mills.....
  - Division County lines.....
  - County Roads.....
  - Mountains & Hills.....

**ABBREVIATIONS.**

- C for County & Creek.
- R River.
- r Run.
- B Branch.

Lower Jefferson Co. section of 1809 Varle map.  
Cool Spring Farm  
1735 Lloyd Road  
Jefferson Co., WV



consideration quantity and quality and that the said eighty four acres does not include any of the improvements or any running water there containing a few acres more than one third they believe not more than equal to one third of the value

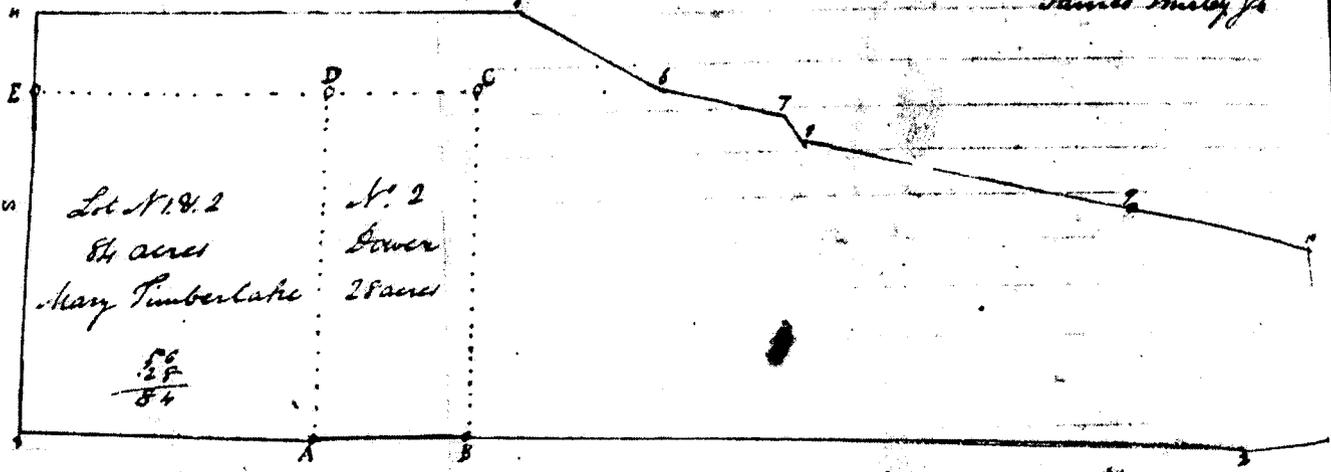
Division of Mary Myers' property, 1830 (JC DB 17, p. 154)  
 Cool Spring Farm  
 1735 Lloyd Road  
 Jefferson Co., WV

not  
 to say  
 base of

← N

Wm. Cleveland  
 James Shirley Jr

Scale 40



Lot N 142	N 2
84 acres	28 acres
Mary Timberlake	
$\frac{56}{28}$	
$\frac{28}{84}$	

The above plot represents a tract of land lying in Jefferson County, West Virginia, to the heirs of Jacob Myers dec'd and bounded as follows to wit: Beginning at a stone, corner to Third Griggs job in the line of Willis, thence N. 73° W. 23 poles to a stone, thence N. 3 1/2° E. 36 1/2 poles to a stone, thence S. 82° E. 125.6 poles to a stone Third Griggs corner thence S. 3° W. 140 poles to a stone in a road, thence S. 22° W. 47 poles to a pile of stones, thence S. 16 1/2° W. 35 1/2 poles to a rock, thence S. 5 1/2° W. 77 poles to a rock, thence S. 12 1/2° W. 100 poles to a rock, thence S. 13 1/2° W. 60 poles to a stone, thence S. 9 1/2° W. 56 poles to the beginning containing 241. 0. 24

Lot N 142. Laid off for Mary Timberlake, including Mary Myers dower. Beginning at a stone, third corner of the original thence with the reverse of the same S. 3 1/2° W. 131 poles to a stake at B. thence with the dotted line S. E. 104 poles to a stake at C. thence N. 3° E. 180 1/2 poles to a stake in one of the original lines, thence with the reverse of the same N. 82° W. 103 poles to the beginning containing 241. 0. 24

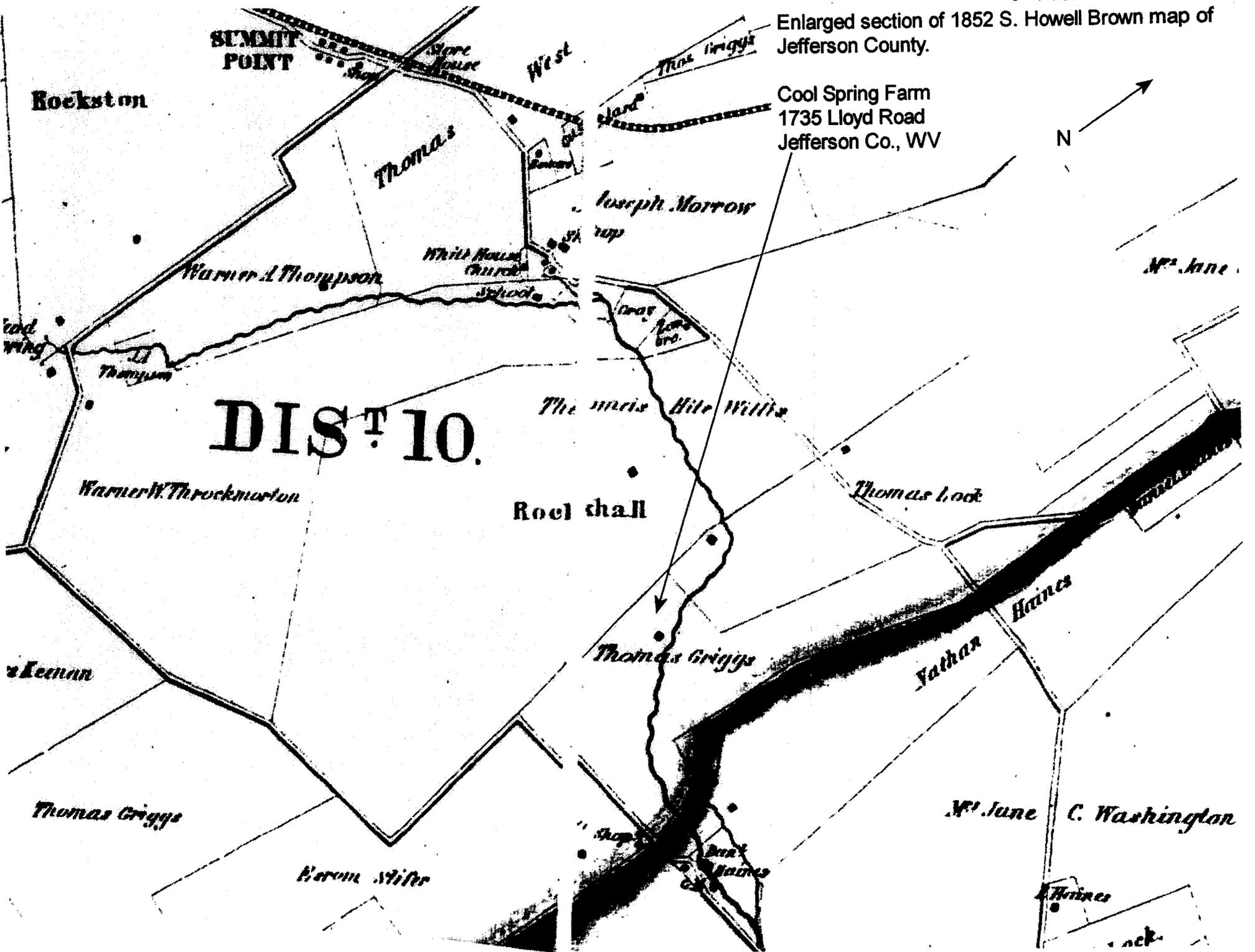
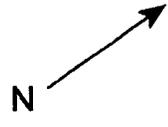
From Mary Myers dower, lot N 2. Beginning at a stake at D. thence with the reverse of the same S. 82° E. 106 poles to a stake at E. thence with the reverse of the same N. 3° E. 180 1/2 poles to a stake at F. thence with the reverse of the same S. 3° W. 140 poles to the beginning containing 28 acres.

In  
 to  
 the

2  
 3

Enlarged section of 1852 S. Howell Brown map of Jefferson County.

Cool Spring Farm  
1735 Lloyd Road  
Jefferson Co., WV



Rockston

SUMMIT  
POINT

Thomas

West

Thomas Griggs

Joseph Morrow

Warner & Thompson

White House  
Church

School

M<sup>r</sup> June

DIS<sup>T</sup> 10.

Thomas Hite Willis

Warner W. Throckmorton

Rockhall

Thomas Lock

Keenan

Thomas Griggs

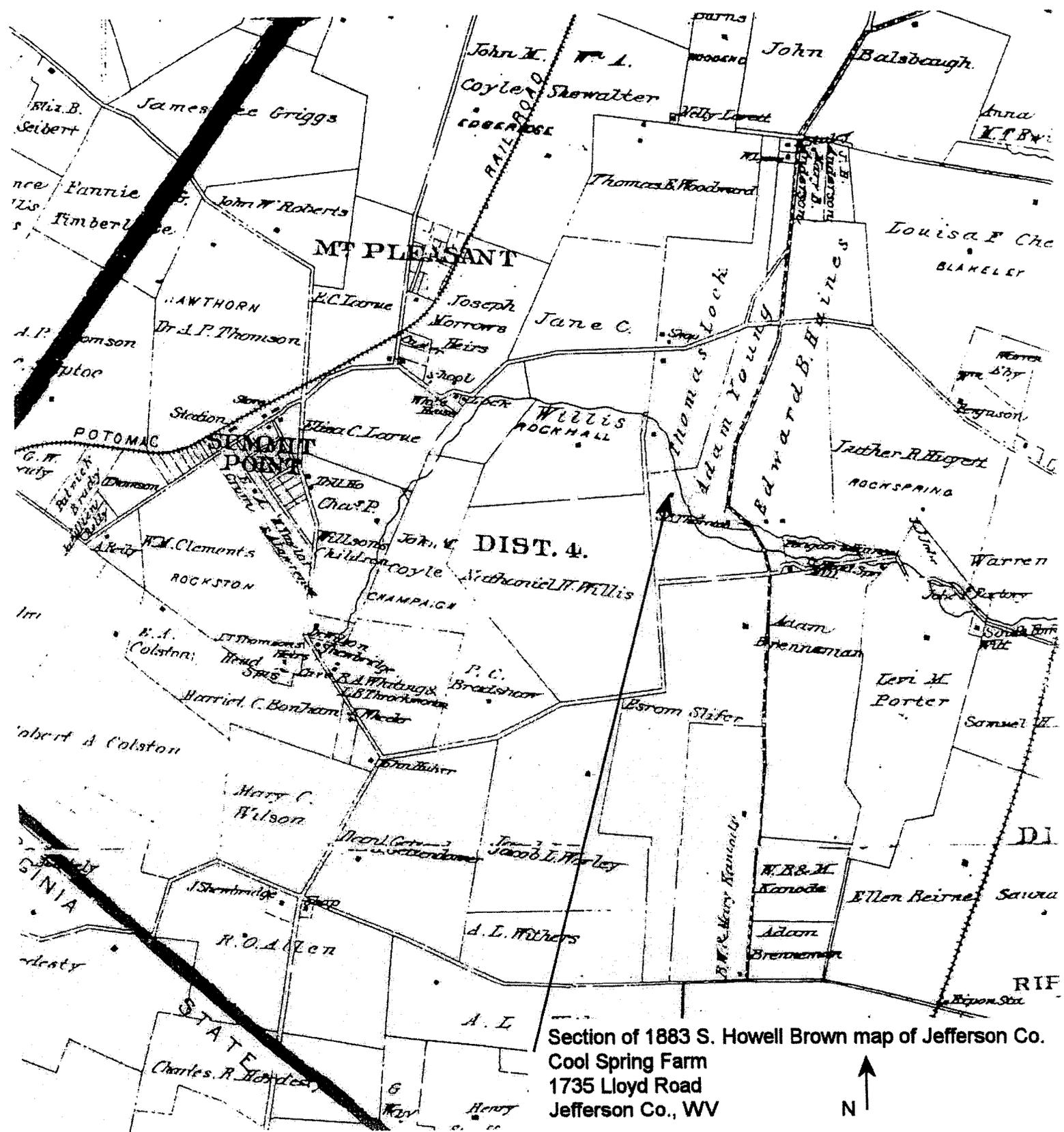
Yathan Haines

Thomas Griggs

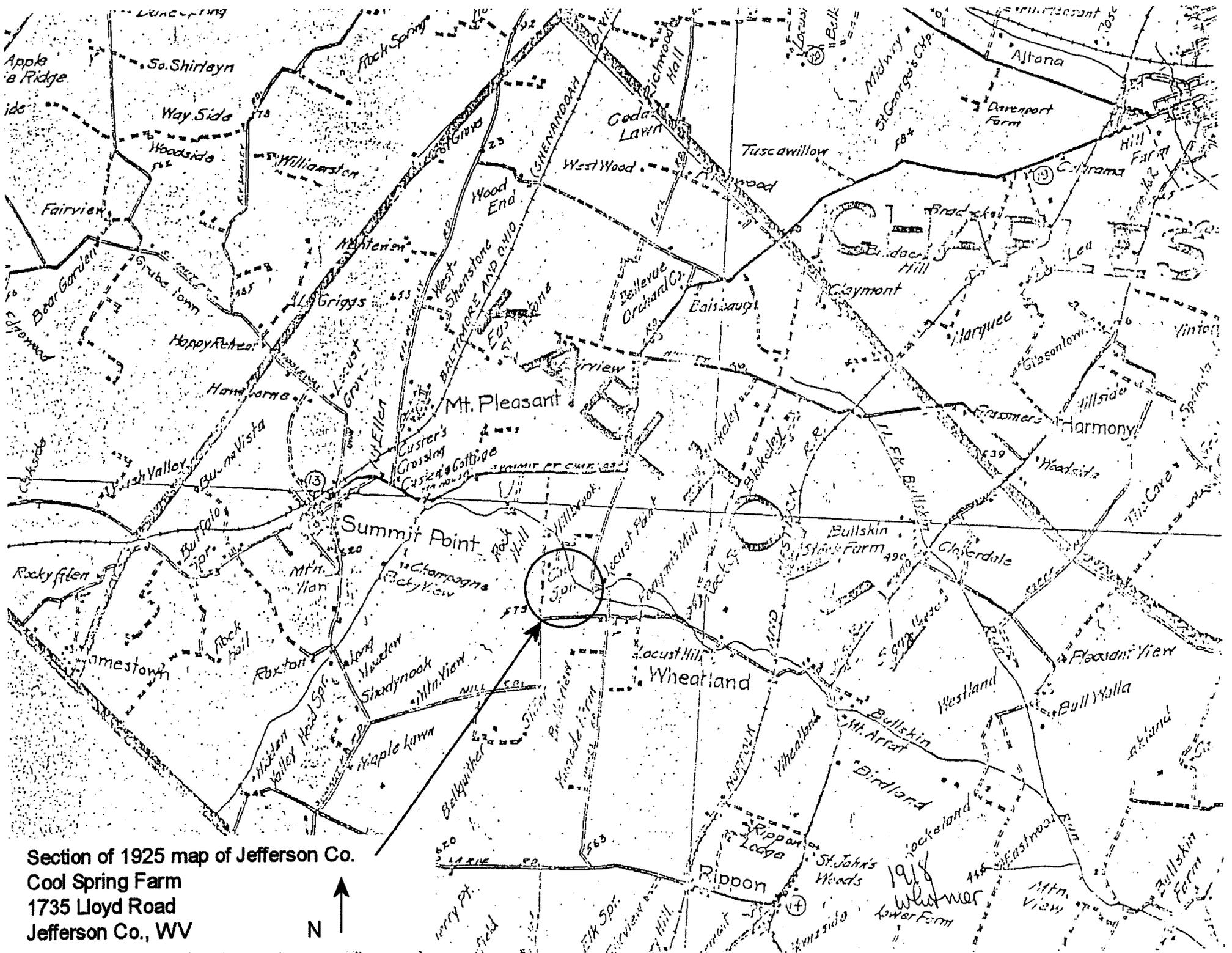
Harmon Stifer

M<sup>r</sup> June C. Washington

Haines



Section of 1883 S. Howell Brown map of Jefferson Co.  
 Cool Spring Farm  
 1735 Lloyd Road  
 Jefferson Co., WV



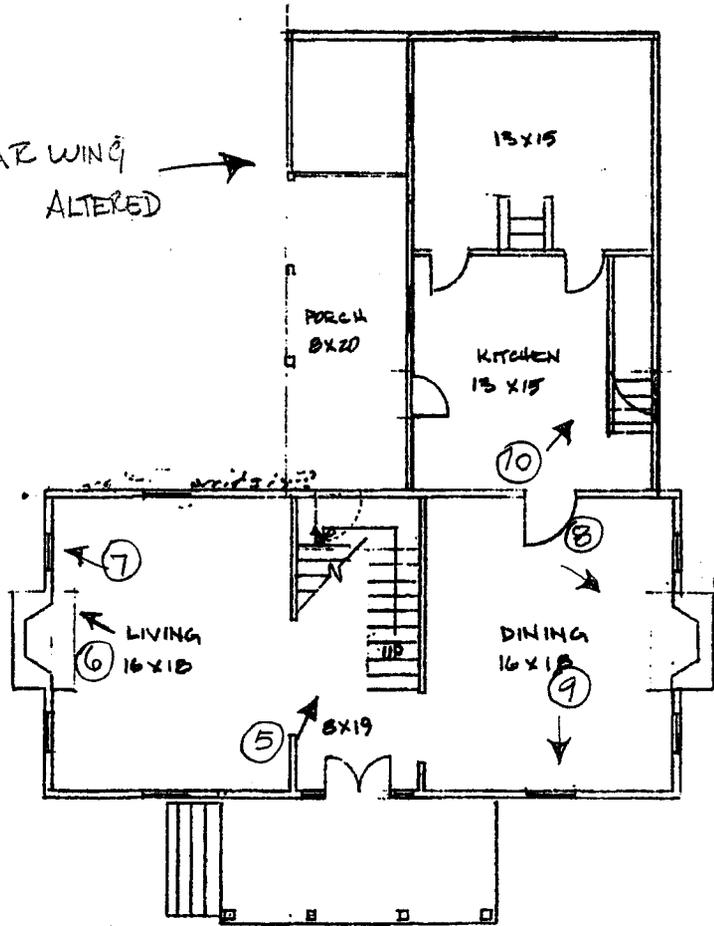
Section of 1925 map of Jefferson Co.  
 Cool Spring Farm  
 1735 Lloyd Road  
 Jefferson Co., WV



1918  
 Whitmer  
 Lower Farm

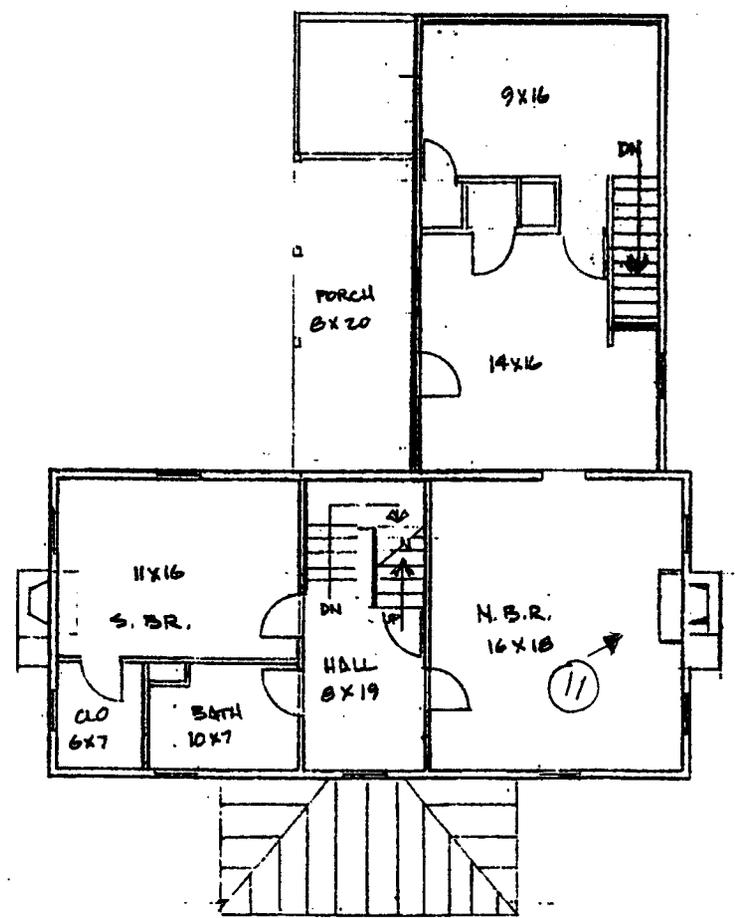


REAR WING  
IS ALTERED



1st FLOOR

EXISTING PLAN



2d FLOOR

~~SCHUBERT 10/10~~

COOL SPRING FARM  
1735 LLOYD ROAD, CHARLES TOWN, WV  
JEFFERSON COUNTY













