

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Eastham House

other names/site number Glenn Manor

2. Location

street & number US Route 35

N/A not for publication

city, town 5 miles east of Point Pleasant

☒ vicinity

state West Virginia

code WV

county Mason

code WV-053

zip code 25106

3. Classification

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

2

Noncontributing

2 buildings

sites

structures

objects

2

2 Total

Name of related multiple property listing:

N/A

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain):

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single family farmhouse

Secondary Structures: smokehouse,
garage with
apartment

Current Functions (enter categories from instructions)

Residence

7. Description

Architectural Classification

(enter categories from instructions)

Greek Revival

Materials (enter categories from instructions)

foundation Stone

walls Brick, stone trim

roof Slate, copper flashing

other Wood windows, doors, shutters

Wood portico and porches

Describe present and historic physical appearance.

The Eastham House is a two-story, L-shaped masonry house in the Greek Revival style of architecture. It has a low-pitched gabled roof. The style is somewhat interrupted by the use of simple vernacular verge boards and the traditional frieze is supplanted by a corbeled brick cornice and hanging gutters. These details are not unusual in a rural setting.

The front of the house has five bays with windows having cut stone flush lintels and cut stone sills. All windows have louvered wood shutters. Many windows have the original 6 over 6 light arrangements but some have, over the years, been changed to 6 over 1 as bottom sash have been replaced. The windows are being restored in a current restoration program. There is an entry porch which is being restored that has a full three part entablature (cornice, frieze and architrave). It will be supported by square columns of vernacular Doric design. The porch is stone with stone steps.

The main entrance is a simple entablature type with full transom light and side lights. The austerity of exterior detailing for windows, doors, cornice and other trim is in keeping with early nineteenth century rural architecture which usually was vernacular. However, the Eastham House is an outstanding architectural statement in Mason county and its unknown architect or builder was certainly aware of the scale and rhythm of Greek Revival architecture, and used a blend of vernacular and Greek Revival details quite skillfully.

The roof of the house is covered with dark gray slate and, like all of the house, is currently undergoing restoration work. All flashing, gutters, and rain water leaders are copper. The new restoration shows use of period profiles for gutters and leaders. Restored and replacement slate is being placed on new felt over repaired sheathing.

Two enclosed porches and one open porch have been added in the past at the sides of the "L" and kitchen extension to the rear. They were tastefully done, do not intrude on the architecture, and have been carefully restored. They can be accepted as part of the historic evolution of the building.

Brick coursing on the front of the building is of Flemish bond with double stretchers. Coursing over the remainder of the exterior walls is Common (Header Bond), with the unusual pattern of every eighth course being a header course. Common bond, also called American bond, usually has a header course in its fifth, sixth or seventh course. Thus the building takes on additional importance by exhibiting the work of an uncommonly skillful brick mason.

☒ See continuation sheet

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The interior of the house, like the exterior, combines the classical strength of Greek Revival with the practical simplicity of the vernacular. Probably its most exquisite architectural element is the graceful main stair. The stair has an easy rise as it curves gently toward the second floor. The handrail begins on the first tread with a simple volute. Balusters are about one-inch square, two to a tread.

Interior walls are finished with plaster either applied directly to brick of the exterior walls or to hand-split wood lath on interior stud walls and ceilings. As could be expected there is no highly decorative plaster work in the house. Interior window and door casings are fitted with typical Greek Revival enframingent with "ears". Doors are four panel raised doors with full mortise-and-tenon rails.

The original floor plan consists of an L-shape with the front, or leg of the "L" being a typical two rooms flanking a center entry-stair hall design for both floors. The stem of the "L" consisted of a stair hall off the back of the right hand space (the stair led to the second floor living space above the "L"); then a large dining room (with door to a side porch in the "L"); then a present pantry/storage room which apparently encloses a former breezeway between the "L" stem, and the one-room kitchen, which was separated from the main house.

In 1943 alterations to the house were designed by the Charleston architectural firm of Tucker & Silling, which was at that time, and is today, a prestigious architectural firm in West Virginia. The alterations were prepared for then owner, C.R. Dawley, who owned the house from 1943 to 1956. Alterations on the first floor included changing mantels in the first floor rooms, moving original mantels to 2nd floor fireplaces; removal of stairs to second floor in hallway of "L" and creating closets and a toilet in the former hallway; enclosing the porch off the dining room with glass; adding a stair in the pantry/breezeway area; creating a modern kitchen; and building a new laundry porch off the kitchen.

Second floor alterations included the building of closets in the two front bedrooms; building a bath in the stair hall landing in the place of an original store room; creating a new hall to the "L" stem at the top of the stairs; enlarging the stem bedroom where the original stairs came up; putting a bath at the end of the newly created bedroom; and finishing the stair at the top of the pantry below.

In my opinion the alterations were performed to bring the house into compatibility with contemporary living of the time and, fortunately, was done with respect for the original building exterior and, for the greatest extent possible, the original plan. A full-width veranda across the front of the building with two-story columns was designed but, fortunately, was not implemented.

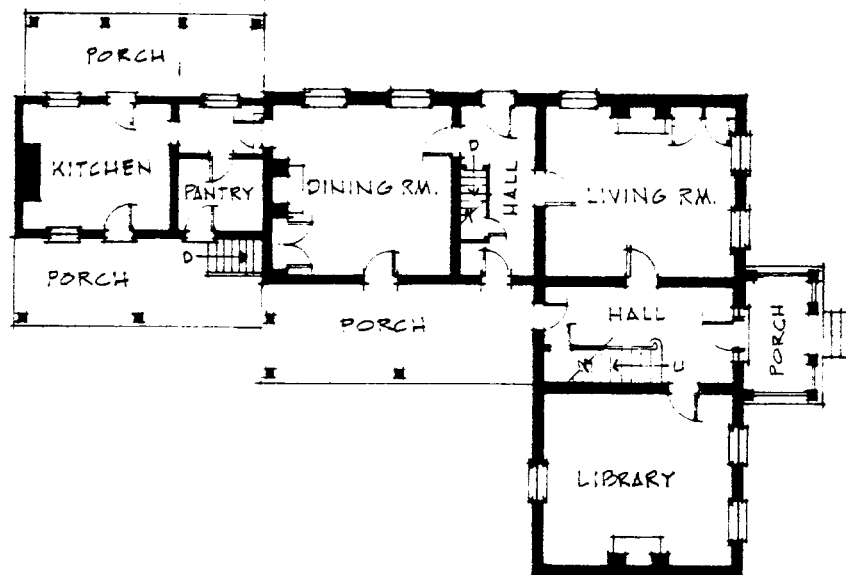
A renovation and restoration project was initiated in 1980 by former owner, Kenneth Dunn, and has been continued recently by the present owner, L. Keith Glenn, MD. This current work is under the direction of Charleston architect Paul Vaughan, AIA. The work is very respectful of historic fabric. The program includes reconstruction of the entrance porch, cleaning and refinishing floors, repair and recovering roof and miscellaneous interior surface repairs.

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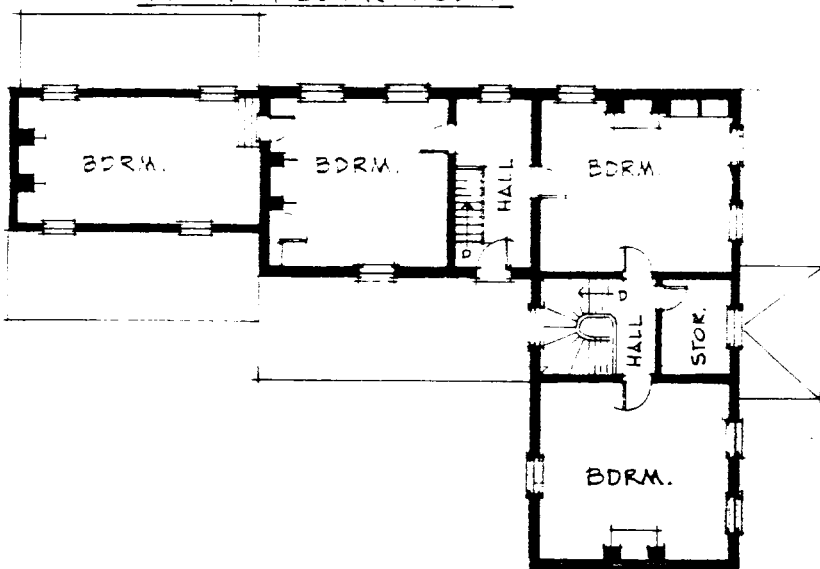
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ORIGINAL
BREEZEWAY
ORIGINAL KITCHEN — ~~X~~ — ORIGINAL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE

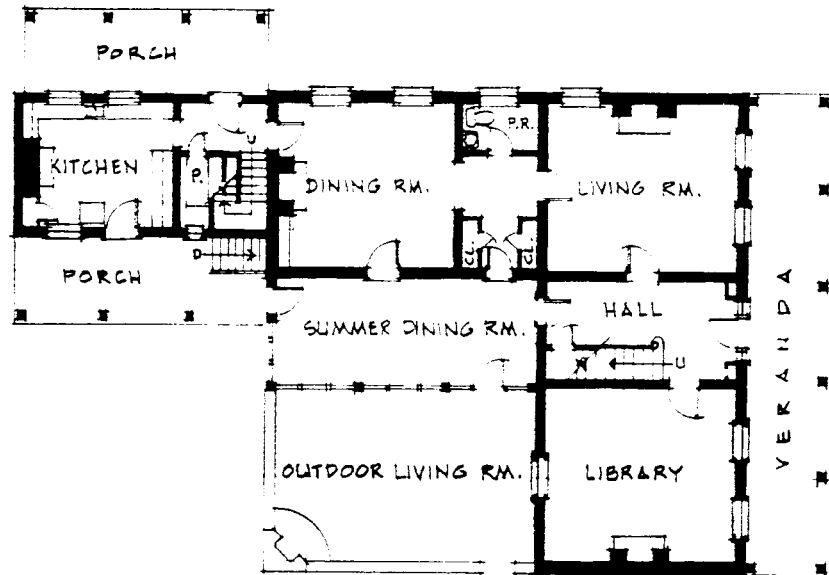
0 5 10 15 20 FEET

RECORD DRAWINGS — 1943
TUCKER AND SILLING ARCHITECTS

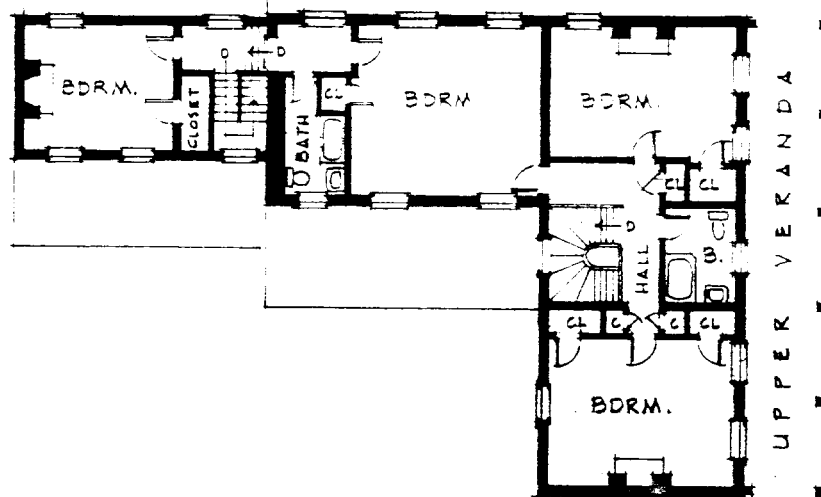
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE

0 5 10 15 20 FEET

ALTERATION DRAWINGS - 1943
TUCKER AND SILLING ARCHITECTS

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Contributing/Noncontributing Resources

Eastham House - Red brick Greek Revival-style 2-story residence with L plan, mid-19th century (C).

Smoke House - Braced frame wood structure, c. 1820's (C).

Garage Apartment - 2-story, 2-bay brick building with hipped roof, 1972 (NC).

Barn - Contemporary barn structure (NC).

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G N/A

Areas of Significance (enter categories from instructions)

Agriculture

Architecture

Period of Significance

During ownership by

the Eastham family in

the 19th century

1817-1891

Cultural Affiliation

N/A

Significant Dates

1817-1891

Significant Person

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The property on which the house is located is part of a tract formerly owned by General George Washington and is part of 1200 acres allotted to Lawrence Lewis, Geo. W.P. Custer and Bushrod Washington in a partition made between the devisees of George Washington.

Bushrod Washington conveyed 400 acres of the land, by deed, to George Eastham on August 14, 1817, (Mason County Deed Book D, page 333). George Eastham's heirs conveyed the same parcel to John L. Eastham by deed dated March 31, 1819 (Mason County Deed Book E, page 173). According to the record John Eastham built a house on the land, lived there, and worked the farm. Part of the 400 acres (195 acres) including the present house site, was conveyed to Saunders Eastham by deed dated March 14, 1844 (Mason County Deed Book 11, page 556).

Saunders Eastham built the holdings to approximately 790 acres through purchases and inheritance. He willed all his land to his brother Albert G. Eastham by will, probated June 7, 1847 (Mason County Will Book 1A, page 46). Albert Gallatin Eastham died in 1881 leaving his property to his wife and children. The parcel was purchased in July 29, 1891 by P.C. Eastham, apparently a son of Albert, and sold by him the same day to James W. Smith.

The will of James Smith, probated November 23, 1893, passed the 790 acre parcel to famed Civil War Confederate General John McCausland who held the property until August 30, 1923.

In 1770 George Washington explored up the Great Kanawha River about fourteen miles from its mouth, thus he probably walked the land eventually purchased by John Eastham from Washington's heirs. Washington hunted buffalo in the area while others in his party explored up the Kanawha as far as Eighteen Mile Creek.

Just east of the Eastham lands, in the vicinity of Beech Hill, a group of settlers led by James Cleveland, from Mount Vernon, was sent by Washington in 1775 to establish a settlement. Thirty acres were cleared, cabins were built, and crops and orchards planted. Unfortunately the timing of the settlement was poor because, in that same year, Revolutionary War hostilities began, and the Indians raided settlements regularly. The settlers withdrew and the short lived settlement has been referred to as the Lost Colony.

☒ See continuation sheet

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Historically, the Eastham farm was a pioneer homestead cleared by George and John Eastham in the early years 1817-1840's. Saunders Eastham built the holdings into a 790 acre estate which has been a working farm throughout its history. In addition to its farms, the land has been noted for stock raising. It is not clear exactly when the present house was built. Tradition holds that the date of construction was 1857 but it could have been earlier. It is known that John Eastham had built an earlier house adjacent to the existing building (the impressions of the earlier foundations are still visible). Saunders could have built the house during his expansion period, which would have been before 1847. The Greek Revival era was in its prime in the decades of the 1830's, 1840's and 1850's.

It is more likely that Saunders' brother, Albert Gallatin, built the house. Albert was a very prominent citizen-farmer and public servant in Mason County. He served as Justice of the Peace, both under the Virginia constitution and the West Virginia constitution; was overseer of the poor for twelve years; and served in the West Virginia House of Delegates in 1877-1879. He was also engaged in development activities for Mason County. The elegant Greek Revival house would have been an appropriate residence for a man of his stature in the county.

Located behind the Eastham house near the foundations of John Eastham's house is a fine example of early braced frame construction. The structure is an old smoke house, at this time being used for light storage. The braced frame is constructed of hand-hewn hardwood timbers, mortised and pegged together and the exterior skin is of wide boards. The species of hardwood was not positively identified. The date of the building was not set but a circa of 1820 is reasonable based upon the use of braced frame structural technology.

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Summary

The Eastham complex is significant as the well-preserved seat of an early lower Kanawha Valley farm. The holdings incorporated a once-sizeable acreage on great bottom lands famous throughout the region for their flat character and prodigious fertility. A rare surviving mid-19th century Greek Revival brick farmhouse of the valley, the Eastham House, with its c. 1820 smokehouse, forms an important ensemble that reflects the first large-scale development of the great "flats", or bottomlands, of the lower Kanawha Valley. Located on a bench overlooking these acreages, the house is oriented in a northerly direction facing the Great Kanawha River.

It is understood by the preparer that a direct association of the house with George Washington cannot be made. While he certainly once owned these lands, it was his nephew, Bushrod Washington who inherited the vast parcel and Bushrod's son, Bushrod C. Washington, who is the likely subject referenced in Mason County Deed Book D, p. 333. The period of significance of the property actually begins with its transfer in 1817 to the Easthams, and thence throughout their ownership until about 1891.

9. Major Bibliographical References

- Cook, Roy Bird. Washington's Western Lands. Strasburg: Shenandoah Publishing House, 1935.
- Hale, John P. Trans-Allegheny Pioneers: Historical Sketches of the First White Settlers West of the Alleghenies, 2d, ed. Charleston: Kanawha Valley Publishing Co., 1931.
- Hardesty, H.H. Hardesty's West Virginia Counties, Vol. 5. Richwood: 1973.
- Harris, V.B. Great Kanawha, An Historical Outline. Charleston: Jarett Printing Company, 1974.
- Mason County Deed Books and Will Books.
- Rice, Otis K. Charleston and the Kanawha Valley. Woodland Hills, California: Windsor Publications, Inc., 1981.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

☐ See continuation sheet

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:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Specify repository:

Paul D. Marshall & Associates, Inc.

10. Geographical Data

Acreage of property Eight acres, more or less.

UTM References

A

1	7
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4	0	7	4	0	0
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4	2	9	3	9	6	0
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Zone Easting Northing

B

1	7
---	---

4	0	7	5	6	5
---	---	---	---	---	---

4	2	9	3	9	6	5
---	---	---	---	---	---	---

Zone Easting Northing

C

1	7
---	---

4	0	7	6	6	0
---	---	---	---	---	---

4	2	9	3	9	2	0
---	---	---	---	---	---	---

D

1	7
---	---

4	0	7	5	4	0
---	---	---	---	---	---

4	2	9	3	7	4	0
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☒ See continuation sheet

Verbal Boundary Description

Beginning at a locust post in the south right-of-way of US Rt. 35, which said post is 1 ft. south of power pole #140/1,218,803B; thence with said right-of-way of US Rt. 35 South 58' 26' East 352' to an iron pin; then South 8' 34' west 197' to an iron pin in fence line; then South 23' 14' West 441' to an iron pin at the base of a locust post; thence North 72' 46' West 193' to an iron pin at the base of a creosote post; thence North 53' 31' West 327' to a 12" creosote post in a fence line; thence with a ☒ See continuation sheet

Boundary Justification

The boundary of the eight acre tract was designed to include the historic Eastham House; the site of the original John Eastham house with its surrounding grove of butternut trees; an early (1820's) braced frame wood smoke house; a new barn; enough area to allow the new owner to enjoy historic vistas and to protect the site from nearby development; and an access road from U.S. Route 35.

☐ See continuation sheet

11. Form Prepared By

name/title Paul D. Marshall, AIA Historical Architect

organization Paul D. Marshall & Associates, Inc. date August 19, 1988

street & number 915 Breezemont Drive telephone (304)-343-5310

city or town Charleston state West Virginia zip code 25302

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VERBAL BOUNDARY DESCRIPTION

wire fence North 65° 51' West 133' to a creosote post; thence with a wire fence North 25° 0' East 154' to a 9" creosote post; thence with a rail fence North 50° 20' East 531' to the place of beginning, containing 8 acres more or less.

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All photographs are of the Eastham house in Arbuckle District, Mason County, West Virginia. The property is located along U.S. Route 35 approximately 5 miles east of Point Pleasant, West Virginia. Photographs were taken by Paul D. Marshall on July 25, 1988. Original negatives are located at the offices of Paul D. Marshall & Associates, Inc., 915 Breezemont Drive, Charleston, West Virginia.

PHOTOGRAPH NO. 1

Front of house looking southwest. House is being restored. Note the front portico under construction.

PHOTOGRAPH NO. 2

Right side of house along stem of "L". Laundry porch, restored, is in foreground. Camera is pointing northeast.

PHOTOGRAPH NO. 3

Overall view toward rear of house. Nearest outbuilding is a 1972 garage apartment, designed to be sympathetic to house using compatible materials. Outbuliding at left is early (1820's) braced frame wood smokehouse. Camera faces northwest.

PHOTOGRAPH NO. 4

Interior, first floor, viewing main stair with enclosed porch off dining room visible through door at rear. Camera faces southwest.

