

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property: Baldwin/Grantham House

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historic name: Locust Grove

other name/site number: Shanghai House

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2. Location

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street & number: County Route 18

not for publication: N/A

city/town: Shanghai

vicinity: Shanghai

State:WV code:WV county:Berkeley code:003

zip code:25427

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally.

(See continuation sheet for additional comments.)



Signature of Certifying Official

10/3/94

Date

State or Federal agency and bureau

Date

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

Signature of Certifying Official Date

State or Federal agency and bureau

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4. National Park Service Certification
=====

I, hereby certify that this property is:

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

=====
Signature of the Keeper Date

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

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

NUMBER OF RESOURCES WITH PROPERTY:

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		TOTAL

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

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

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6. Function or Use

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HISTORIC FUNCTIONS:
Domestic/single dwelling

CURRENT FUNCTIONS:
Domestic/single dwelling

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7. Description

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ARCHITECTURAL CLASSIFICATION:
Early Republic/Federal
Mid-19th Century/Greek Revival

MATERIALS:

Foundation: Stone

Walls: Painted brick & logs

Roof: Metal

Other: N/A

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
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APPLICABLE NATIONAL REGISTER CRITERIA:

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Property is:

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

N/A B removed from its original location.

N/A C a birthplace or grave.

N/A D a cemetery.

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

N/A F a commemorative property.

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

AREAS OF SIGNIFICANCE:

Architecture

Exploration/settlement

PERIOD OF SIGNIFICANCE: 1749 - 1890.

SIGNIFICANT DATES:

1749; 1820; 1849.

SIGNIFICANT PERSONS:
Grantham, Moses S.

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER:
Dahl,

NARRATIVE STATEMENT OF SIGNIFICANCE
(Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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BIBLIOGRAPHY

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

Name of Repository:

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

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10. Geographical Data
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Acreage of Property: 1 acre.

UTM References: Zone Easting Northing Zone Easting Northing
 17. 747464. 4369289.

VERBAL BOUNDARY DESCRIPTION

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

BOUNDARY JUSTIFICATION

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

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11. Form Prepared By
=====

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

Organization: N/A

Date: June 1, 1994

Street & Number: 612 Main Street Telephone: (304) 765-5716
 126 E. Race Street (304) 267-4713

City or Town: Sutton State: WV ZIP: 26601
 Martinsburg WV 25401

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ADDITIONAL DOCUMENTATION
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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)

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PROPERTY OWNER

=====

(Complete this item at the request of SHPO or FPO.)

Name: Thomas K. & Elizabeth Gleason

Street & Number: P.O. Box 94 Telephone: (304) 754-9617

City or Town: Gerrardstown State: WV ZIP: 25420

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Locust Grove
Berkeley County, WV

Locust Grove is located in Berkeley County, West Virginia. It is located approximately 10 miles to the west of Martinsburg. It is situated on County Route 18. The house is set back a distance from the road along a long access line. The original property included Back Creek, which lies to the east of the house site. The terrain is flat and is currently in cultivation. This is reported to be some of the most productive agricultural land in the county. There are few residences or other structures visible from the house. There are a few trees. No other original buildings are extant on the farm. The only other structure on the farm is a newer barn/garage. This is not within the nominated boundaries, as it does not contribute to the period of significance of the site.

Locust Grove is actually three houses strung together. Each of the latter two were constructed as additions to the original.

The original house, constructed in 1749, is a one and one-half-story, log house. It has a side gable roof and a massive exterior stone chimney on the gable end. It is a single pen, one room, log house. The roofing is non-original metal. There is a shed roof porch along the entrance elevation that connects to the porch of the first addition. This was constructed in 1823 as a dog trot and hyphen to the brick addition. The logs are exposed, though there is evidence that they once were sided with clapboard siding. The daubing is soft lime and mud, with stone and wood chinking. Log joints are "v" notched and the front elevation contains three bays, a center entrance flanked by windows. The exposed gable end, the one with the chimney, contains windows flanking the chimney on both floors. Within the covered dog trot, between the log pen and the brick structure, the log is sided with hand planed clapboard siding.

The interior of the log pen contains one large room on the first floor. This appears to have been divided into two rooms at one time. Currently there is a toilet inserted into one corner of the larger room with a closet attached. In the corner opposite the entrance is a winding stair to the attic/second floor. The walls of the toilet and closet are plaster board on wood studs. This

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Locust Grove
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dates from ca. 1940. The ceiling and walls of the first floor are beaded tongue and groove boards. These date from ca. 1920. Approximately half of the walls have been exposed by recent removal of the siding. These are the original logs and they are white-washed. This indicates that the original finish on the interior was exposed logs. In this section there is also a simple plain board base molding with a beaded cap. The ceiling beneath the 1920 finishes is whipsawn boards unfinished, but stained as if from a period of exposure. Windows are six over six single hung wood sash with mortise and tenon pegged joints. Window and door trim appear to be original or at least date from ca. 1820. It consists of a plain architrave with cove edge and fillet. The flooring is partly wide softwood tongue and groove boards. There is no mantel in the fireplace, though the firebox is a very large opening. The door to the stairs contains the same trim as the windows.

The attic level interior is finished in the same beaded board siding on all surfaces. It is unpainted. The flooring is wide tongue and groove boards. The attic level was added to the original one-story, log pen when the brick house was constructed and the dog trot added. This corresponds with the trim around the stairs and the windows.

The next portion of the building constructed was the brick section to the east of the log pen, ca. 1820. It is not directly connected to the log house, but instead there is a dog trot of approximately four feet. The brick house is two stories tall with a side gable roof and an interior chimney in the gable end. The roof has a shallow pitch. The house is three bays wide and two deep. There is a two-story porch on the south side. At the log end of the porch there is a brick wing wall, which forms an enclosure for the porch. The brick is painted. It is three row common bond. On the gable end towards the log pen, a second floor window has been intersected by the added hyphen roof, supporting the dating of the hyphen as later than the construction of the brick house. The wall within the dog trot is not painted and the brick is penciled. This is the original exterior finish of the walls. The roof is non-original metal.

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Locust Grove
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The house orientation was changed when this addition was constructed. The north elevation is meant to be the front elevation. This contains a central entrance door. The rear elevation then contains the two-story porch. It has a door in the east bay instead of centrally located. This occurs on both floors. The first floor plan is a kitchen with a large fireplace in the west wall, towards the log house. The addition is described as a kitchen addition and this supports that determination. In the north east corner, adjacent to the entrance, there are enclosed stairs to the second floor. The finishes on the first floor consist of plaster walls and ceilings. The floor is wide tongue and groove flooring in most of the rooms. In front of the fireplace, which encompasses the whole wall, the original brick hearth/flooring has been uncovered. This extends the entire depth of the room, for approximately one third the width. There are built-in original cupboards adjacent to the fireplace. The fireplace breast is painted brick and the firebox has a slightly arched opening.

Windows in this section are six over one single hung wood sash on the entrance wall and one over one on the opposite wall. These are not original. There is a modern cabinet and counter unit adjacent to the entrance door.

The second floor of the brick portion contains the same finishes as the first. There is a chair rail at a height of thirty two inches. It is narrow with simple band and bead. The door and window trim consists of a plain architrave with a stop quirked ovolo edgeband and a bead corner. An interesting feature is that the window stop is round. The windows are all six over one except for the center one in the south wall. This is probably an original window. It is six over six single hung with very narrow, slender muntins. The door to the porch is a six panel "cross and bible" arrangement.

There is an inserted closet in the corner adjacent to the door. The fireplace has a wood mantel with a wide frieze supported by slender pilasters. There is a deeply projecting shelf. Adjacent to the fireplace is an original built-in cupboard. The one on the

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Locust Grove
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north side has been removed and there is a commode in this location. Flooring is wide tongue and groove boards.

The third section of the house was constructed in 1849. It is the largest of the segments and the most visible. It was intended to provide the house with its architectural character and was meant to be the front "facade" of the house. It is a large, two-story, painted brick, five bay house with elements suggesting a Greek Revival Style. It is not a perfect interpretation of the style, but rather a combination of Federal and Greek Revival, tying the disparate construction periods of the house together. It has Flemish bond on the front elevation and common bond on the sides. There is a two course corbeled small cornice at the top of the wall. This returns slightly on the gable ends. There are interior chimneys on the gable ends.

Once again, with the construction of this addition, the house orientation changed. The front, formal elevation is now the east side, facing the creek.

There is evidence on the front elevation of a gabled entrance portico. This no longer exists. The raised foundation is ashlar stone, painted, and forms a water table. There are basement windows with flat jack arches above them. Windows are one over one wood sash. These are not original. The entrance door has a flat, segmented transom, but no sidelights. The entire door and transom are within one masonry opening. The roof is non-original metal.

The gable side elevations are blind on the south side and half blind on the north side.

The plan of the addition is a central hall with flanking full depth rooms. The hall contains a decorative stair. The rear of the hall contains a door to the rear porch. The entrance to the kitchen wing, the first addition, is through a door in the west wall of the dining room. The first floor plan contains a dining room on the north side and a parlor on the south side.

The second floor plan contains two bedrooms flanking the hall and

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Locust Grove
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a bath in the center bay, to the east of the hall. The stairs continue up to the attic from this hall landing.

Finishes on the first floor are painted plaster walls and ceilings. The floor is wide softwood tongue and groove. There is a chair rail on the walls. This has a stepped architrave section and a beaded shelf. The base molding is a tall simple band with a bead at the top. The hall and the parlor have door and window trim that is more decorative than the dining room. This contains an architrave that has a center raised stepped bead and edge bands with ovolo quirks and fillets. The interior edge has a bead also. The doors have plinth blocks and bullseye corner blocks. Doors are four panel, "cross and bible" with steel box locks and brass knobs. The dining room door and window trim contains a stepped architrave with a edge bead and fillet.

The mantel in the dining room has a wide frieze area supported by pilasters. The one in the parlor is more decorative with the same frieze section supported by pilasters with the same detailing as the door trim. Above the pilasters, the cap section has a paneled area. In the dining room there is an original built-in cupboard adjacent to the fireplace. The windows are battered and the reveals are paneled. The door jambs are also paneled.

The stairs in the hall are a major decorative element in the building. They have scroll brackets beneath the treads, horizontal board siding in the spandrel section, a wide base molding, and a four panel door beneath the landing. The ballisters are slender rectangular pieces and the newels are also slender turned posts. The end of the rail is gently curved.

Second floor finishes are the same as the first. The trim is less decorative, the same as the dining room. There are also fireplaces with mantels in each of the bedrooms and the north one has a single built-in cupboard while the south has built-ins on both sides of the fireplace.

All trim in the house is painted except for the stair rail, newels, and treads.

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The attic has square sawn mortise and tenon and pegged rafters with widely spaced nailers for the metal roof. The rafter pairs are numbered with Roman numerals.

The basement has a dirt floor, parged stone foundation that is whitewashed, and exposed sawn floor joists.

An interesting note is that the mantels are inscribed on the rear with "1823-DAHL", the same as the shingle found on the hyphen roof.

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Locust Grove
Berkeley County, WV

Locust Grove is significant under Criterion A for its association with the early settlement of the Back Creek area through its association with Frances and William Baldwin and Moses S. Grantham. It is also significant under Criterion B for its association with Moses S. Grantham, a prominent businessman and politician. Locust Grove is also significant under Criterion C as a good representation of three different construction periods and styles. The period of significance for Locust Grove, 1749 to 1890, is due to the construction of the original structure in 1749 and Moses Grantham's death in 1890.

Locust Grove is significant under Criterion A for its association with the settlement of the Back Creek area and the Baldwin family. Frances Baldwin had 262 acres surveyed in April of 1750 in his name where he had already built a log cabin. The cabin was located on the west side of Back Creek near the present Shanghai Bridge over Back Creek. This is the extant log portion of the house. A 1750 survey map locates John Anderson (who had also built a log cabin) just south of the Baldwin cabin near a stream called Dry Branch. Robert Heaton had also entered a warrant for an adjoining survey. The Baldwin land grant was the first land grant Lord Fairfax made in the Back Creek Valley. Fairfax was active in promoting the settlement of western Virginia and was granting land at this time to settlers. The first in Berkeley County was in 1748. Early surveyor, John Mauzy located many of these cabins on his survey plats.

Frances's brother, William Baldwin, Sr. was also acquiring land adjoining Frances along the banks of Back Creek including 188 acres in June of 1760; 50 acres in July of 1760; 364 acres in December of 1778; 411 acres in August of 1768; and 278 acres in June of 1762 near Gerrardstown where he had previously purchased 408 acres from John Mills, Jr. in February of 1752. The Baldwins were instrumental in settling and farming this section of the county.

William Baldwin, Sr. and his wife sold 411 acres located on Back Creek to his brother, Frances, for 3,500 pounds. William, Sr. also sold part of his land to John Baldwin. William, Sr. and his

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Locust Grove
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wife had eight children; one of whom was named after him. William, Sr. died in 1786 and at that time his son, William, Jr., and his wife, Anna, and his mother sold the estate.

Frances Baldwin was one of the earliest settlers in the Back Creek Valley-Shanghai area. In 1790, he and his wife, Sarah, decided to move on to Washington County, Pennsylvania. They sold the cabin and 159 acres to Joseph Grantham on March 5, 1790. The Granthams and their neighbor, Jacob Fry, who had purchased part of Frances Baldwin's tract of 291 acres in 1788, lived on Turkey Run in what is known as Smithfield, or Middleway, in Jefferson County. The tax records for Berkeley County from 1774 to 1781 list John Grantham with 527 acres, Joseph Grantham with 304 acres, and Ludowick Fry with 442 acres.

The land book for Berkeley County in 1796 shows Joseph Grantham paid taxes on 903 acres. Joseph was amassing large amounts of land and allotted his six children various acreage. Joseph died in 1814. He left the Frances Baldwin tract with 226 acres to his son, William Grantham.

William Grantham was born in 1772 and married Susannah Fry who was born in 1775. He worked the land with his father from 1792 until his father's death in 1814. The 1823 land books list William as having 815 acres on both sides of Back Creek which encompassed much of the earlier Baldwin land. William prospered and built a brick kitchen addition onto the cabin, ca. 1820. This is the current middle section of the house. The porch roof connecting the log section to this contains a dated shingle listing "DAHL-1823". This is presumed to have been added at a later date.

William served as a Captain in the local militia in 1829 and served as a judge in 1830. He died on July 10, 1838 at home on Back Creek. He and his wife, Susannah, had had eight children. His sons, Moses and Lewis, advertised the public sale of his personal property in October of 1838. Livestock, crops, farm equipment, and "his valuable negro-boys who will be disposed of to some resident of the County" were sold. The extensive list of livestock is a testament to the significance and success of his

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Locust Grove
Berkeley County, WV

farm.

Locust Grove is significant under Criterion B for its association with Moses S. Grantham. Moses was born in 1819. Moses was not married at the time of his parent's death. His father, William, had left a will leaving 1/8 of his property, real and personal, to each of his eight children, including the children of his deceased daughter, Jemima Starry. Moses purchased the interest of his brothers and sisters in the 682 1/2 acre home plantation and a nearby 235 acres. He also purchased other sibling interests and additional acreage in the Back Creek area. He quickly began to consolidate his holdings and became a very successful landlord and gentleman farmer.

Moses controlled his holdings from his farm, which he now called Locust Grove. He was also acquiring land in other portions of the county, as is illustrated by a letter researched that instructed Captain R.D. Seaman to construct a barn on the Thunder Hill Farm. This was just one of his many properties. In 1849 Moses constructed the front portion of the Locust Grove mansion, a residence more fitting his stature than the original settler's cabin and farmer's house. The imposing two-story structure contained all of the appropriate details and ornamentation befitting a house of this period.

Moses continued to enlarge his holdings. He purchased a large, three-story, brick building standing in the square in Martinsburg. It was known locally as Grantham Hall and was located on the southwest corner of the west side of King Street. He purchased the lot through a Chancery Court case in 1855 for \$900.00 and the brick building the following year for \$1,654.00. Grantham Hall shows up on Sanborn Fire Insurance maps essentially unchanged from the earliest made maps up to the present. Grantham Hall is still standing today with only minor changes. It is also illustrated in the James E. Taylor Sketchbook of Civil War illustrations, showing sentinels on the roof.

Moses was one of the founders of the first bank in the county, helped to establish the People's National Bank and was on its

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Locust Grove
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Board of Directors. He served as a school commissioner in the 1840's. When he was only 25 years old he served as a representative in the Virginia Senate for two terms. He served in the West Virginia Senate for one term in 1875. He was a judge in the county court and held many other offices.

Moses's sister, Ellen Seibert, also resided with him at Locust Grove. She had been married in 1824 but her husband died early. They had no children.

Moses finally married at age 50 to Melvina Kitchen (born in 1836) in September of 1869. Melvina was a next door neighbor and the daughter of the Honorable B.M. Kitchen. B.M. Kitchen was a member of the Virginia House of Delegates in 1861 and 1862; in the West Virginia State Senate in 1864 and 1865; and presented credentials as a member elected to the 38th Congress but was disqualified due to the fact that Berkeley County was still considered part of Virginia.

Moses Grantham died at the age of 76 on July 20, 1890 and was buried in Greenhill Cemetery with his parents. In the Chancery Court trial his widow, Melvina, asked for and received the mansion house and 197 1/2 acres.

The remainder of Moses Grantham's 21 tracts were sold. Melvina Kitchen Grantham resided at Locust Grove until her death on June 8, 1918. A case was brought in Chancery Court which established that the property should be sold and the money go to the descendants of Moses Granthams' brothers and sisters. Moses had five sisters and three brothers, all of whom were dead but the money was disbursed to the living children, grandchildren, and great-grandchildren.

Locust Grove is significant under Criterion C as a good example of three different types of construction techniques and architectural styles. The house combines the three well and is a good representation of the architectural changes that additions impose on a structure. The original segment of the house is the settler's log house and reflects the settlement architecture and

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construction of the period. It is a one pen log house with "v" notching and an exterior chimney. This is typical of the log houses constructed during this period in the wilderness portions of Virginia.

The second phase of development of the house reflects the development of the family and the farm. This is the brick, two-story, kitchen addition. This addition again reflects the construction techniques and architecture of the period. It was constructed in 1820 and is a simple Federal building in design. It contains some of the details and trim, etc. common to that style of house in the region. The brick walls, large fireplace opening, and decorative second floor mantel are all part of the characteristics. The rear, two-story porch with the brick end wall has also been observed in regional houses.

The third phase of construction again reflects the family's position at the time. Moses Grantham had become a wealthy land owner and was controlling his interests from the farm. It was now time to construct a house fitting his position. He also had his sister living with him and they each needed additional space and privacy. The 1849 section reflects these needs. It is more spacious, has more formal and socially functional areas, and contains decorative architectural elements. In style, the addition is a cross between the older Federal Style kitchen and Greek Revival architecture. The Greek Revival elements added the formality and air that was necessary for the house at this time. The decorative entrance door, spacious stair hall with decorative stairs, and formal parlor were all part of this facade.

In all, the three segments of the house reflect the construction techniques of their respective time periods as well as the architectural characteristics of these eras. The total package is a good example of the progression of the development of the family and the farm.

In summary, Locust Grove is significant under Criterion A for its association with the settlement period of the region, through its association with the Baldwin family and Frances Baldwin. It is

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Locust Grove
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significant under Criterion B for its association with Moses Grantham, who was a prominent and wealthy land owner and land-lord. It is also significant under Criterion C as a good example of the way that farm houses developed and grew from their simple beginnings to later, more affluent constructions.

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BIBLIOGRAPHY

Comstock, Jim West Virginia Heritage Encyclopedia Richwood,
West Virginia, 1976.

Wood, Don C. Baldwin-Grantham Log Cabin and Brick House Unpub-
lished manuscript.

Sanborn Fire Insurance Maps
1885
1897
1922.

The James E. Taylor Sketchbook 1864.

Letter from Locust Grove/Moses Grantham to Captain R.D. Seaman
dated December 14, 1882.

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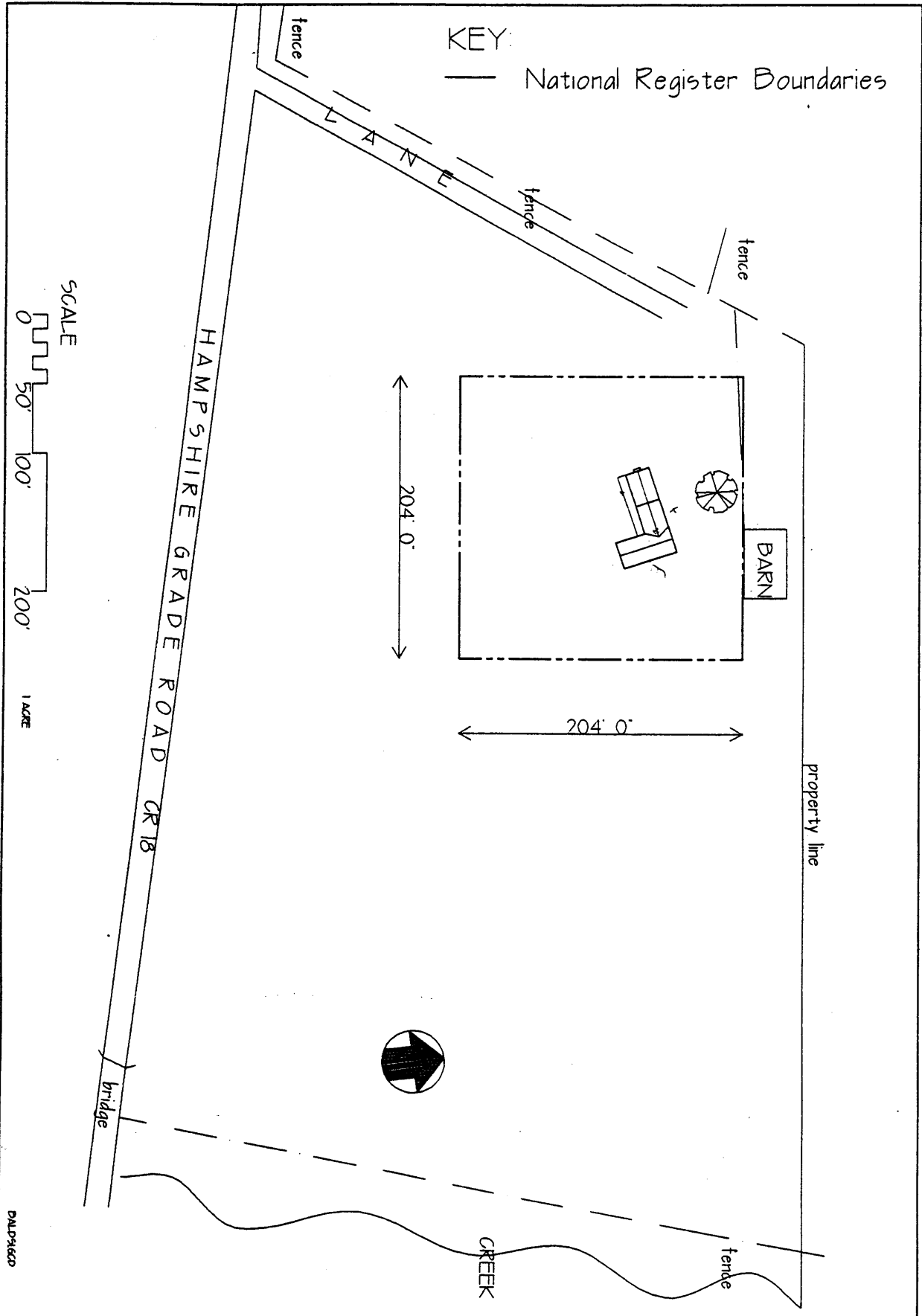
Locust Grove
Berkeley County, WV

VERBAL BOUNDARY DESCRIPTION:

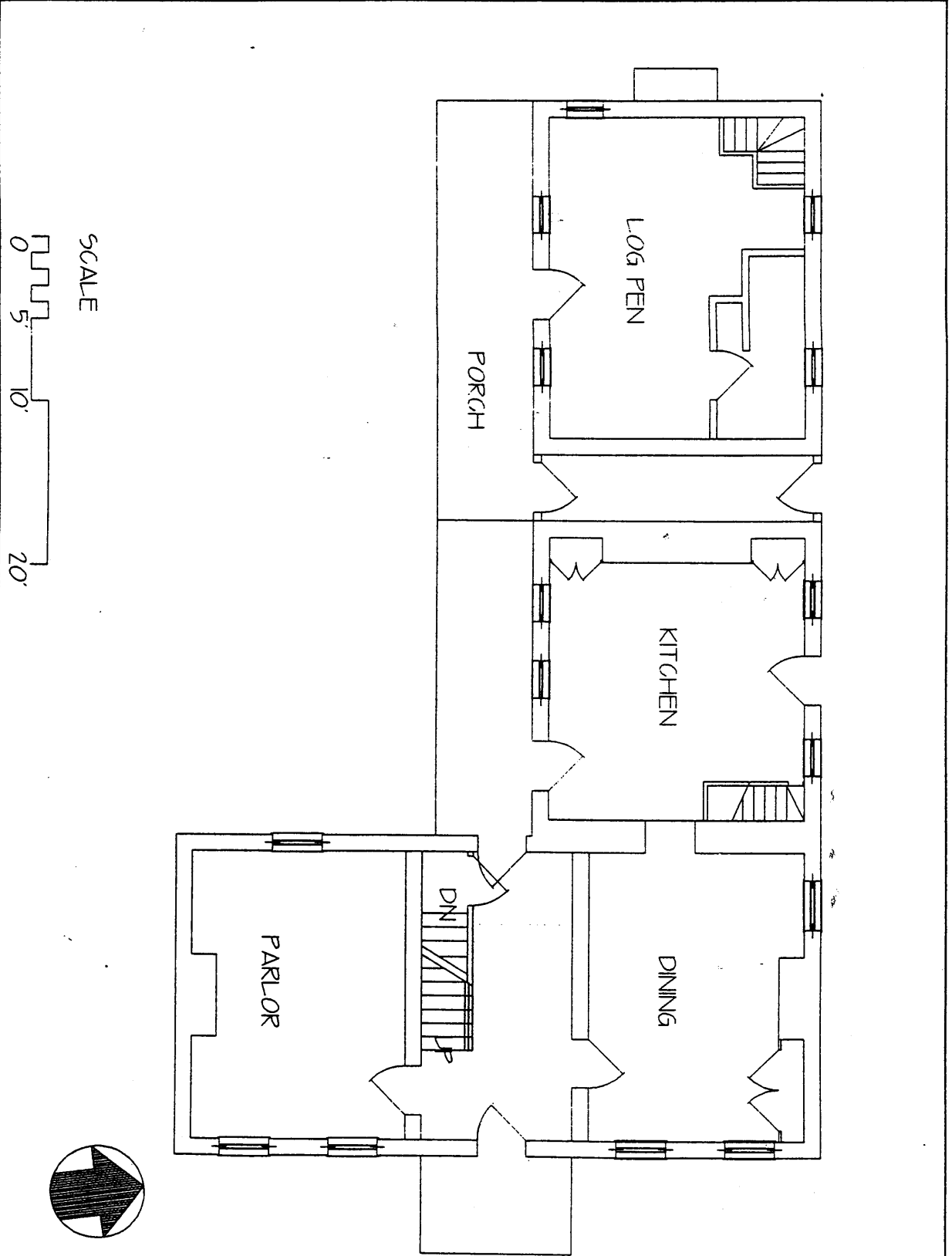
The boundary of the Locust Grove National Register nomination is shown as the dotted line on the accompanying map titled "SITE PLAN LOCUST GROVE BERKELEY COUNTY, WEST VIRGINIA" dated March , 1994.

BOUNDARY JUSTIFICATION:

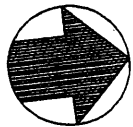
The boundaries encompasses the main house, the only contributing structure remaining, on the farm which dates from the period of significance of the property.



DWG. NO. 1 of 2	SITE PLAN LOCUST GROVE BERKELEY COUNTY, WEST VIRGINIA	MICHAEL GIOULIS HISTORIC PRESERVATION CONSULTANT 612 MAIN STREET SUTTON, WV 25601 304 765-5716	REV.	DATE MAR. 1984
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SCALE
 0 5 10 20'



DALDRL:KDD

DWG. NO. 2 of 2	FIRST FLOOR PLAN LOCUST GROVE BERKELEY COUNTY, WEST VIRGINIA	MICHAEL GIOULIS HISTORIC PRESERVATION CONSULTANT 612 MAIN STREET SUTTON, WV 26601 304 765-6716	REV.	DATE MAR. 1994
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LOWST GROVE
BERKELEY COUNTY,
NY

UTM REFERENCE:
17/747904/4369289

