

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Miller Tavern and Farm

other names/site number _____

2. Location

street & number E side Golf Course Road not for publication N/A

city or town Martinsburg vicinity ☒

state West Virginia code WV county Berkeley; Jefferson code 003; 037 zip code 25951

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register

_____ See continuation sheet.

_____ determined eligible for the National Register

_____ See continuation sheet.

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of the Keeper

Date of Action

Miller Tavern and Farm

Name of Property

Berkeley & Jefferson Counties, WV

County and State

5. Classification

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

COMMERCE

Period of Significance

c. 1813-c. 1900

Significant Dates

c. 1831

Significant Person

(Complete if Criterion B is marked above)

N/A

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 a 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

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other state agency

☐ Federal agency

☒ Local government

☐ University

☐ Other

Name of repository:

Berkeley County Historic Landmarks Commission

Miller Tavern and Farm

Name of Property

Berkeley & Jefferson Counties, WV

County and State

10. Geographical Data

Acreage of Property 251 acres**U. S. G. S. Quad map:** Martinsburg, West Virginia**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	251787	4367912	3	18 251741	4366621
2	18	252549	4367541	4	18 251426	4367492

N/A See continuation sheet.**Verbal Boundary Description**

(See Continuation Sheet)

Boundary Justification

(See Continuation Sheet)

11. Form Prepared By

name/title David L. Taylor, Principalorganization Taylor & Taylor Associates, Inc.date July, 2005street & number 9 Walnut Streettelephone 814-849-4900city or town Brookvillestate PAzip code 15825

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white** photographs of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Daniel and Edith Sampsonstreet & number 4083 Greensburg Road

telephone _____

city or town Martinsburgstate WVzip code 25401

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**Miller Tavern & Farm
Berkeley & Jefferson Counties, WV**

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7. Description

Miller Tavern and Farm (Photos 1-18) consists of a contributing c. 1813 frame building with a c. 1831 brick addition, a contributing c. 1880 brick house, their associated dependencies and historically-associated agricultural fields. A 251-acre rural tract is included in the nomination, part of which is in the Opequon District of Berkeley County and part lies across the county line, in the Shepherdstown District of Jefferson County. The property is in the Eastern Panhandle of West Virginia and is located c. 5 miles southeast of the county seat of Martinsburg. Ten resources are included in the nomination, all of which contribute to the character of the nominated acreage. Anchoring the property is a c. 1813 vernacular tavern to which is appended a c. 1831 Greek Revival-style I-house¹ of painted brick and wood construction, resulting in an L-shaped overall plan (Photos 1-5). The house is of brick and the wood tavern/ell extends from the northwest corner of the main house (Photos 3, 4). The main house measures $\pm 50' \times 20'$ and the ell is $\pm 48' \times 18'$. Miller Tavern is capped by an intersecting gable roof system clad in standing-seam metal. Along with the house and associated agricultural fields are a smokehouse, a shed, a single-stall WPA-era privy, a small barn, and a substantial bank barn, all of wood construction (Photos 10-13). Approximately 1,500' north of the tavern at the end of a farm lane is an 1880s brick house (Photos 14-16) in deteriorated condition and structurally unstable, although retaining overall integrity. Adjacent to this second house are a timber frame barn (Photo 17) and a small shed (Photo 18) and. The agricultural fields associated with the property are considered to be a contributing site within the context of the nomination. Miller Tavern and Farm as a whole is in fair condition and while it exhibits considerable deferred maintenance, it clearly retains integrity.

The main house is of common bond brick construction, presently painted yellow, and rests on a foundation of native limestone. Five bays in width, the facade features a centered entrance incorporating a 7-light transom sash and sidelights with lower bulkheads and diamond-shaped upper panes, along with the original 6-panel wood door (Photo 1, 6). Shielding the main entrance is a 1-bay pedimented portico of wood, supported by plain square wood posts (Photo 1). The surround encompassing the doorway is ornamented with attenuated reeded pilasters and is trimmed with dentils. Fenestration is flat-topped throughout, with plain stone sills and jack arch lintels. 9/6 sash is found on the first story of the facade and 6/6 sash in most other windows (Photos 1, 5); shutter hardware remains on the windows, although no shutters are extant. At the rear of the house is a double-gallery

¹The ubiquitous I-house, two stores in height, two rooms wide, and one room deep, was first identified in the 1930s by cultural geographer Fred Kniffen and discussed at length in his article, "Folk Housing: Key to Diffusion," *Annals of the Association of American Geographers* 55:4 (December, 1965), 549-577.

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porch (Photo 2) which has been enclosed in weatherboard into which have been set windows.

The tavern ell appears to have been built in at least three stages; the first story is finished in German siding, the second story in weatherboard, and at the northwest end of the ell is a single-story small-scale shed-roofed weatherboard-clad addition with one door and one window (Photos 3-5). The main section of the ell is penetrated by windows on both sides and by paired 6-light fixed sash at attic level in the north gable end.

The interior of Miller Tavern (Photos 6-9) is organized around a central-passage, single-pile, two-over-two plan for the main house and a three-room "shotgun" arrangement for the tavern ell. Unlike many other houses of this period, instead of an open stair, an enclosed stair rises from the central hallway to the upstairs hall. Principal rooms have fireplaces, with modestly-detailed original Classical Revival-style wood mantles (Photo 8). Woodwork is simple, with plain baseboards; some rooms are ornamented with reeded surrounds with a stepped-back profile and bull's-eye corner blocks. The trim on the upper story is simpler than that on the first story and includes some faux grain finishes. Walls and ceilings are finished in plaster and the floors are of wood. The first story of the main house includes a livingroom and kitchen (originally a second livingroom or parlor) opposite each other across the central hallway, while the second story includes a central hallway, bathroom, and two bedrooms (Photo 8).

The tavern ell is considerably more modestly-detailed than is the main house. On the first story is a laundry/bathroom, a bedroom, and the original kitchen, complete with a large cooking fireplace (Photo 7). The second story contains three bedrooms (Photo 9). Both the main house and the ell access the (now enclosed) double-gallery porch.

Approximately 1,500' north of the tavern is a second brick house, the Dr. John Magruder House, dating from c. 1880 (Photos 14-16). This house is a half I-house laid out in a side-passage plan with a three-bay facade and a laterally-oriented gable roof. Fenestration on this building is flat-topped, 4/4, with jack arched lintels. The building is L-shaped in form and a double-gallery wood porch is in the angle of the ell (Photo 16). This building is structurally unstable and an inspection of the interior was not possible.

Five dependencies are associated with Miller Tavern and Farm, all of wood construction. The nominated acreage straddles the county line in rural Berkeley and Jefferson Counties and all buildings

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associated with the nominated tract are in Berkeley County. Immediately north of the house is a small shed-roofed privy and a smokehouse (Photos 10, 11) with a gable roof which projects forward beyond the plane of the east gable end. North of the smoke house is a shed, $\pm 15' \times 20'$ (Photos 10, 12) with an addition of particle board. North of this building is a larger single crib barn, $\pm 30'$ square (Photo 12), with hinged doors on the south gable end. Several hundred feet north of this barn, adjacent to the agricultural fields, is a substantial timber frame bank barn (Photo 13) resting on a foundation of native limestone. Further north still are the agricultural fields associated with the property, still under active cultivation. Associated with the Magruder House north of the tavern are two agricultural dependencies. One is a substantial bank barn with an attached lean-to addition and a concrete milk house (Photo 17) and the other is a modest shed of wood construction (Photo 18).

The following properties are associated with Miller Tavern and Farm, with numbers keyed to the site plan accompanying the nomination:

- | | | |
|---|-------------------------|--------------------------------|
| 1. Miller Tavern | c. 1813; c. 1831 | 1 contributing building |
| Brick and wood residential building consisting on a frame tavern section to which has been appended a 5-bay central passage Greek Revival-style I-house of brick, to create an L-shaped "footprint;" double-gallery porch in the angle of the ell at the rear | | |
| 2. Privy | c. 1935 | 1 contributing building |
| One-story modest privy of wood construction, lacking notable architectural ornament | | |
| 3. Smokehouse | c. 1900 | 1 contributing building |
| One-story gable-end-oriented wood smokehouse with the roof extending beyond the plane of the building; no notable architectural detail | | |
| 4. Shed | c. 1900 | 1 contributing building |
| Gable-end oriented wood shed with shed-roofed addition on the principal elevation, extending the shed perhaps for use as a garage as automobiles became larger | | |
| 5. Barn | c. 1900 | 1 contributing building |
| Rectangular timber frame single crib barn, $\pm 30'$ square, with gable roof and gable-end orientation | | |

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6. Bank barn

c. 1900

1 contributing building

Substantial bank barn of timber frame construction with forebay on the east elevation; stone foundation

7. Dr. John Magruder House

c. 1880

1 contributing building

Brick half-I house, 3-bays in width with side passage plan; L-shaped in form with laterally-oriented gable roof and double-gallery porch in the angle of the ell on the east side; in structural failure

8. Shed

c. 1900

1 contributing building

modest central-passage shed, gable-end oriented with lean-to additions

9. Bank barn

c. 1920

1 contributing building

substantial bank barn with laterally-oriented gable roof of standing-seam metal, a silo on one end and a lean-to addition on the other, along with a concrete block milk house on the west elevation

10. Agricultural fields

c. 1813 and after

1 contributing site

± 240 acres of tilled agricultural fields historically associated with the subject property; in active production and used for grazing and for food and fodder production

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8. Significance

Miller Tavern meets National Register Criterion A in the areas of *commerce*, as an early Berkeley County tavern, and *agriculture/subsistence* as an early nineteenth-century farm with two farm houses, their associated dependencies, and agricultural fields. The property also meets Criterion C for *architecture*, for its position as an I-house dating from the 1830s. Miller Tavern and Farm retains integrity and has been only minimally altered, although second brick house on the nominated tract is in a state of collapse.

These lands were originally part of the lands of Lord Fairfax, who in the 1750s sold 311 acres to John Lemmon. Historically, the property lay on the Warm Spring Road which linked Alexandria, Virginia to the mineral springs at Bath, now Berkeley Springs, northwest of Martinsburg. The mineral springs had been well known by Native Americans and first appeared as Medicine Springs in 1747 on a map drawn by Thomas Jefferson's father. After a series of partitions and several owners, in 1813 Lawrence Vandevier, of Somerset County, New Jersey, sold a tract to John Miller, Sr., of Washington County, Maryland for \$18,000. This tract lay in both Berkeley and Jefferson Counties. It appears likely that Miller erected the wood section sometime shortly thereafter and operated the tavern which is the subject of this nomination. John Miller died prior to 1821 and his heirs, Daniel, John, and Jacob Miller and their wives, along with their sisters, Mary and Elizabeth and their husbands sold Samuel Miller a 182-acre tract containing the tavern. Tax records for 1831 indicate an increase of \$546.00 "for improvement;" it appears likely that the brick section was added at that time. The room arrangement of the property suggests that the tavern included a gathering room and a kitchen with a large cooking fireplace on the first story and sleeping rooms above; the tavernkeeper and his family likely occupied the brick I-house. No written record of the tavern has been found and in 1846 Samuel and Mary Miller sold the property to Janifer (also appearing as "Janipher") Hudgel. Hudgel's name appears on most of the nineteenth-century maps of the area; the tavern property remained in his family until the 1950s.

The brick house north of the tavern was erected by Dr. John Magruder c.1880 and replaced a far more substantial home which burned. The tract including the Magruder property has been associated with the Miller Tavern tract through several land transfers within the period of significance.

The property's Criterion A significance for *agriculture/subsistence* is substantiated by its position as an early Berkeley County farmstead, anchored by a farmhouse/tavern and including several agricultural dependencies including two substantial timber frame bank barns. In its early history, as land was

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cleared Berkeley County became dotted with farms, large and small. These agricultural operations provided their owners with crops and livestock, but, in the case of Miller Tavern, also supplied the itinerants who traveled Warm Springs Road and stopped at the tavern. This dual pattern of tavern-keeping and agricultural production also appears in Berkeley County with respect to Snodgrass Tavern, also located on Warm Springs Road, in the western reaches of the county; like the Miller family, Robert Snodgrass operated a tavern and a substantial farm. In both cases, the fields were used for the grazing of cattle, for the production of fodder, and for the growing of crops in this largely agricultural economy.

With further respect to Criterion A, the property is significant in the area of *commerce/trade*, as an early nineteenth-century Berkeley County tavern located along a major overland route.

With reference to National Register Criterion C, while the tavern section is undistinguished architecturally, Samuel Miller built the main house in the form of a Greek Revival-style I-house, and the property is significant as a well-preserved Berkeley County example of this most popular of all of the traditional house forms from the South into the Midwest and Northeast. A universally two-over-two-room house type, the I-house was christened by cultural geographer Fred Kniffen in a 1935 study of Louisiana folk house types. Kniffen so named these houses because the builders of most of the homes in his study area came from Indiana, Iowa, and Illinois. He expanded his discussion of this leading folk house type in his 1965 article, "Folk Housing: Key to Diffusion." He recognized these homes as representing the dominant traditional house type found throughout the South and the Midwest.

The "I" house was first recognized in Indiana in 1930 as constituting a link with the Middle Atlantic Source area. It was recognized again in the middle thirties in Louisiana in the form of a house introduced . . . in the late nineteenth century by settlers from Kentucky, Illinois, and Michigan . . . these qualities all "I" houses unfailingly had in common: gables to the sides, at least two rooms in length, one room deep, and two full stories in height . . . Of all old folk types, the "I" house is by far the most widely distributed, notably as a rural dwelling.²

As rural areas were settled and agricultural lands cleared, a new agrarian middle class was born and "the 'I' house remained the symbol of economic attainment and . . . its only requisites, one-room

²Fred Kniffen, "Folk Housing: Key to Diffusion," *Annals of the Association of American Geographers* 55 (December, 1965), p.553-555.

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depth and two full stories could be in any medium.”³ The medium chosen by Miller for his “symbol of economic attainment” was brick, laid in common bond. While the three- and five-bay central-passage plan was often employed for Federal- and Greek Revival-style domestic design, the Greek Revival-style Miller Tavern is first and foremost an I-house. Its significance as described by Kniffen lies in its position as one of the “humbler buildings [which] by reason of their adherence to type and numerical superiority are far more important as markers of basic cultural processes than are the uniquely designed individual structures.”⁴

Like many I-houses in Berkeley County and elsewhere, Miller Tavern includes an ell which extends rearward, perpendicular to the main body of the house. Among the properties comparable to Miller Tavern is the John VanMetre House (NR 2002), dating from the late eighteenth century. Executed in Flemish bond brick, the VanMetre house is three bays in width, while the Miller Tavern is of five bays and of common bond; both, however are central-passage I-houses. The rear ell of the VanMetre House is of log and frame construction, while that of the Miller Tavern is of frame alone. The VanMetre House incorporates a double gallery porch on the rear ell, while the Miller Tavern’s double porch extends along the rear elevation of the main portion of the house. The wood ell of the VanMetre house is clad in non-historic siding, while the Miller Tavern, suffering from deferred maintenance as it does, nonetheless possesses a higher degree of integrity than the VanMeter House since its ell of the Miller Tavern retains its original wood siding.

Summarizing, Miller Tavern and Farm is significant under Criterion A as an early tavern located along a major east-west thoroughfare with adjacent agricultural lands to support the tavern, and under Criterion C as an intact Greek Revival-style central-passage I-house.

³**Ibid.**, p. 562-563.

⁴**Ibid.**, p. 552.

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Section Number 9 Page 8

9. Major Bibliographical References

BIBLIOGRAPHY

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

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

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

Kniffen, Fred. "Folk Housing: Key to Diffusion," *Annals of the Association of American Geographers* 55 (December, 1965).

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

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

Wood, Don C. "Miller Tavern," unpublished MS in collection of Berkeley County Landmarks Commission, Martinsburg, West Virginia.

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Section Number 10 Page 9

10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

Berkeley County Deed Book No. 577, page 66.

JUSTIFICATION

The boundaries of this nomination consist of Miller Tavern, its associated dependencies, and that acreage historically and presently associated with the property, including the Dr. John Magruder house and its associated shed and barn.

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Section Number Photo Log Page 10

PHOTOGRAPH LOG

All Photographs:

Miller Tavern & Farm

Berkeley and Jefferson Counties, West Virginia

Photographer: David L. Taylor

Date: 2005

Negatives filed at: West Virginia SHPO
 Charleston, West Virginia

1. Facade, looking NE, showing 5-bay massing, fenestration, portico, etc.
2. NE perspective, looking SW and showing the rear of main house and the enclosed double-gallery porch
3. Ell, looking W showing overall configuration, massing, fenestration, etc., as well as shed addition at rear
4. Ell, looking SW along SE elevation
5. NW elevation, looking SE and showing main house with ell behind
6. Interior, detail, showing main entrance door, looking SW
7. Interior, detail, showing cooking fireplace in tavern area
8. Interior, second story, typical bedroom, looking SE
9. Interior, second story of ell, looking NE
10. View of dependencies behind house, looking N
11. Smokehouse, looking NW

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12. Garage and small barn, looking NW
13. Large barn, looking NW
14. Dr. John Magruder House, SW perspective, looking NE and showing 3-bay facade, porch, fenestration, etc.
15. Dr. John Magruder House, NW perspective, looking SE and showing rear and side elevations, fenestration, etc.
16. Dr. John Magruder House, E elevation, showing double-gallery porch in angle of ell
17. Bank barn, facade, looking SE
18. Shed beside Dr. John Magruder House, with side of house shown at left, looking NE

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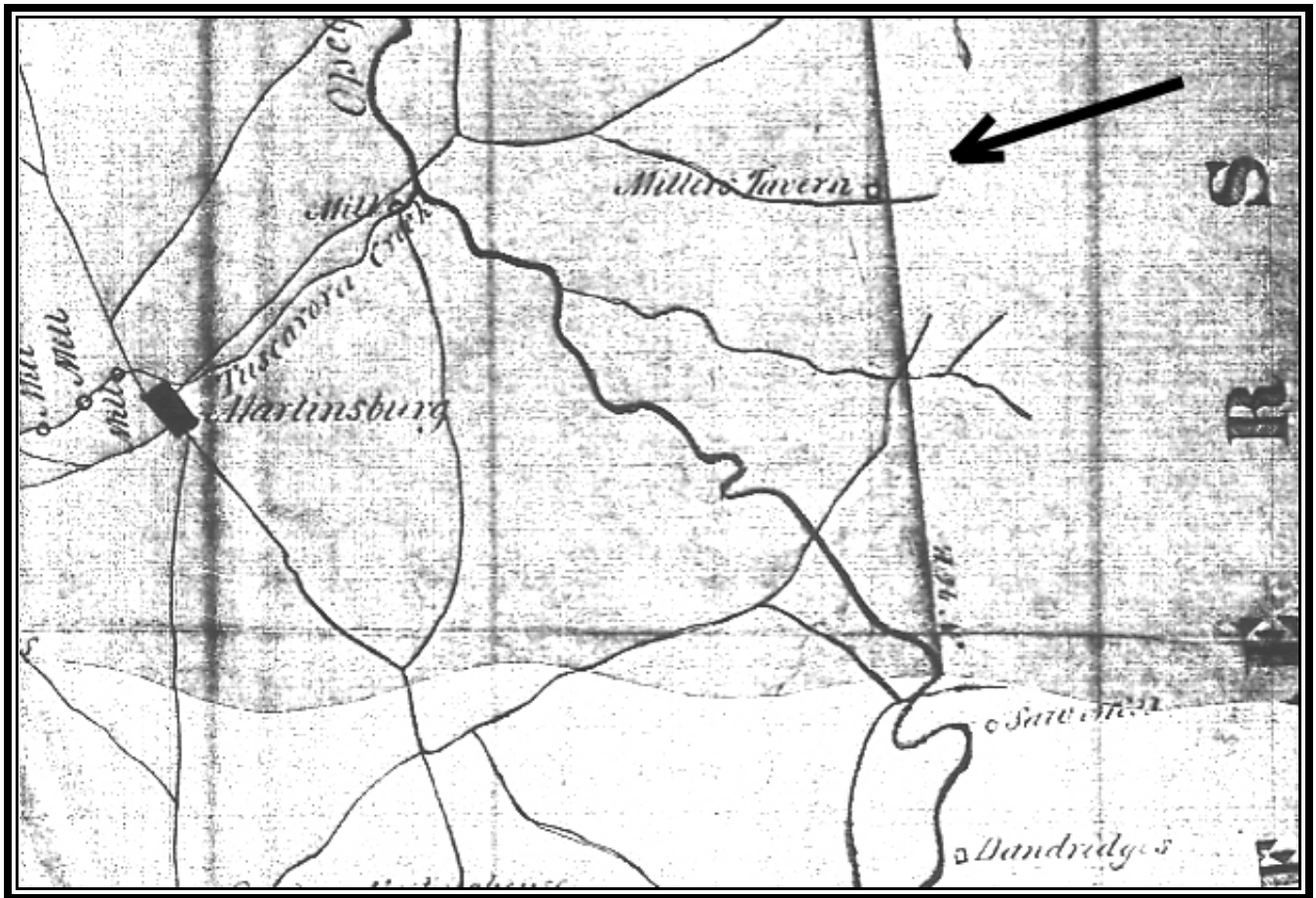


Fig. 1 The superimposed arrow points to Miller Tavern as it appeared on the 1820 map of Berkeley County. The north-south line beside the tavern is the county line between Berkeley and Jefferson Counties.

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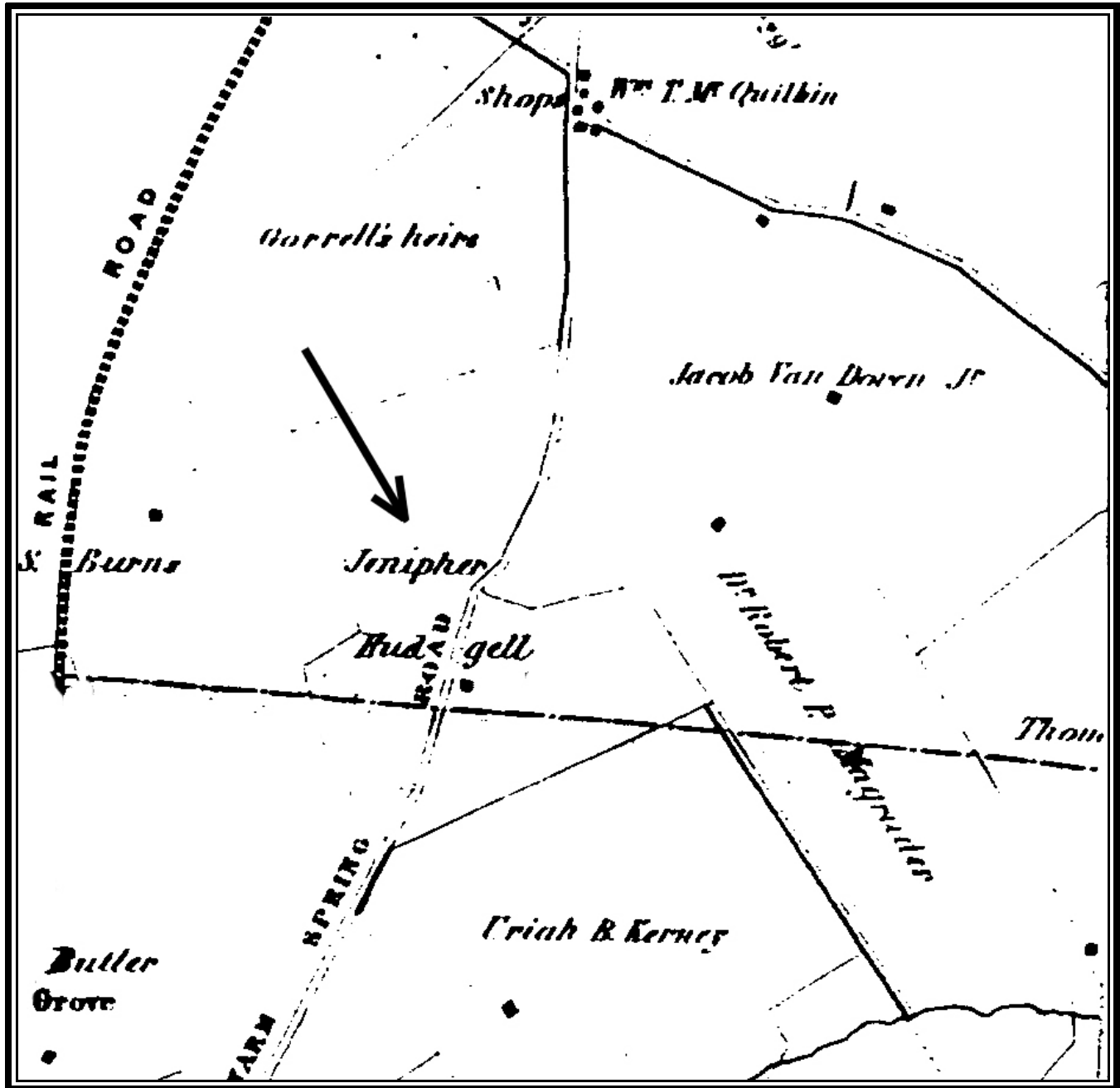
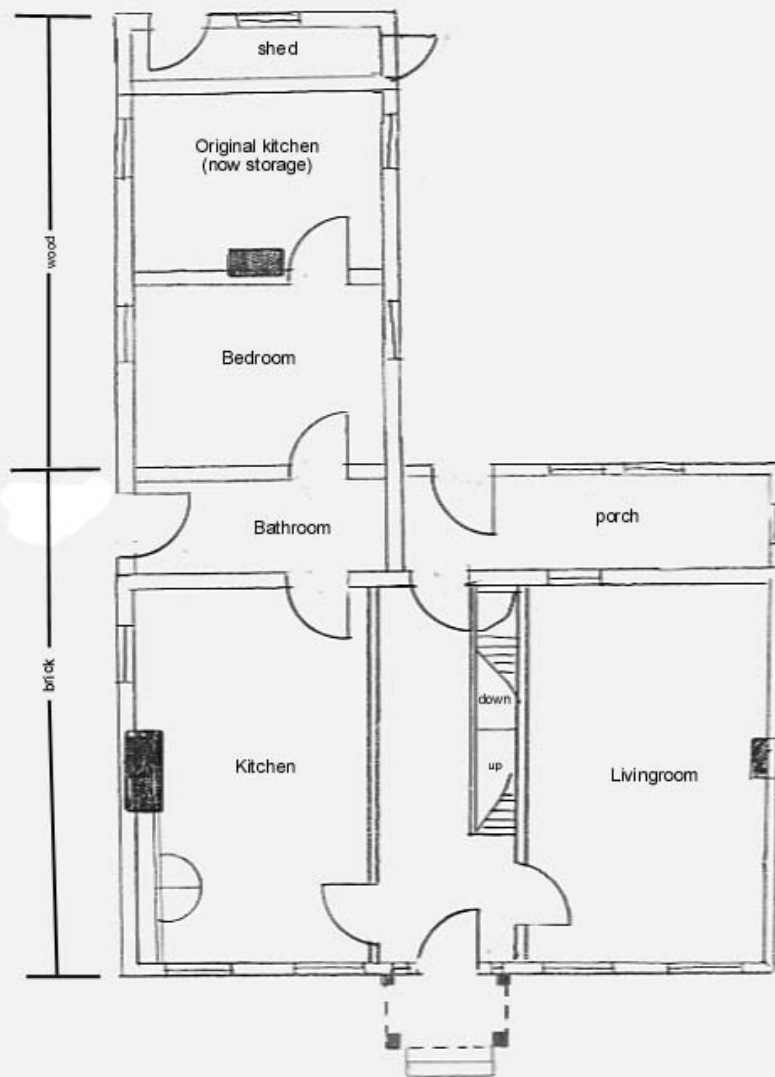
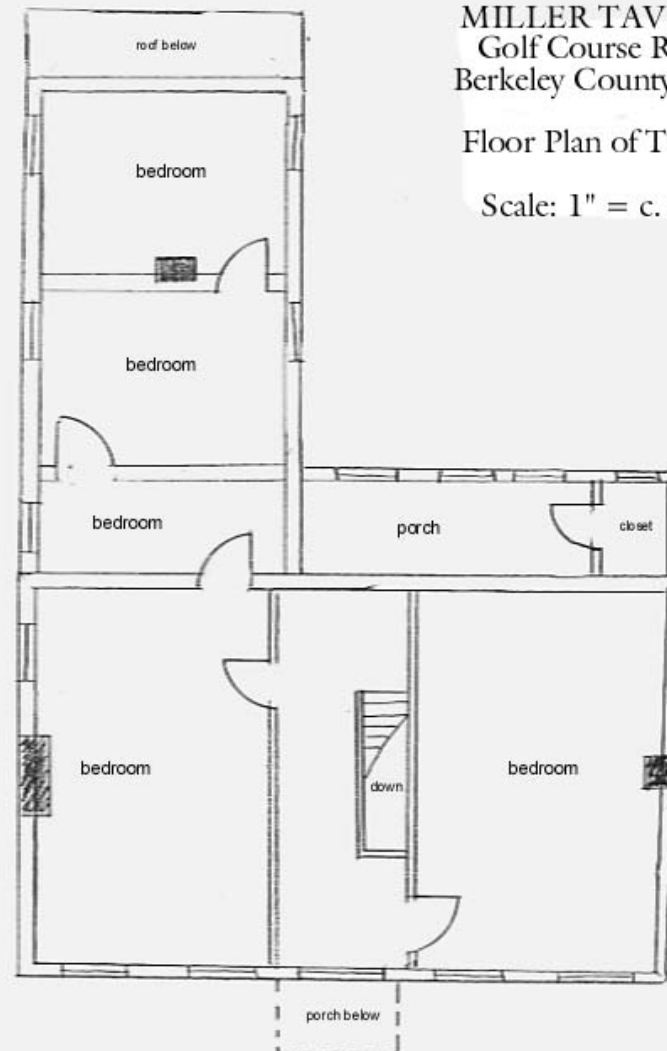


Fig. 2 The superimposed arrow indicates the tavern, in the ownership of Janipher Hudgel by the 1840s when this map was prepared. Also shown north of the tavern is the Dr. Robert Magruder House, which burned c. 1880 and was replaced by an existing, although deteriorated brick house



First story

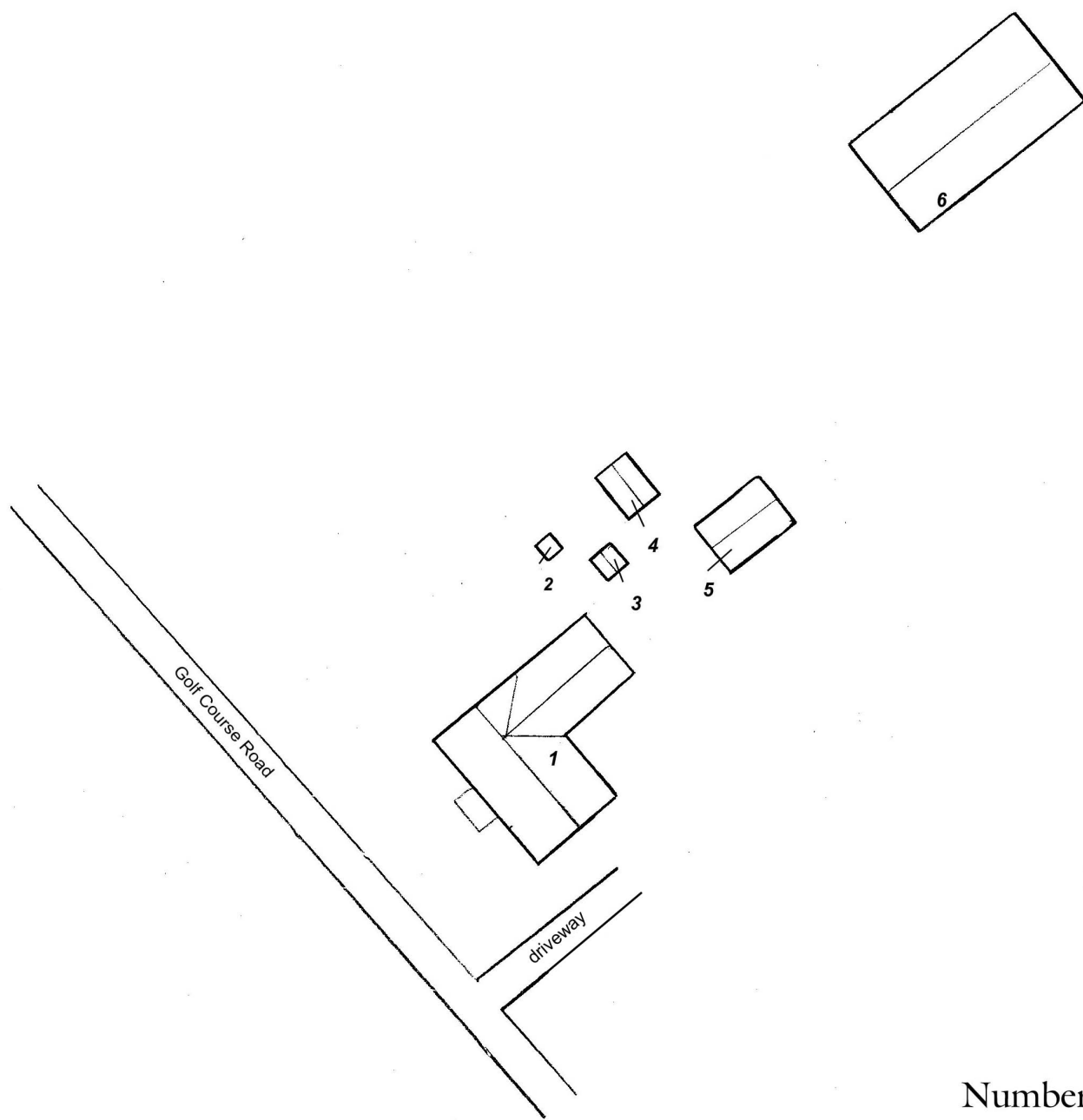


Second story

MILLER TAVERN
Golf Course Road
Berkeley County, WV

Floor Plan of Tavern

Scale: 1" = c. 10'



agricultural fields

MILLER TAVERN
Golf Course Road
Berkeley County, WV

SITE PLAN

Scale: 1" = c. 50'

Numbers Refer to Resource Inventory

Miller Tavern & Farm
Berkeley and Jefferson Counties, West Virginia

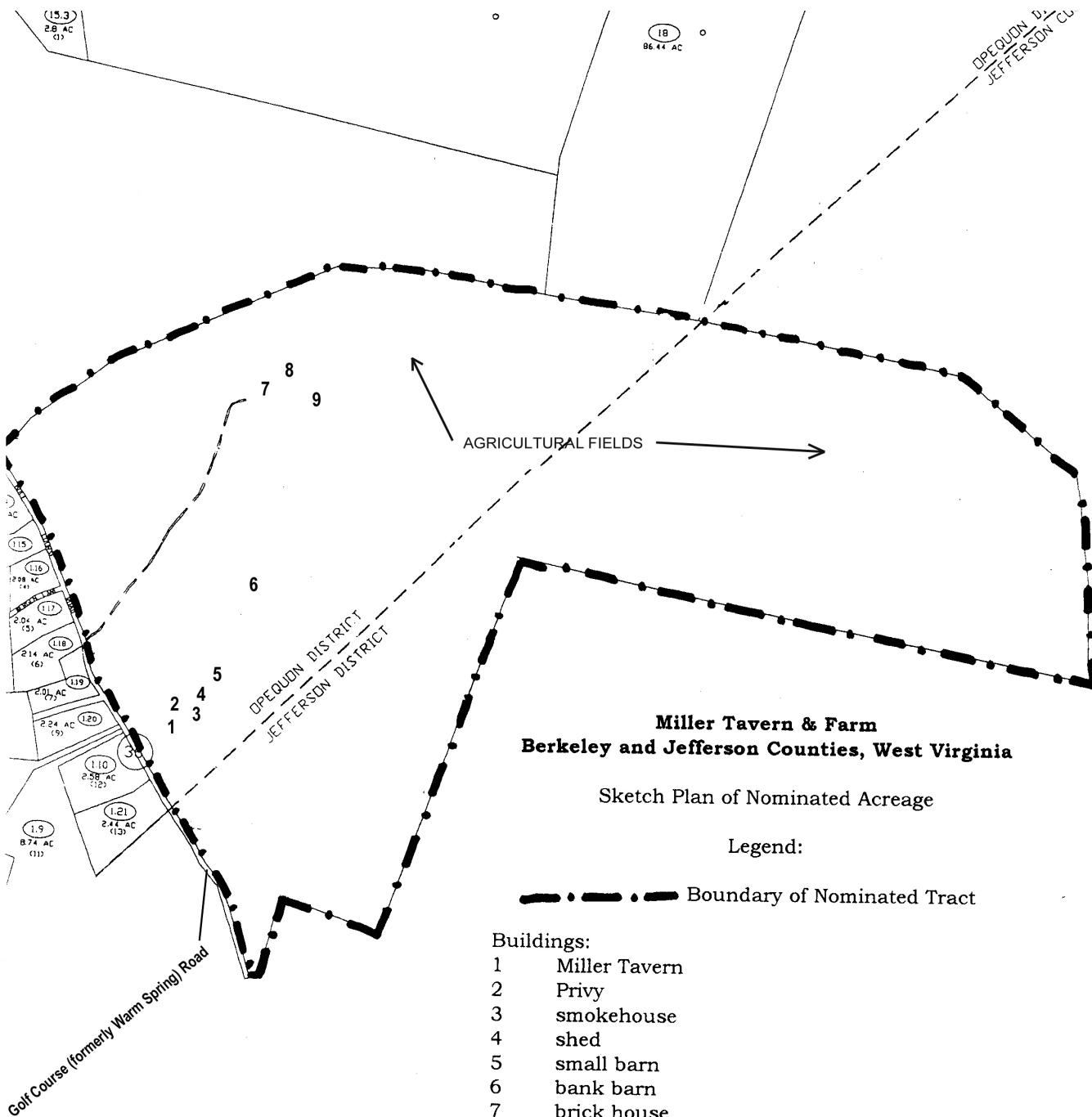
Sketch Plan of Nominated Acreage

Legend:

Boundary of Nominated Tract

Buildings:

- 1 Miller Tavern
- 2 Privy
- 3 smokehouse
- 4 shed
- 5 small barn
- 6 bank barn
- 7 brick house
- 8 shed
- 9 bank barn





WATER TOWER, BERKELEY + JEFFERSON COS. 1941

①



MILLER TAVERN, Berkeley + Jefferson Cos., WV

(2)



... (2) WERN. Berkeley + Jefferson Cos., WV



MILLER TAVERN, Berkeley + Jefferson Cos., WV

(4)



MILLER TAVERN, Berkeley + Jefferson Cos., WV



MILLER TAVERN, Berkeley + Jefferson Cos., WV

⑥



TAVERN, Berkeley + Jefferson Cos., WV

(7)



MILLER TAVERN, Berkeley + Jefferson Cos., WV

(8)



MILLER TAVERN, Berkeley + Jefferson Cos., WV



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MILLER TAVERN, Berkeley + Jefferson Cos., WV



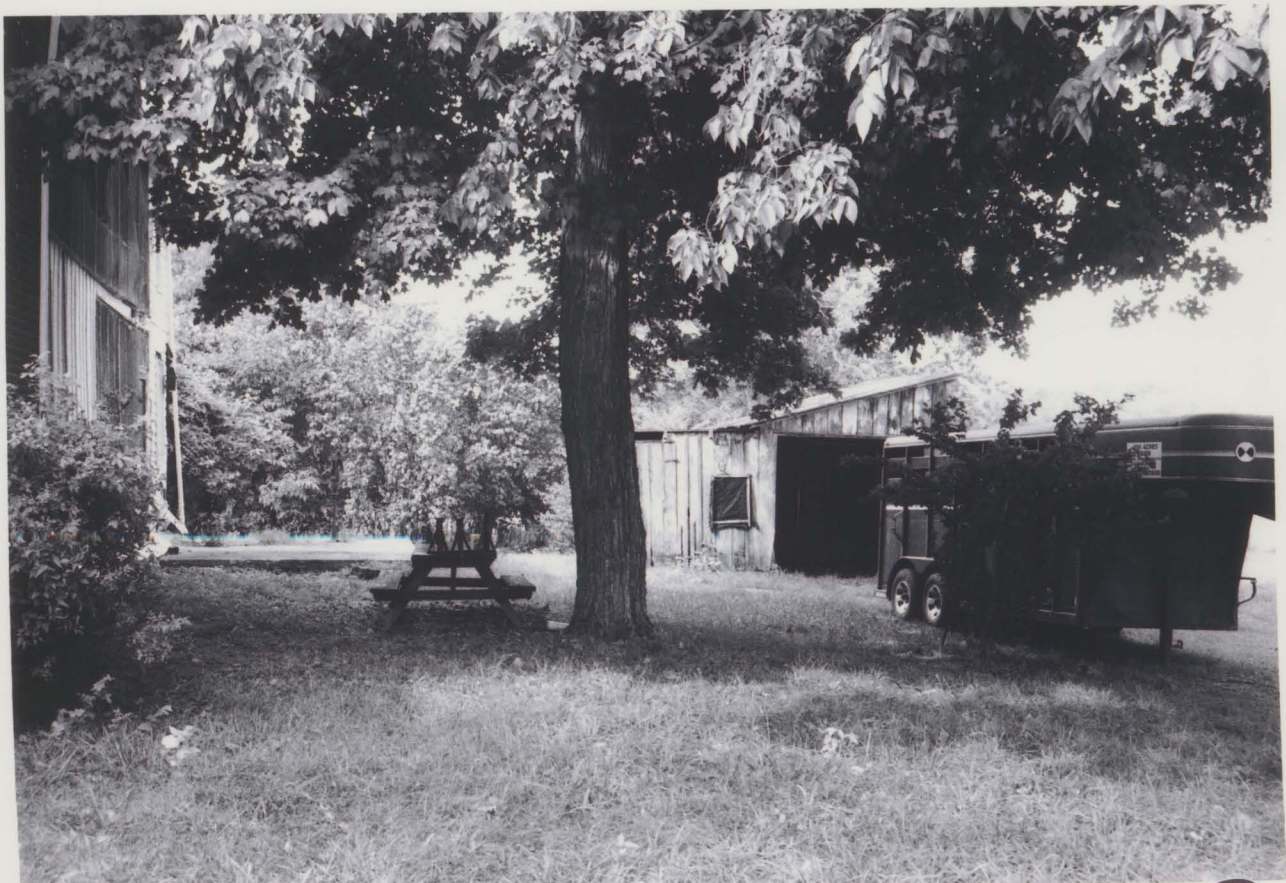
MILLER TAVERN, Berkeley + Jefferson Cos., WV

(15)



MILLER TAVERN, Berkeley + Jefferson Cos., WV

(16)



MILLER TAVERN, Berkeley + Jefferson Cos., WV

(18)



MILLER TAVERN, Berkeley + Jefferson Cos., WV