

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property: Thunder Hill Farm

historic name: Thunder Hill Farm

other name/site number: Daniel/Grantham House

2. Location

street & number: County Route 30 not for publication: N/A

city/town: Inwood vicinity: Darkesville

State:WV code:WV county:Berkeley code:003 zip code:25428

3. State/Federal Agency Certification

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.)

William G. Lucas
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

=====
4. National Park Service Certification
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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	
3	2	buildings
		sites
	3	structures
		objects
3	5	TOTAL

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

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

=====

6. Function or Use

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HISTORIC FUNCTIONS:

Domestic/single dwelling
Domestic/secondary structure
Agriculture/storage

CURRENT FUNCTIONS:

Domestic/single dwelling
Domestic/secondary structure
Agriculture/storage

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7. Description

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ARCHITECTURAL CLASSIFICATION:

Early Republic/Federal

MATERIALS:

Foundation: Stone

Walls: Stone & German siding

Roof: Slate

Other:

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

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

Politics/government

PERIOD OF SIGNIFICANCE:

1818 - 1891.

SIGNIFICANT DATES:

1818; 1882; 1891.

SIGNIFICANT PERSON:

Seaman, Richard D.

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER:
Unknown

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: Approximately 2.5 acres

UTM References: Zone Easting Northing Zone Easting Northing
 17. 753630. 4363210.

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.)

=====
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

=====
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)

=====

PROPERTY OWNER

=====

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

Name: David J. Pitzer

Street & Number: Route 1, Box 411 Telephone: (304) 229-5690

City or Town: Inwood State: WV ZIP: 25428

=====

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Thunder Hill Farm
Berkeley County, WV

Thunder Hill Farm is located in Berkeley County, West Virginia. It is located approximately seven miles to the southwest of Martinsburg. It is situated near the village of Darkesville off of County Route 30. There is a long lane to the farm from the county road that winds through the pasture land and the site of the original tavern and distillery. The terrain is gently rolling with stone outcroppings along the road and in the fields. The house sits on a rise at the now end of the road that commands a view of the fields and the mountains in the distance. Included in the nominated area is the main house, the barn, and the smokehouse, ca. 1882, all contributing. Also included within the boundaries is a modern, one-story, concrete block garage, a metal silo, a modern concrete silo, a 1914 silo, and the modified tavern building, all non-contributing. In all there are three contributing and five non-contributing resources on the nominated property.

The house is a two-story, side gable, stone, Federal Style residence. It is actually constructed in two sections. The original portion is the stone, south, three bays. The north three bays are an 1882 log addition, sided with German siding. The roof is slate, with snow birds at the edge, dating from the 1882 addition. There is a small shallow cornice at the top of the walls. There are interior stone chimneys in the original house and an exterior brick chimney on the addition. The front, east elevation contains a gable entrance portico on the stone section and a full width, hip roof porch on the log section. The rear contains a flat roof entrance portico on the stone section and a shed roof enclosed porch on the log section. The east side porch on the stone house has a stone foundation. The log house porch has a partial stone foundation with wood lattice infill. The house is two bays deep.

The facade stone is coursed rubble with pronounced quoining at the ends. The foundation is stone on both sections. Windows in the stone section are two over two, double hung sash and those in the log section are six over six, double hung sash. There are louvered shutters for each window. The attic of the stone section has four pane sash flanking the chimney. The entrance door is a

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six panel door with no transom or sidelights.

The porch on the stone house has paired turned posts at the corners with scroll brackets. These date from the period of the log addition. The log section porch has the same turned posts and brackets. Between the brackets are dropped scroll finials on the header. The balustrade is scroll cut jig saw work. A portion of the east porch on the log section is enclosed with German siding.

On the interior, the finishes are an interesting blend of the original 1818 section and the newer 1882 section. In the log section, the first floor has a kitchen and a dining room. These are each the full depth of the house and are separated by a narrow stair to the second floor.

The kitchen has recent finishes and trim. The dining room has painted plaster ceiling, wallpapered walls, a wood chair rail and tongue and groove hardwood floors. The doors are four panel, grain painted doors. The trim around the doors and windows consists of a swelled molding architrave with bullseye corner blocks. The base molding is a three piece section. The hinges on the doors are also grain painted to match the doors. The entrance to the living room is through an original opening converted to a door. The opening is battered. The fireplace mantel is a simple wood mantel with fluted pilasters supporting carved corner or capitol blocks. These support a narrow shelf. The shelf has a wide cornice beneath it. The corner blocks are particularly interesting with scalloped bottom edge, composite moldings, and a floral carved design. The same capitol is used for the trim in the original section of the house, except it is reversed with the scalloped edge on the top, acting as a crown. The mantel is painted.

The stone section has a central stair hall with flanking rooms. The living room has wide tongue and groove softwood flooring. All other finishes are the same as the dining room. The trim is similar to the dining room. The doors and windows have reeded

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Thunder Hill Farm
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architraves and the capitol/corner blocks previously described.

The mantel is not original to the fireplace. It has a wide frieze section supported by slender rectangular pilasters. There is a very narrow shelf with cove molding. It is painted. There is a built-in cupboard on the east side of the fireplace. The door is six panel, grain painted.

The parlor, on the south side of the house, is more formal. It has the same finishes as the living room, except that the woodwork is painted. The fireplace has a wide entablature with shallow cornice and moldings. The pilasters are reeded and there are secondary pilasters in the frieze area. The door is a six panel, grain painted door with box locks.

The stair hall has similar trim though the corner blocks are bullseye. The stair has a simple walnut balustrade with straight square ballisters and an attenuated newel post. The entrance doors, front and back, are six panel with the upper panels having glazed units instead of wood. The doors have box locks and ceramic knobs.

The second floor of the stone house has the same plan as the first. The south bedroom has wallpaper on the walls and the ceiling is painted plaster. The floor is a wide tongue and groove wood. The trim is original to the house and consists of a beaded architrave with an edge band that has an ovolo and stop. The mantel contains a wide frieze area similar to the one in the dining room. It has the carved pilaster caps, but has been modified on the lower section, around the firebox. The north bedroom has the same finishes. The only difference is that it contains a built-in cabinet on the west side of the fireplace. The east side of the fireplace contains a door into the log addition.

The second floor stair hall has similar finishes. The doors are grain painted, six panel with box locks and the trim is the same as the first floor.

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The bedroom in the south side of the addition has the same finishes as well. It has an interesting mantel with bullseye pilaster caps and reeded pilasters. The trim matches the dining room.

The bedroom on the north east end has a four panel door with simple mitred trim. The window has the same trim. Walls and ceiling are painted paper. The floor is wood. The bedroom in the north west corner has wallpaper on the walls and ceiling. The trim is the same as the dining room with bullseye corner blocks and swelled architrave. All of the woodwork, including the four panel door, is grain painted.

The attic has the original wood frames and sills for the flanking windows on the north gable end. The floor is wide tongue and groove beaded boards. The lath for the ceiling of the second floor stone section is visible from the attic. It is hand split lath. They have simple beaded edges. The rafters in the stone section are mortise and tenon pegged construction with collar ties let in with dovetail ends. They are Roman numeral numbered. The roof has one by three nailers for the slate.

The garage is a one-story, two bay, concrete block garage. It is non-contributing.

The barn is a large, two-story barn with clapboard siding in the gable end and vertical siding otherwise. It has hip and shed roof wings with vertical board siding. The roof is metal. It was constructed in 1882 and is contributing.

The 1914 silo is a terra cotta structure. It is considered non-contributing as it falls outside of the period of significance.

The new silo is non-contributing.

The log smoke house dates to the 1882 period. It is a one-story, gable building with hand planed clapboard siding. The roof is metal. It is contributing.

The tavern building was constructed ca. 1850. It has been moved

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Thunder Hill Farm
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to its present location from the original one adjacent to the old road, approximately one-half mile. The original timber construction framing is extant though the building has been sided with plywood. It is a two-story, end gable structure. It is considered non-contributing.

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Thunder Hill Farm
Berkeley County, WV

Thunder Hill Farm is significant under Criterion B for its association with Richard D. Seaman, a prominent politician and farmer. It is also significant under Criterion C as a good representation of two different time periods and construction techniques.

Thunder Hill was originally part of a larger tract of land settled by George Hobson in 1736. George Hobson had emigrated to Berkeley County from Philadelphia, Pennsylvania as part of a group of Quakers. They were all members of the Hopewell Friends Quaker group which is still active and located in Frederick County, Virginia. George, Sr. died and left his large holdings to his son, George, Jr. who sold this section of the land. Lord Fairfax had the land surveyed in 1751 and granted it to William Cockran. In 1767 Cockran sold 397 acres to Robert Davison, who sold it to Andrew Daniels on October 25, 1783. Andrew Daniels was from Lancaster County, Pennsylvania and was married to Hannah Downing. Five children are listed in Andrew's will. Andrew's will was probated in 1802 in Lancaster County, Pennsylvania. To his son, Robert, he left all of his real estate in Berkeley County, Virginia along with "...all houses, barns, and hereditaments." Andrew's codicil instructed that Robert was to take possession of the farm on April 1, 1804 and that his brother, William, was to assist him for four years "...to help Robert make a beginning."

Robert Daniel built the present stone section of the house in 1818. Apparently they built the stone house next to the original house site. The original house is no longer extant. He married Margaret Hackney and they had several children. In September of 1838 he and his family decided to move west to Centre, Ohio after selling the farm to Richard Seaman.

Thunder Hill Farm is significant under Criterion B for its association with Richard D. Seaman, a prominent local politician. R.D. Seaman was descended from an early New York family. He was born October 21, 1804. Miss Phebe Seaman is believed to be the mother of Adam Stephen's daughter, Ann Stephen Dandridge Hunter. Richard Seaman married Roseannah Tate in August of 1828. Roseannah was the daughter of John Tate who owned a farm adjoining Thunder Hill Farm. Richard and Roseannah had four children, one

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Thunder Hill Farm
Berkeley County, WV

dying in infancy.

Before the Civil War, a distillery and a tavern were built and operated by Seaman on the property. The distillery was destroyed during the Civil War and the tavern was relocated adjacent to the house. The tavern exists today in its relocated position but it has been greatly modified. All that remains today of the distillery are foundation stones.

Richard Seaman was a Captain in the Southern Confederacy and served all through the War. He served with John Hoge Blair in the Virginia Senate representing Berkeley County. Seaman was elected in 1855 for two years and again in 1857 for the same term.

Richard Seaman encountered financial problems and suffered during and after the Civil War. Debts mounted and he was forced to sell the Thunder Hill Farm. He owed his friend, Moses S. Grantham, and others, money and the chancery court ordered in 1869 that the farm be sold to pay off debts. The farm was advertised for sale but it was an unsuccessful attempt as Moses Grantham bought the Thunder Hill Farm on June 2, 1873. By now, Seaman owed Grantham over \$4,500.00 with a total outstanding debt over \$8,800.00.

Richard Seaman continued to live on the farm until his death in December of 1895 at the age of 93. During this time, he was farming the land and paying a fee to Grantham. He was a rather forgotten figure at the time of his death.

A note of pioneer history is that Richard D. Seaman's great-grandfather had the first house with a shingled roof in the Valley of the Virginias'.

After Moses Grantham acquired Thunder Hill he had built a new log kitchen addition and barn in 1882. A letter from Grantham to Seaman dated December 14, 1882 states "...I have eight or nine thousand shingles here. ..I think I can meet the demand for your barn." In another letter from Grantham to Seaman dated December 29, 1882, Grantham states "...Will you please measure the width of

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Thunder Hill Farm
Berkeley County, WV

the stone house that I may have logs cut and hughed (sic) for the rebuilding of the kitchen ..There must be new ends for the kitchen, making it as wide as the house, which will require all new logs for the ends,.."

Moses S. Grantham was a prominent local individual. He was born in 1819 and died in 1890. By the time of his death in 1890 he had amassed 21 tracts of land in Berkeley County, including the Thunder Hill Farm. He purchased "Grantham Hall", a three-story, brick building located on the square in Martinsburg, and the lot in 1855 and 1856. He was a successful landlord and prosperous farmer. Moses was also one of the founders of the first bank in the county, helped establish the People's National Bank and served on it's Board of Directors, served as a school commissioner, served as a representative in the Virginia Senate for two terms, and the West Virginia Senate for one term. He was a judge in the county court and held many other offices.

Moses Grantham died in 1890 and through a chancery court case his widow received their home place, "Locust Grove" and the remainder of the properties was to be sold and the money divided amongst his heirs. The Thunder Hill Farm was sold to David M. Pitzer on October 18, 1891 for \$6,440.95. The sale was confirmed the following year in January as .."Thunder Hill farm containing 212 acres." Apparently Seaman moved at this time as his obituary states that he lived at Thunder Hill for over 50 years and moved a few years prior to his death.

Thunder Hill Farm remains in the Pitzer family to this day. The Pitzers are well known local farmers in the Arden-Gerrardstown area of the county. The farm contains the same acreage today as it did in 1801 when it was owned by Andrew Daniel.

Thunder Hill Farm is significant under Criterion C as a good representation of the Federal Style and as a representation of two different time periods of construction techniques. The 1818 stone section is a very good example of the Federal Style of architecture. It is symmetrical with a center entrance and flanking windows, and entrance portico on the front elevation. The

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shallow roof line, small narrow cornice, and lack of projection on the rake board are also characteristic of the Federal Style. The interior of the stone section also contains Federal influences. These include the window and door trim, the splayed window jambs, the single pile symmetrical floor plan, the pilastered and friezed fireplace mantels, the built-in cupboards alongside the fireplaces, and the simple stair balustrade.

The later log section contains many features from its period of construction, which include the reeded door and window architrave, and carved corner block/cap detail used on the doors and in the fireplace mantels, the grain painted trim and doors of the second floor, the tongue and groove narrow wood floors, and the two over two windows. The exterior porch detailing and balustrade also are characteristic of this later time period.

The Thunder Hill Farm house has successfully blended the two architectural styles and has also blended the two different types of construction. From the exterior or interior it is difficult to discern that the newer section of the house is log construction. It is a good blending of the two. The 1818 construction also contains original hand split lath intact, a good example of that construction technique.

In summary, Thunder Hill Farm is significant under Criterion B for its association with Richard D. Seaman, a prominent politician and farmer. It is also significant under Criterion C as a good example of two types of construction and architecture in one house, including a good example of Federal Style architecture in Berkeley County. The period of significance, 1818 to 1891, encompasses the time period that the house was constructed by Robert Daniel, which is associated with the architecture and house construction, up to the time period when the house was sold by Moses Grantham's heirs to the Pitzers'. It includes the time period that Captain Seaman owned and occupied the house.

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Thunder Hill Farm
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BIBLIOGRAPHY

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

Wood, Don C. History of the Daniel-Grantham House Unpublished
manuscript.

Martinsburg Independent January 11, 1896.

The Martinsburg Statesman December 26, 1895.

Berkeley County Courthouse
Deeds, Records, etc.

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Section 10 Page 1

VERBAL BOUNDARY DESCRIPTION:


The boundaries of the Thunder Hill Farm National Register nomination are shown as the dotted line on the accompanying map titled "SITE PLAN THUNDER HILL FARM BERKELEY COUNTY, WEST VIRGINIA" dated March, 1994.


BOUNDARY JUSTIFICATION:

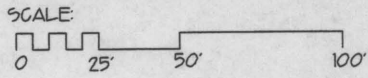
The boundaries encompass the main house and secondary buildings and structures which date from the period of significance of the farm.

KEY:

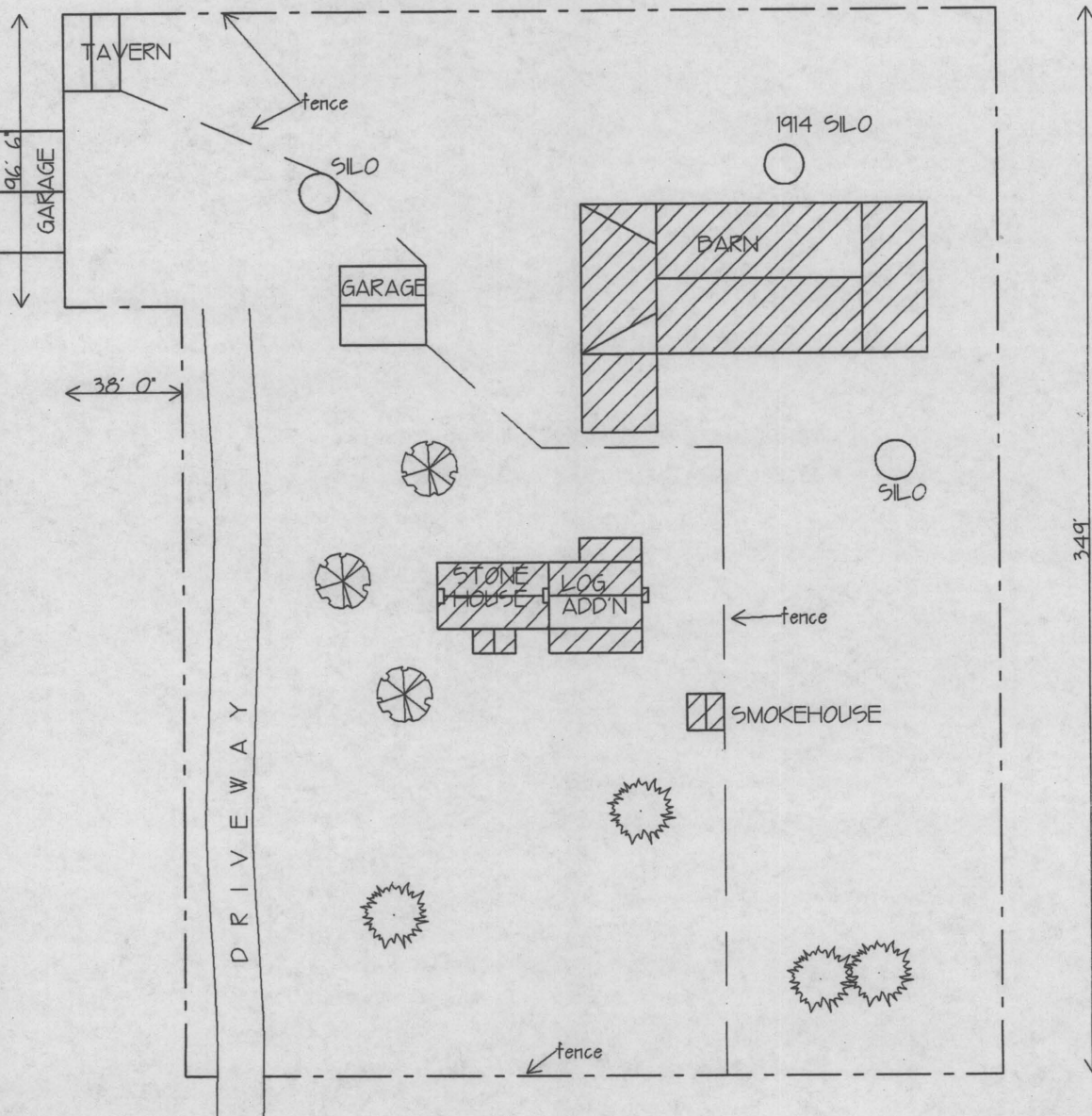
— National Register Boundaries

 Contributing site

 Non-contributing site



← 304' 3" →



THUND96GD

DWG.
NO.
1 of 2

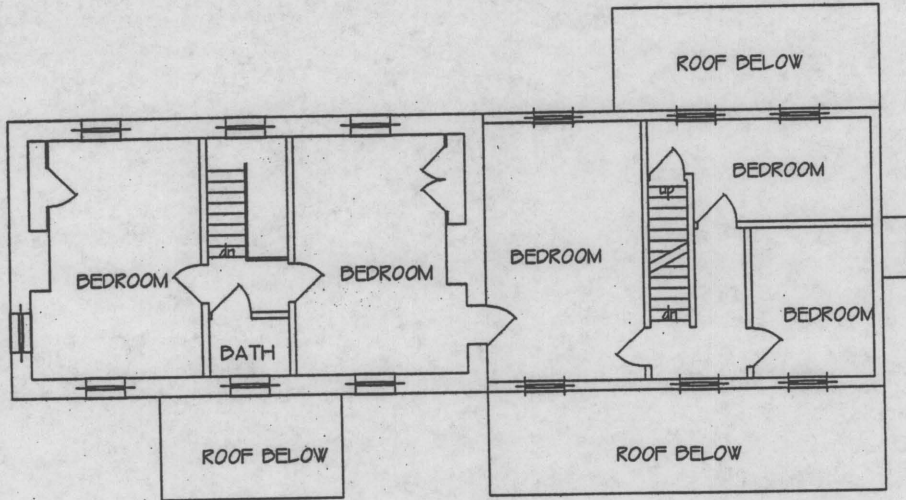
SITE PLAN
THUNDER HILL FARM
BERKELEY COUNTY, WEST VIRGINIA

MICHAEL GIOULIS
HISTORIC PRESERVATION
CONSULTANT
612 MAIN STREET
SUTTON, WV 25801
304 765-8716

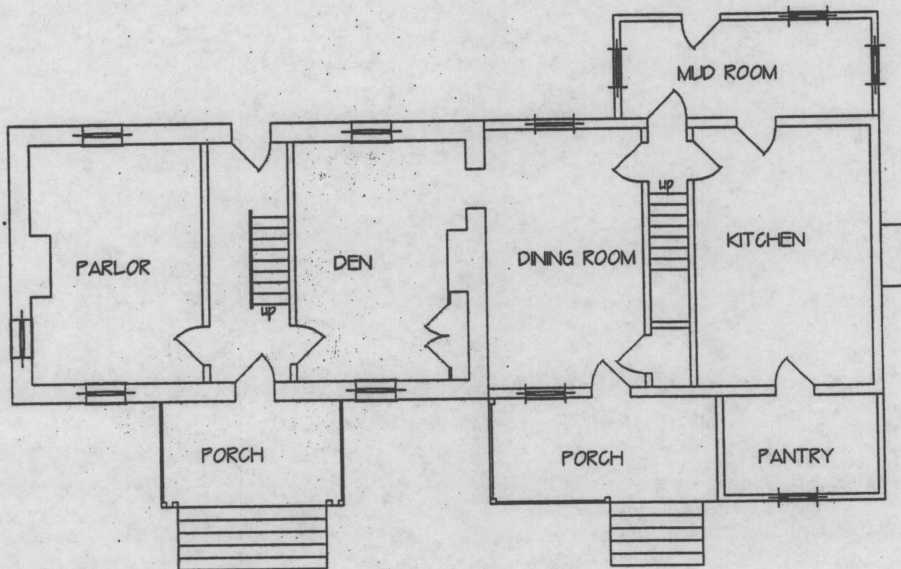
REV.

DATE
MAR. 1994

SCALE:



SECOND FLOOR



FIRST FLOOR

THINDPL.600

DWG.
NO.
2 of 2

FLOOR PLANS
THUNDER HILL FARM
BERKELEY COUNTY, WEST VIRGINIA

MICHAEL GIOULIS
HISTORIC PRESERVATION
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SUTTON, WV 26801
304 765-5716

REV.

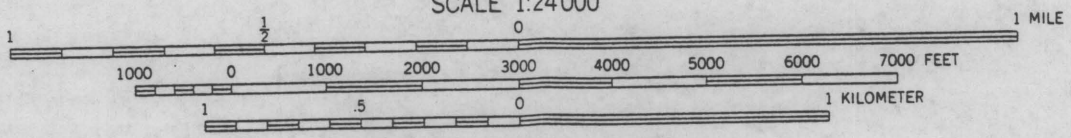
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MAR. 1994

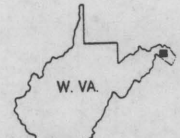


1 5' 752 (INWOOD) 5362 1 SE 754 2'30" 755 INWOOD 1.8 MI. WINCHESTER, VA. 16 MI.

SCALE 1:24 000



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL



QUADRANGLE LOCATION

THUNDER HILL FARM

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

BRACKENR
P.O. BOX
SUTTON,
(304) 765-

BERKELEY CO.

~~TABLES~~ STATION QUAD

17 75 36 30 ~~4~~
4363210

C NORTH SHEET

