

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

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Spring GroveOther names/site number: Wortley, Wortley Tower, Olive Boy Farm (JF-0062-0006)Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 2497 Smith RoadCity or town: Charles Town State: WV County: JeffersonNot For Publication: ☐ Vicinity: ☒**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D_____
Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal GovernmentIn my opinion, the property meets does not meet the National Register criteria._____
Signature of commenting official:**Date**_____
Title :**State or Federal agency/bureau
or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK (walls and foundation); STONE: limestone (foundation); METAL: Tin (roof); WOOD (trim)

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Spring Grove, located in the rolling landscape of southern Jefferson County, West Virginia, is an excellent example of an Italianate-style brick dwelling constructed just a few years before the commencement of the Civil War. The property is currently approximately 17 acres but was originally part of a larger acreage that was actively farmed. Constructed in 1858, the large brick house is notable for its three-story hip-roofed tower. The exterior features Italianate detailing including low pitched roofs, and overhanging eaves with brackets and pendants, while the interior detailing illustrates the transition from the Greek Revival to the Italianate style. The property also includes a one-story brick outbuilding, now used as a shed, that was probably originally constructed as a slave quarters. The house is in remarkably unaltered condition, with original windows, trim, staircase, mantels, wooden floors, and plaster walls and ceilings. The physical integrity of the house and its setting is largely intact. Spring Grove stands out among other properties in the area as a rare example of the Italianate style for a house in a rural setting.

Narrative Description

Spring Grove is located in rural Jefferson County, West Virginia, off the south side of Smith Road, less than one-half mile north of the state line. The property is currently approximately 17 acres but was originally part of a larger acreage. The entrance to the house is marked on Smith Road by two boxwood bushes. The walnut-tree-lined paved driveway terminates at the front of the main house and makes a circle around a very large Common Hackberry tree.¹ A graveled road off the east side of the driveway leads to a modern tenant house and stable/barn. Two modern turn-out sheds are located on the property along with a modern swimming pool and tennis court. The property has four-board wooden fencing and mature trees and bushes. A family

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cemetery and a historic stone springhouse, both originally part of the property but now part of the adjacent Shady Grove Farm, are visible in fields west and south of the main house and are not included in the nomination (Photos 17, 27, and 28).

Exterior

Spring Grove is a two-story, T-shaped, gable-front-and-wing plan, Italianate-style brick dwelling constructed in 1858. It replaced a 1790s house that once stood on the property. Built into a slightly banked site, Spring Grove rests on a split-level brick and stone foundation and is a full three stories along the sides and rear. The painted brick walls are laid in five-course American bond. The cross-gabled roof is covered in standing-seam metal and contains three interior brick chimneys. The gable-front-and-wing plan is formed by a distinctive three-story entrance tower embraced by the two lower gable-roofed wings. The three-story tower has round-arched openings on the first and third floors, and rectangular ones on the second floor. The rear wall of the tower on the third floor is frame construction, while the other sides are brick. All the sides of the house have widely overhanging eaves with a plain frieze board with brackets terminating in acorn pendants (Photos 01-06).

The window openings are fitted with four-over-four light, double-hung sash, wood windows topped by wooden lintels. Several of the first-floor windows have jib doors beneath the sash that lead out either to the front or north porches. Louvered wooden shutters once adorned the windows but have been removed. Round-arched double French doors on the south side of the first floor and the south and west sides of the third floor are found on the tower. Each of the double-leaf, two-panel, wooden main entry doors are decorated with a square panel on the bottom and a round-arched one on top. This pattern is repeated in the narrow door reveal between the doors and the exterior walls. The half-circle transom above the doors is decorated with wooden tracery and has architrave framing with a volute keystone. The wooden double-leaf storm doors are each five lights with a solid bottom panel. The one-bay, hip-roofed, wooden front porch features square posts with plain trim suggesting a Doric column. The balustrade has plain square pickets and it and the wooden deck wrap around the south side of the tower (Photo 01-03).

The south side of the house features a projecting, rectangular, bay on the basement and first-floor levels. This hip-roofed bay is of frame construction and has deeply overhanging eaves. It is fenestrated with four-over-four-sash and two-over-two-sash double-hung wood windows and rests on a brick foundation at the basement level. It is an original feature of the house. The only other windows on south gable end of the house is a single four-over-four-sash window centered on the second-story wall (Photo 03).

A screened-in, hip-roofed rear porch is located on the first floor of the angle of the rear (east) ell. The full-width structure has wooden square supports, plain pickets, and a plain handrail. It is supported by Tuscan columns that rest on a brick patio at the basement level. The patio and columns are modern additions, although the screened-in porch is historic. The basement level beneath the porch features a single-leaf, four-panel wooden door with three-light sidelights.

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Brick steps lead from the brick patio, which extends past the screened porch above, down to the rear yard. The rear elevation of the ell is a full three stories in height with two bays of window openings on each level. The basement windows are six-over-six-sash while the first and second floor contains taller, four-over-four-sash, double-hung wood windows (Photos 04 and 05).

The three-bay north side of the house is asymmetrical. A one-story, three-bay, hip-roofed porch covers two of the bays, both of which contain full-height jib windows. The porch has square chamfered posts, Roman lattice-style wood railing with molded handrail, and a wooden floor. It is supported by brick piers with panels of wooden lattice infill that conceal a basement entry door (Photo 06).

Interior

Spring Grove's interior is very well preserved and retains much of its original character and mid-nineteenth-century appearance. While the exterior is purely Italianate in style, the interior architectural detailing is transitional from the Greek Revival to the Italianate style. Generally all the walls and ceilings are plastered and painted. The architrave trim used as window and door casing, the plain baseboard, and the four-panel doors are painted. The random-width pine floors are in excellent condition. The wooden mantels, made up of Doric pilasters supporting a plain frieze, reflect the Greek Revival style, while the slate mantels in the two parlors are of the Italianate. The house contains just over 3,000 square feet of living space and has just recently been rehabilitated.

Almost all the windows on the first floor are full height with either functioning jib doors or a fixed wooden panel beneath the window sash. The floor plan follows a center passage with a single parlor on the south side and two rooms on the north side. This is repeated on the second floor as well as in the basement. The trim in the center passage is the most ornate in the house. The door casings are composed of flat pilasters supporting ramped pediments. The round-arched transoms have architrave trim with volute keystones. The painted baseboard measures 11" in height. The main staircase rises in a graceful curve along the east end and south side of the hall and features an unpainted octagonal newel post and handrail and painted turned balusters. The painted stair ends are decorated with wave brackets. Stairs to the basement are located behind the staircase in the rear hall. Four-panel-doors open into the rooms on each side of the passage. A rear door with three-light sidelights opens out onto the screened porch. A small half bath is located in the northeast corner of the back hall (Photos 07-09).

The south parlor runs the entire depth and width the cross wing of the house. It contains architrave trim, built-in seating framed by Doric columns in the projecting south bay window, and a fireplace along the interior wall. The slate mantel has a curved mantelshelf and grooved polygonal panels that frame the round-arched firebox opening. It has been faux painted to imitate a marble finish. The windows on the north and west sides have jib doors beneath. The plaster walls have only tall baseboards applied. A door along the northwest corner of the room leads to the back hall (Photo 10).

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The northwest room, now used as a dining room, features modern built-in cupboards on either side of the fireplace. The painted slate mantel, located along the east wall, and the wooden architrave trim almost exactly match those found in the south parlor. The windows are full height with wooden panels beneath, that simulate the jib doors in other parts of the house (Photo 11).

The northeast room has recently been converted into the kitchen. The fireplace along its west wall is still intact, but has been covered by modern appliances. A partition wall along the east side, which enclosed a small room that contained a run of stairs to the second floor, was removed exposing a brick chimney with a plain, unpainted, Greek Revival-style mantel. The secondary set of stairs was removed. One of the full-height windows along the north wall has jib doors and leads out onto the north porch (Photo 12).

The second floor of Spring Grove basically follows the same floor plan as the first. The wooden mantels are all simple Greek Revival-style ones composed of Doric pilasters supporting a plain entablature and mantelshelf. Most are painted white and the rooms contain closets, four-panel doors, architrave window and door trim, and plain baseboards. The ramped pediment trim in the second-floor hall matches that on the first floor (Photo 13).

The fireplace in the south bedroom is located along the north wall. A bathroom and a closet are located along the east wall (Photo 14).

The northwest bedroom has a fireplace on its east wall and a built-in closet. A bathroom is located in a room at the end of the hall across from the stairs next to this bedroom (Photo 15).

The northeast bedroom also has its original mantel, two closets, and an additional added closet. A large bathroom is located in a room along the east wall and contains a fireplace with an unpainted Greek Revival-style mantel (Photo 16).

A single-run stair behind a door along the west wall of the second-floor hall leads up to the third level of the tower. The narrow wooden stairs enter the tower room through a trap door in the floor. Above it on the north wall is a round-arched, three-light casement window. The west wall contains a triple, one-over-one, round-arched fixed window and an access hatch to the attic of the main roof of the house. Both the south and west sides have four-light French doors topped by two-light transoms. The one on the south side has a modern metal railing. This tower room is unheated and features a wooden floor, plastered walls and ceiling, and narrow baseboard trim. It provides magnificent views out to the surrounding countryside (Photos 17 and 18).

The basement of Spring Grove follows the same plan as the other levels. Some of the stone and brick basement walls are plastered, while others are exposed. Some of the ceilings have exposed joists and others are plastered. Most floors have been covered in poured concrete. The south room has exposed ceilings joists, a modern brick fireplace surround, and walls that have been furred out but no wallboard applied. The northwest room has a modern fireplace surround, small basement windows, and exposed stone walls that are also being furred out. The northeast room is small with a dropped ceiling, and a modern fireplace surround. A room to its east contains the

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furnace and other utilities. The exposed ceiling reveals an unusual feature of wooden boards placed between the joists, presumably installed for insulation or rodent control (Photo 19).

Spring Grove was recently purchased and the house will be used as a full-time residence. For many years the house was only inhabited intermittently, causing some issues with deferred maintenance. The current owners have lovingly rehabilitated the house, bringing it up to modern standards, while repairing and preserving its character-defining historic features.

Outbuildings

Although the Spring Grove property includes several secondary resources, only one of them contributes to the historical significance of the property. A one-story, three-bay, masonry outbuilding is located east of the house. Currently used as a shed and pool house, it appears to have originally been one of the four known slave quarters on the property in 1860. The west and south sides are of painted five-course American-bond brick, that matches the pattern of the main house, suggesting they were laid in 1858. The west side contains a central six-panel wood door with a pegged frame and is flanked by nine-over-six-sash, double-hung wood windows also with pegged wooden frames. The louvered wooden shutters are non-functional but appear to be historic and may have come from another building. The south end features a single-leaf door on the first floor and a two-over-two-sash, double-hung attic window in the gable end. The north end is of random rubble stone with brick in the gable end. The east side is also of stone but the center portion is of frame clad in weatherboard siding. This framed area contains a two-light fixed window, a two-over-two-sash double-hung window, and a double-leaf wooden door. The side-gabled, standing-seam-metal roof has a central brick flue and a boxed cornice with overhanging eaves (Photos 20 and 21).

The interior of the outbuilding is divided into two rooms with a central flue. The front door leads into the north room. The concrete floor, VAT floor tile, roof framing, suspended ceiling tiles, and drywalled walls are all modern alterations. The exposed interior central chimney is of concrete block and has also been rebuilt. The north room is used for storage. The south room has a workbench and was also used as a pool house. It has an exterior door centered on the south gable end that leads out to the pool area.

This outbuilding appears to have been constructed at the same time as the main house, probably using part of an older stone building that may date to the 1790s when the original house was constructed. The interior was remodeled sometime during the second half of the twentieth century. Its layout with a central flue and its proximity to the main house strongly suggest that it most probably was once used as a slave quarters.

Three of the four non-contributing buildings on the property are located north of the main house and one is located to the southwest. All date to the last quarter of the twentieth century.

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Two are one-story, two-bay, gable-roofed, turn-out sheds of pole construction, clad in T-111 siding, and roofed in v-crimp metal. (2 Non-contributing Buildings). One is located east of the house and the other at the edge of a field to the southwest (Photo 25).

A two-story, gable-roofed, frame stable/barn with T-111 siding and a corrugated metal roof is located northeast of the main house. It has shed-roofed rear extension and an open bay on its first-floor, southwest corner. The larger part of the building appears to have been added in the 1990s to a 1970s one-story, three-bay, gable-roofed stable with a v-crimp metal roof, overhanging eaves, exposed purlin ends, and German-lap siding (Photo 24), (Non-contributing Building).

A rectangular concrete swimming pool with a concrete surround is located south of the brick and stone outbuilding. It measures roughly 40' x 20' and appears to have been constructed in the early 1990s (Photo 22), (Non-contributing Structure).

East of the shed and swimming pool is a full-sized tennis court surrounded by a tall chain link fence. It appears to have been constructed in the early 1990s (Photo 23), (Non-contributing Structure).

Located just north of the barn, a one-story, four-bay, asymmetrical modular home, used as a tenant house, appears to date to the 1990s. It has a low-pitched, asphalt-shingled, gable roof with an off-center front gable, and the exterior walls are covered in vinyl siding. Wooden stairs lead up to wooden deck. The double-hung vinyl windows are one-over-one-sash; some feature six-over-six and eight-over-eight false muntins and louvered vinyl shutters. The building rests on a raised pier foundation covered by vinyl skirting (Photo 26), (Non-contributing Building).

Integrity

Spring Grove retains sufficient overall architectural integrity to convey significance as one of the few examples in rural Jefferson County of an Italianate-style brick dwelling with interior features reflecting the transition from the Greek Revival to the Italianate style. Almost all of the original 1858 architectural features are retained including two-story massing with a three-story frontal tower, metal roofs with overhangs and wooden trim, painted brick walls, wooden windows (some with jib doors), floor plan, interior volume, and interior trim. The surviving historic outbuilding retains exterior architectural integrity despite interior modernizations and conveys its significance as a possible slave quarters.

Notable workmanship remains exhibited in the exterior woodwork, front door surround, wooden railing along the north porch, front porch trim, and interior trim, flooring, mantels and doors. The historic buildings remain sited at their original location and although the property was subdivided in the mid-1960s, it is surrounded by its original setting of open farmland, some of which is used as cattle pasture. Although some of the outbuildings fall outside the period of significance, they speak to Spring Grove's agricultural traditions and help maintain its rural setting.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ETHNIC HERITAGE: BLACK

Period of Significance

1790-1910

Significant Dates

1858

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Nestled in the rural landscape of southern Jefferson County, Spring Grove, later known as Olive Boy Farm, is one of the county's best examples of the Italianate style in a rural setting. Spring Grove is eligible for the National Register at the local level of significance under Criterion C for its well-preserved illustration of the Italianate style on the exterior and the transition from the Greek Revival to the Italianate style interior detailing. The current house, constructed in 1858, is not the first house on the site. Only parts of an outbuilding may date to the original building campaign by John Sinclair in the 1790s. The main house is in relatively unaltered condition and retains great architectural integrity. It is an excellent example of the Italianate style as expressed in brick.

Spring Grove is also eligible at a local level of significance under Criterion A in the area of African-American history. Throughout its history, Spring Grove was a productive farming enterprise in Jefferson County that was made possible through enslaved labor. Free blacks continued to live on the property after the Civil War as documented in the census records.

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Research has not indicated a clear, significant association with the life of a person significant in our past (Criterion B). While associated with the Sinclair, Blackburn, and Isbell families, none of these contain individuals whose activities are demonstrably important within a local, state, or national historic context, as prescribed by the National Register.

The period of significance begins in 1790 when the property was purchased by John Sinclair, who lived on the property and actively farmed it using enslaved persons. The main house was constructed in 1858 by Thomas M. Isbell. No major alterations have been made to the house since then. In 1858, Isbell also significantly enlarged a stone building that may date the 1790s and be affiliated with John Sinclair and converted it into a slave quarter. The Sinclair/Blackburn cemetery and a stone springhouse that were historically associated with the house and farm are now on an adjacent property and are not included within the boundaries of this nomination. The period of significance for Spring Grove ends in 1910, when the last mention is made of African Americans living on the property.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The history of ownership of Spring Grove can be traced back to the early records of Orange, Frederick, Berkeley, and Jefferson counties, and the Colonial Virginia Land Patents and Northern Neck Proprietary Grants.

Sinclair/Blackburn Ownership

In 1790, John Sinclair of Berkeley County purchased two adjacent parcels of land from Alexander Henderson of Fairfax County totaling 451 acres for 1,783 pounds current money of Virginia.² The deed was signed in 1796, six years after Sinclair purchased the land, according to a receipt attached to the deed dated 1790. Also, the 1791 Berkeley County Land Tax Records confirm Sinclair owned 451 acres and was living in Berkeley County. Alexander Henderson had purchased the two parcels from Gerard Alexander of Fairfax County, Virginia in 1768.³ Henderson explains in the deed to Sinclair that Gerard Alexander had inherited the two parcels from his deceased father also named Gerard Alexander who had acquired 100 acres from George Johnson and Sarah his wife of Fairfax County in 1753,⁴ and 340 acres as a Northern Neck Proprietary grant from Lord Fairfax in 1752.⁵ A resurvey of the combined parcels was made in 1784 by William McPherson, who calculated the total acreage at 451 acres.

John Sinclair purchased an adjoining parcel of 180 acres in 1805 from John Wager,⁶ which was adjacent to the northwest side of the land purchased from Henderson. When John Sinclair wrote his will in 1814, he bequeathed these parcels in exact portions to his three children. His daughter Elizabeth Blackburn (widow of Thomas Blackburn) was bequeathed 264 acres called "Spring Grove" and all the appurtenances on that land. Sinclair recognized that his bequests to Elizabeth included "the best land with all the improvements" and in order to even out the inheritance with that of her siblings, Elizabeth was required to maintain her aunt and pay her \$40

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annually. John Sinclair also bequeathed to his daughter Elizabeth slaves, “Solomon, Alice, Isaac, Jeremiah, little Aggathy, Silvey, Rachel, Moses, Ben, Berkley, James, Sarah Ann, Kitty, Little London, and Frances and their future increase from this date— also one third part of all my horses, cattle, sheep, hogs, crops on hand of every description, Household & Kitchen furniture Plantation Utensils and shares in the Mountain Road; and everything else belonging to me, not hereofin given or expressed, to her and her heirs forever.” In a codicil signed in 1820, Sinclair bequeaths to Elizabeth Blackburn “Negro Alice”, for a total of sixteen enslaved persons. The remainder of John Sinclair’s real estate, slaves, livestock, furniture, etc. were divided between Elizabeth’s two siblings, William Zuille Sinclair and Sarah (Sinclair) Taylor.⁷

When Elizabeth Blackburn took possession of Spring Grove and its 264 acres in 1820 from her father’s estate, the oldest of her four children was only eleven years of age and Elizabeth was widowed. The 1821 Jefferson County Personal Property Tax List enumerates Mrs. E. Blackburn’s household as taxed for 0 white males above 16 years of age, 11 slaves ages 12 to 16, 0 slaves above 16 years, and 9 horses, mares, colts, or mules.⁸ Elizabeth Blackburn resided at and managed “Spring Grove” until her death in 1840.

In 1836, Elizabeth Blackburn signed two deeds involving “Spring Grove” farm. For love and affection, she conveyed to her son Richard S. Blackburn two acres in the northeastern corner of the farm.⁹ In another deed, she conveyed to her four children and two others who must have been Sinclair descendants, the one half acre situate in an apple orchard located in about the center of “Spring Grove” farm known as the burying ground of the family of the late John Sinclair.¹⁰ Elizabeth Blackburn was herself buried in this family cemetery at her death in 1840.

Elizabeth Blackburn signed her will in the form of a letter to her two sons in 1837, and signed a codicil dated in 1838 that compensated for the death of one son. Since there were no witnesses to her signing the will or the codicil, Bushrod C. Washington testified that he was familiar with her handwriting, thus proving her signature for probate. Elizabeth’s deceased husband Thomas Blackburn was an uncle to Bushrod C. Washington’s first wife Anna Maria Thomasina Blackburn. They lived at “Clay Mont” in Jefferson County. One of Anna Maria’s sisters, Jane Charlotte Blackburn, married Bushrod C. Washington’s brother John Augustine Washington who owned “Blakely” in Jefferson County and inherited “Mount Vernon”.

There were two appraisals of the personal property in Elizabeth Blackburn’s estate. The first taken on 12 August 1840 names 21 slaves valued for a total of \$6,550, plus one man who was not valued. Also inventoried were household items, livestock, and farm equipment.¹¹ The harvested crops were appraised on 23 December 1840, which included 236 bushels of wheat, 26 barrels of Indian corn, and 124 bushels of rye.¹²

In her will probated in 1840, Elizabeth Blackburn does not specifically mention her land holdings, but states, “and my remaining property equally divided among my four beloved children”.¹³ At the time of her death, there were three surviving children, Richard Scott, Sarah Jane, and Elizabeth Blackburn. In a deed signed in 1850, Sarah Jane and Elizabeth, and their husbands, Treadwell Smith and Randolph Kownslar respectively, conveyed their combined two-

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thirds interest in 253 acres to their brother Richard Scott Blackburn, stating that the acreage was conveyed to them by their mother's will.¹⁴ Exactly three years later in 1853, Richard Scott Blackburn conveyed 253 acres, 6 perches for \$13,400.00 (except the graveyard lying west of the dwelling house and enclosed in a stone wall) to Thomas M. Isbell.¹⁵

Isbell Ownership

Thomas M. Isbell was an attorney from Cumberland County, Virginia, who married Frances Thornton Allen in 1850, daughter of David Hume Allen of "Clifton," in Clarke County, Virginia. While residing in Cumberland County, Isbell served as a Virginia state senator from 1848 until he resigned in April 1853.¹⁶ The Isbell's second child's birth is recorded in Jefferson County with a birth date of 10 October 1853.¹⁷ The 7 April 1857 issue of the *Spirit of Jefferson* newspaper contains the letter of acceptance by Thomas M. Isbell for the nomination by the Democratic County Convention as a candidate for the State House of Delegates. His letter of acceptance is dated 6 April 1857 authored at "Spring Grove." Thomas M. Isbell represented Berkeley and Jefferson counties in the Virginia State Senate from December 1859 to March 1863.¹⁸ Thomas M. Isbell's obituary in the 1 March 1881 issue of the *Spirit of Jefferson* (Charles Town, WV) states,

Hon. Thos. M. Isbell died at his home near Ripon, in this county, on Friday morning last, from an attack of paralysis, received several days previous. Mr. Isbell was a ripe scholar, and possessed fine oratorical powers, which in the earlier years of his manhood were wielded with telling effect in behalf of the Democratic party, to which he was firmly allied, and with whose support he represented his county in the Virginia State Senate prior to the late war. Since that period he has been out of politics, devoting his time almost exclusively to the cultivation of his fine estate near Ripon [sic].

Another obituary for Thomas M. Isbell published 5 March 1881 in the *Virginia Free Press* newspaper states that he "died at his residence, "Wortley," in this county". At some point during the Isbell ownership the name of the property was changed from "Spring Grove" to "Wortley".

Within six years of his purchase of "Spring Grove," Isbell had increased the value of buildings from \$1,200 in 1858 to \$5,000 in 1859, prompting a comment by the 1859 tax assessor to explain the change in the assessed values. His statement, that "\$4500 had been added for new Houses & \$700 is deducted for buildings pulled down," gives clear evidence that the current Spring Grove house is not the original dwelling, but was the one completed by Thomas Isbell in 1858.¹⁹ It appears from the assessor's notes that by 1859 Isbell had torn down the old Sinclair/Blackburn home and replaced it with a new one. Comparing two maps created by S. Howell Brown dated 1852 and 1883, the home on the Blackburn/Isbell property is marked in the same location in both 1852 (previous to Isbell's ownership) and 1883. Architectural evidence suggests the stone and brick pool house, the stone springhouse, and the family cemetery (the latter two separated from the house tract in a twentieth-century transaction and now part of Shady Grove Farm) are of older construction, and were probably associated with the original

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“Spring Grove” dwelling house built by John Sinclair probably in the 1790s and occupied by his daughter Elizabeth Blackburn and her son Dr. Richard Scott Blackburn. John Sinclair, in his will signed in 1814, bequeathed and named fifty-nine slaves, sixteen of whom were bequeathed to his daughter Elizabeth who he also gave the Spring Grove farm.²⁰

Thomas M. Isbell is enumerated for the 1860 U.S. Census Slave Schedule with four slave houses on his property and nineteen slaves, ten of whom were age ten or less.²¹ In the 1870 U.S. Census, there are eight people of color enumerated in Isbell’s household, representing two families headed by women and one teenager with a different surname. The two adult women (Nancy Baltimore and Sally Drew) are noted as occupied as domestic servants and two teenage men (Henry Drew and John Taylor) are noted as farm laborers.²² It is likely that these two families of color were residing in the former slave houses on the property, although their location is unknown. One of them could be the surviving outbuilding located just east of the main house. The 1880 U.S. Census enumerates a family of color in Thomas Isbell’s household, probably living in the former slave quarters on the property. These include Nancy Batten, age 45, and son Frank (age 13) and daughter Daton (age 9).

According to the 1860 U.S. Census, Isbell’s near neighbors included Bushrod Stewart (age 40) and his father John (age 74), who are enumerated respectively as a carpenter and a brick mason.²³ Although no direct written evidence has been found that names the builders of Spring Grove, who surely included slave labor, the Stewarts may have also had a hand in its construction.

Although no large battles are known to have occurred on the property during the Civil War, Spring Grove’s location between Charles Town and Berryville certainly saw lots of troop movements. Receipts show that Thomas M. Isbell sold 750 pounds of nett beef and 125 bushels of corn to the Confederate Army in 1862.²⁴

In 1874, Thomas Isbell signed a deed of trust which conveyed ownership of all his real and personal property to Edgar Allen as trustee. The text of the deed of trust described Thomas M. Isbell’s desire that his wife Frances A. Isbell be allowed to remain on the farm throughout her life. It was further instructed that at Frances’s decease, Edgar Allen’s trusteeship would end and all the real and personal property was to be conveyed equally among the Isbell children.²⁵ Thomas Isbell died in 1881. His wife Frances A. Isbell died in 1909, at which time the property was conveyed to their three children as per the deed of trust.

Of the three Isbell children, only the oldest married: Adelaide “Ada” Isbell married Armistead S. Lippitt of Clarke County in 1883.²⁶ The marriage was announced in the *Shepherdstown Register* of 28 April 1883, which was held at “Wortley Tower” in Jefferson County. This surely refers to the Isbell home, known as Wortley at the time, with its characteristic three-story tower. The Lippetts, their children, and sister Mary M. Isbell lived on the Isbell farm. The three Isbell children owned the farm in undivided shares, and as each passed away, Ada Lippitt’s two children gradually inherited their mother’s and her two sibling’s each one third share of the farm. The Lippitt’s two children were Montague I. Lippitt and Mary A. (Lippitt) Guthery.²⁷

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The 1900 Census lists Armistead Lippitt as the head of the household along with his wife, two children, a sister-in-law, and mother-in law, Frances Isbell. The black Baltimore family, headed by Nancy and comprised of a son, two daughters, three grandsons, a granddaughter, and two boarders is listed as a separate household from the Lippitts. By 1910, the U.S. Census enumerates the Lippitt household as including Nancy J. Baltimore, age 70, and her daughter Amanda, both erroneously listed as “white,” and a black male, Jonas Hall, who had been listed as a boarder in Baltimore’s household in 1900. In 1920, the Lippitt family included no other members outside the immediate household of Armistead, his wife, his son, daughter and sister-in-law.

While the Isbell and Lippitt families owned “Spring Grove/Wortley”, they sold portions of the acreage Isbell purchased from R.S. Blackburn as follows:

9 October 1872, Thomas M. Isbell & F.A. his wife to Shenandoah Valley Railroad Co., for \$243.00, 1066 feet long and 66 feet wide for access to existing railroad tracks for maintenance, etc.²⁸

1 January 1879, Thomas M. Isbell & Frances his wife to John Matthews, Theodore Taylor, and Littleton Taylor (colored) for \$272.81, a woodlot containing 3 acres, two roods, 22 perches on west side of Shenandoah Valley Railroad.²⁹

10 October 1910, Ada & Armistead Lippitt and Mary M. Isbell to P.W. Hairston for \$1,369.88, undivided two thirds of 22 acres, 3 roods, 13 perches on west side of Rt. 340.³⁰

17 January 1913, Frank Beckwith, Special Commissioner for chancery suit for Ada I. Lippitt committee for Allen M. Isbell (her brother) to P.W. Hairston, undivided one third of 22 acres, 3 roods, 13 perches.³¹

19 June 1939, Montague I. Lippitt and Mary Lippitt Guthery and her husband Frazier Guthery to Northern Virginia Power Co., right of way on west side of Charles Town-Berryville Pike, across Lippitt land onto Allen land for electric transmission pole lines.³²

27 June 1939, Montague I. Lippitt and Mary Lippitt Guthery and her husband Frazier Guthery to State of WV, for \$600.00, for State Road purposes, 1.6 acres.³³

On 29 December 1939, Montague I. Lippitt and his sister Mary (Lippitt) Guthery and her husband Frazier Guthery conveyed all their inherited real estate to Henry W. Boyd Jr., for an unknown price. The parcel is described as 216 acres “lying on both sides of U.S. Highway No. 340.”³⁴

Later Owners

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The Boyds added two large parcels to the acreage purchased from the Lippitts. Two years before the purchase of the Lippitt parcel, the Boyds had purchased 61 acres from T. M. Mussaeus which was adjacent to the east boundary of the Lippitt parcel.³⁵ In 1945 Henry W. Boyd and Olive J. his wife, purchased 238.6 acres from Margaret Catherine Fleming James and her husband Charles M. James which was adjacent to the southern boundary of the Lippitt parcel.³⁶ Local tradition holds that the combined farm holdings (which included the Lippitt parcel) were named "Olive Boy Farm" as tribute to the bull "Olive Boy," a significant addition to the Boyd cattle herd.³⁷

In 1960 and 1961, the children of Henry W. Boyd, deceased, conveyed to James D. Louthan and Dorothy L. his wife four parcels: 1) what they called the Myers tract which is the parcel purchased from James in 1937; 2) the Mussaeus tract purchased in 1937; and 3 & 4) the Isbell tract divided into two parcels which were surveyed separately, containing 32.25 acres and 183.9 acres.³⁸ All four were adjacent parcels (although the two Isbell tracts are on opposite sides of U.S. Route 340). A plat of the surveys of the four parcels is attached to the first deed.³⁹

The Louthans gradually sold four parcels from "Olive Boy Farm" which represent the current approximately 17 acres surrounding the house which Thomas M. Isbell built in the late 1850s. Those transactions are as follows:

25 July 1960, James D. Louthan and Dorothy L. his wife to L.C. Briscoe, 6.01 acres, and a perpetual easement across Louthan property to access the spring located 100 to 200 yards southwest of the main dwelling house with the right to install, operate and maintain a pump and water piping system for domestic use. The attached survey plat notes that this parcel is a residence lot, part of the "Isbell" Tract of "Olive Boy" Farms. The parcel is a 30 foot wide, almost 900 foot long driveway from Mill Road that leads south into the acreage around the Isbell house.⁴⁰

20 September 1965, L.C. Briscoe to Richard F. Hadley, Jr. and Nancy B. his wife, an agreement for Hadleys to purchase 6.01 acres for \$27,500.00 paid in installments. This included the main house.⁴¹

20 September 1965, James D. Louthan and Dorothy L. his wife, and James L. Louthan and Dorothy A. his wife to Richard F. Hadley, Jr. and Nancy B. his wife, an agreement for Hadleys to purchase 4.46 acres at a future date. The parcel is on the north side of the Briscoe tract's 6.01 acres.⁴²

18 October 1965, L.C. Briscoe to Richard F. Hadley Jr. and Nancy B. his wife, 6.01 acres along with the easement to the spring as outlined in the 25 Jul 1960 deed from Louthan to Briscoe.⁴³

18 October 1965, James D. Louthan and Dorothy L. his wife, James L. Louthan and Dorothy A. his wife to Richard F. Hadley and Nancy B. his wife, for \$1,338.00, 4.46 acres. Hadley's agree not to subdivide the acreage. Louthans agree to maintain the spring

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house and Hadleys agree to maintain the water transmission line from the springhouse to the Hadley house. Louthans give Hadleys an option to purchase an additional adjoining 5.75 acres.⁴⁴

29 January 1969, James D. Louthan and Dorothy L. his wife to James L. Louthan and Dorothy A. his wife, the four parcels which make up the farm as purchased by James D. Louthan from the Boyd family, minus the sale to Briscoe.⁴⁵

28 October 1970, James L. Louthan and Dorothy A. his wife to Richard F. Hadley, Jr. and Nancy B. his wife, for \$4,250.00, 5.75 acres adjacent the Hadley's 4.46 acres tract.⁴⁶

1 June 1971, James L. Louthan and Dorothy A. his wife to Richard F. Hadley, Jr. and Nancy B. his wife, for \$140.00, 0.56 acres adjacent the parcel Hadley purchased from Briscoe in 1965. The deed contains an agreement not to subdivide the 0.56 acres, to use the 0.56 acres for agricultural or horticultural purposes, and the Hadleys agree to maintain the fence.⁴⁷

The 0.56, 4.46, 5.75, and 6.01 acre parcels purchased by Richard F. and Nancy B. Hadley in 1965 make up the 17-acre parcel surrounding the Spring Grove house. The Hadleys sold the four parcels in 1977 to the Manus Harvey Perkins and his wife Pearl Lillian Perkins.⁴⁸ Four years later, the Perkins sold it to Olive Boy Farm, Inc.,⁴⁹ who in turn sold to Robert H. Mollohan in 1993.⁵⁰ Mr. Mollohan, a former member of the U. S. House of Representatives, passed away in 1999 and the property passed to his three children who conveyed the property to MNM Holdings, LLC in 2001.⁵¹ It is thought that the Mollohan family built the swimming pool, tennis court, and addition to the barn. MNM Holdings, LLC, took out a deed of trust on the property in 2013, on which they defaulted.⁵² A public sale of the property was held in February of 2019 and four parcels including the house were purchased by Judy Fedorka, LLC.⁵³ In June 2020, the LLC transferred the property to the current owners, James Judy and his wife Rosalyn Fedorka.⁵⁴

Agricultural History

Although the current seventeen-acre parcel is much smaller than its original multi-hundred landholdings, Spring Grove is still surrounded by open farmland that evokes its agricultural history. No farm outbuildings from its historic use as a farm survive. The current acreage is primarily made up of the yard around the house and two small fields that are rented out to a local farmer who runs cattle. The previous owners of Spring Grove all gained their income from farming as is reflected in the census, where that is listed as their primary livelihood. Even Thomas M. Isbell, who built the current house, was listed in the 1860 census as both a politician and a farmer.

The 1850 Agricultural Census lists owner Richard Scott Blackburn with 210 acres of improved land, 40 unimproved with a cash value of \$12,000. His farming implements were valued at \$375 and the livestock at \$750. The farm was sold to Thomas Isbell in 1853. The 1860 census shows that Isbell had 224 acres of improved land, and 30 acres unimproved with a total cash value of

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land at \$20,000. Farm implements were valued at \$350 and livestock at \$1,440. Livestock enumerated included 8 horses, 5 milk cows, 19 other cattle, and 20 swine. Agricultural products included a yield of 700 bushels of wheat, 330 pounds of butter, 8 tons of hay, 12 bushels of clover seed, and \$200 worth of slaughtered animals.

A careful review of the 1870 Agricultural Census for Jefferson County does not show that Thomas M. Isbell was enumerated either in his Grant District or any other districts in Jefferson County. No explanation is known for this oversight.

The 1880 Agricultural Census provides a very detailed pictures of the farming operation at Spring Grove. Taken on June 12th and 14th 1880, the information for Thomas M. Isbell's farm records 1879 farm production totals. The farm had 283 acres of tilled land, 70 acres of permanent meadows, and 20 acres of unimproved woodland and forest with a value of the land, fences, and buildings listed as \$13,000. Isbell kept 2 milk cows, 5 other cows, 11 swine, and 20 sheep (producing 20 fleeces or 100 lbs. of wool), for a total livestock value of \$358. His 18 acres of Indian corn produced 600 bushels, and 38 acres in wheat produced 580 bushels. Also grown were 15 tons of flax and 60 bushels of potatoes. Apple production included 28 bushels from 100 apple trees planted on 3 acres.

Once at the center of a large farming operation, the nearly 17-acre property now only includes a mid-twentieth-century barn. It is however, surrounded by open farm land and retains some of its original agricultural character. The mature landscaping and vistas of the Blue Ridge Mountains further enhance the property.

African-American Significance

Unlike many other counties in what later became West Virginia, Jefferson County had a fairly large slave population in large part due to its early settlement patterns. The earliest county records show that slave ownership was relatively limited to a small number of families.⁵⁵ The highest percentage of slaves of the total population in Jefferson was in 1820 where it was roughly 32%. It slowly dropped and by 1860 was 27.2% of the total population. In 1870, 3,488 blacks lived in Jefferson County. The highest percentage of free blacks of the total population of Jefferson County was in 1840 where it was 4.3% or 602 persons.⁵⁶ According to the Jefferson County 1850 Slave Schedule of the U.S. Census, there were 4,341 enslaved persons, with 758 slave owners listed. The average number of enslaved persons per household of slave owners listed was six, although 316 households, or 41% of the total number of slave owners listed, were shown with between one and three slaves.

The census records provide valuable information about African Americans who lived on the Spring Grove property from 1814 until 1910. According to the slave census, the Blackburns and Isbells can be categorized as owning more enslaved persons than the average slave owner in Jefferson. The number of enslaved persons known to have lived at Spring Grove in 1820 during the Blackburn ownership was 16. The next year, the personal property records show Elizabeth Blackburn owning 11 slaves and by the 1840 appraisal of her estate, she had 21 enslaved

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persons. Thomas M. Isbell, who bought Spring Grove in 1853, was listed in the 1860 census as owning 19 slaves, with an average of five persons living in each of the four slave houses enumerated. It is unknown if he brought these enslaved persons with him when he moved from Cumberland County or whether they had belonged to his wife's family, the Allens.

According to the 1870 census, Isbell had eight persons of color living in his household. Five had the surname of Baltimore, two of Drew, and one of Taylor. One cannot assume that these were former slaves of the Isbells. The two adult women, Nancy Baltimore and Sally Drew are listed as domestic servants and the two teenage men, Henry Drew and John Taylor, are shown as farm laborers. The other four Baltimore children are all shown as under the age of eight. It is likely that these two families of color were residing in the former slave houses on the property, although the location of those buildings is unknown. One of the slave quarters could be the surviving outbuilding located just east of the main house. The one-story, three-bay building features a two-room plan with a central chimney. This plan is often associated with kitchens or slave quarters of the area.⁵⁷ It is not possible to definitively know the building's original use because of the interior alterations. The 1880 U.S. Census shows that the Isbell household included Nancy Batten, a cook, along with her thirteen-year-old son Frank and nine-year-old daughter Daton. Since the ages and first names of the "Batten" family is the same as the "Baltimore" family listed in the household in 1870, it appears that the census taker made a mistake with the name "Batten." The 1890 U.S. Census for Jefferson County are not available. By 1900, Armistead Lippitt, son-in-law of Thomas Isbell, was the head of the household at Spring Grove. The next household listed in the census enumeration is the Baltimore family, headed by Nancy. Oddly the next census in 1910 enumerates the Lippitt household as including Nancy J. Baltimore, age 70, and her daughter Amanda, both erroneously listed as "white," and a black male, Jonas Hall, who had been listed as a boarder in Baltimore's household in 1900. This is the last year that any persons other than the immediate Lippitt family are listed as being in the household.

The written data about enslaved persons and free blacks residing at Spring Grove reinforces the fact that African Americans played a huge role in the development of the farm and the running of the household.⁵⁸ The Sinclairs/Blackburns were amongst some of the largest slaveholders in the county during the early nineteenth century. During the mid-nineteenth century, the Isbells owned three times more slaves than the average slaveholder in Jefferson County. The presence through the 1910 census of free African-Americans working as "cooks" and "farm laborers" on Spring Grove, further confirms the Isbell's continued dependence on outside labor.

Architectural Significance

The main house at Spring Grove maintains a high level of architectural integrity since its construction in 1858. Exterior features such as the windows, walls, foundation, roof, trim, and porches, are all either original or in their original configuration. Although it is known that a 1790s dwelling once stood on the property and was replaced with the current house, the exact location of that house is unknown. The foundation of the current house is mainly brick but some parts along the west side are of stone and may have an association with that earlier structure.

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Spring Grove is also noteworthy as an intact example of a mid-nineteenth-century, Italianate-style brick dwelling in a rural setting. This architectural style is more commonly used regionally in urban settings and the house is one of the very few examples of the Italianate found in rural Jefferson County.⁵⁹

By the mid-nineteenth century, brick was commonly used in Jefferson County, not just for building houses but also for outbuildings.⁶⁰ In this sense, Spring Grove fits in with many of the other Jefferson County houses of the era. The Greek Revival style was also popular during the mid-nineteenth century. The plain Greek Revival mantels and architrave trim used in the interior of Spring Grove are found in numerous other Greek Revival-style houses in Jefferson and neighboring Clarke County. Other decorative details at Spring Grove including the use of a polygonal base for the newel is found in the George Eichelberger House (1849), Woodlawn (1850), and New Hopewell (1845), and the large circular flat newel top is found at Woodlawn (1850), and the William B. Willis House (1841).⁶¹ Unlike these other mid-nineteenth-century Jefferson County examples, the newel and the balusters at Spring Grove are turned, and not simple barrel newels or pickets. The complex turned newel is more typical of the Italianate style and illustrates the transitional nature of the interior woodwork of Spring Grove. The use of wave stair brackets at Spring Grove is another feature that looks to the Greek Revival and earlier houses. Almost identical to those stair ends at Woodlawn, which was constructed in 1850, this motif had become popular in the county by the 1830s.⁶² The use of architrave trim in all the rooms except for the first- and second-floor halls is another vernacular feature that is found in earlier Jefferson County houses. The ramped pedimented trim in the stair halls of Spring Grove are is used in both Greek Revival and Italianate styles. The tall, four-over-four-sash wood windows, some with jib doors, is a mid-nineteenth-century feature common in Italianate-style buildings.

The arrival of the railroad to Jefferson County in the mid-1830s opened up the possibility of sourcing building supplies from outside markets and larger cities, especially Baltimore, Maryland. The identical slate mantels found in the two parlors of Spring Grove are not the simple Greek Revival wooden ones used in the rest of the house, and may have been imported from outside the region. Spring Grove's Italianate form, with its characteristic three-story tower, represents this exposure to popular national styles of the period. At the same time, the interior decorative motifs are those that had developed locally for decades.

The interior of Spring Grove exhibits remarkable integrity with its original woodwork, flooring, hardware, mantels, and plaster found in most rooms. The original footprint and floorplan of the house is as it was when constructed. The three-story, rectangular front tower is still its most prominent character-defining feature. Much of the interior trim was probably drawn from pattern books that were available to local builders during the mid-nineteenth century. The 1860 census shows that the Isbell's neighbors included a brick mason and carpenter, who may have helped in the design and construction of the house.

The Arthur M. Allen House, located just across Smith Road from Spring Grove, is a one-and-one-half-story vernacular frame dwelling that was constructed ca. 1880.⁶³ Currently abandoned

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and in poor condition, the house includes a two-story, hip-roofed frame tower that is evocative of the one at Spring Grove. Thomas M. Isbell's wife was a member of the Allen family and although the exact nature of the relationship between her and Arthur Allen is unknown, the fact they were neighbors may have contributed to Allen's use of the tower motif on his own dwelling. Although smaller, shorter, and built some twenty-years after the one at Spring Grove, this is the only other currently identified use of a tower for a residential dwelling in this portion of Jefferson County.⁶⁴

The masonry outbuilding located east of main house likely incorporates an earlier stone outbuilding from the John Sinclair era that was enlarged by the Isbells in brick matching that of the main house. In all likelihood, this is one of four slave quarters known to have been on the property according to the 1860 census. If it was used for two families as is suggested by the central chimney, it is unusual in that it has only one entry door on the façade, which leads into the north room. Perhaps the other door on the south end may have been a primary entrance for the south room.

Archaeological Potential:

No official archeological investigations have been conducted on the current Spring Grove property. There is potential for archaeological investigation to yield information related to the late-eighteenth-century John Sinclair house and outbuildings, as well as the slave quarters and other outbuildings that may have existed on the property during the mid-nineteenth century. Some of the outbuildings could also have been located on sections of the original farm that are no longer part of this property. Regardless, there is potential on the current property for yielding information related to the material culture and lifeways of former residents and African Americans who once resided here. Although there were no large Civil War battles on the property, there is also potential to yield Civil War artifacts related to the frequent troop movements in the area.

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9. Major Bibliographical References

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Berkeley County, West Virginia
Deed Books (BCDB), Land Tax Books (BCLTB)

Frederick County, Virginia
Deed Books (FCDB)

Jefferson County, West Virginia
Birth Register Books (JCBBR), Marriage Register Books (JCMRB)
Deed Books (JCDB), Land Tax Books (JCLTB), Will Books (JCWB)

Northern Neck Proprietary Grant Books (NNP BG)

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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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University

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 Other
Name of repository: _____
Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 16.77

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|----------------------|
| 1. Latitude: 39.202582 | Longitude: 77.913264 |
| 2. Latitude: 39.202626 | Longitude: 77.911810 |
| 3. Latitude: 39.200557 | Longitude: 77.912309 |
| 4. Latitude: 39.200341 | Longitude: 77.911357 |
| 5. Latitude: 39.198325 | Longitude: 77.912372 |
| 6. Latitude: 39.200231 | Longitude: 77.913813 |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is currently comprised of three parcels. According to the Jefferson County land records, these parcels are: 06 29000900010000 (10.21 acres), 06 29000800000000 (6 acres); and 06 29000900030000 (.56 acres) totaling 16.77 acres.

Boundary Justification (Explain why the boundaries were selected.)

The Spring Grove property consists of approximately 17 acres and does not include acreage that is no longer part of the property and at one time was part of its larger historic setting. The property is comprised of the three parcels originally sold to Hadley by Briscoe and Louthan between 1965-1971 and acquired by the current owners in 2020.

11. Form Prepared By

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organization: Maral S. Kalbian. LLC
street & number: P.O. Box 468
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e-mail: maral@mkalbian.com
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date: November 19, 2020

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Additional Documentation:

Fig. 1: Detail of 1997 USGS map showing location

Fig. 2: Map showing National Register Boundary

Fig. 3: 1852 Howell S. Brown Map

Fig. 4: 1883 Howell S. Brown Map

Fig. 5: Site plan and exterior photo key

Fig. 6: First-floor plan and photo key

Fig. 7: Second-floor plan and photo key

Fig. 8: Basement and tower plan and photo key

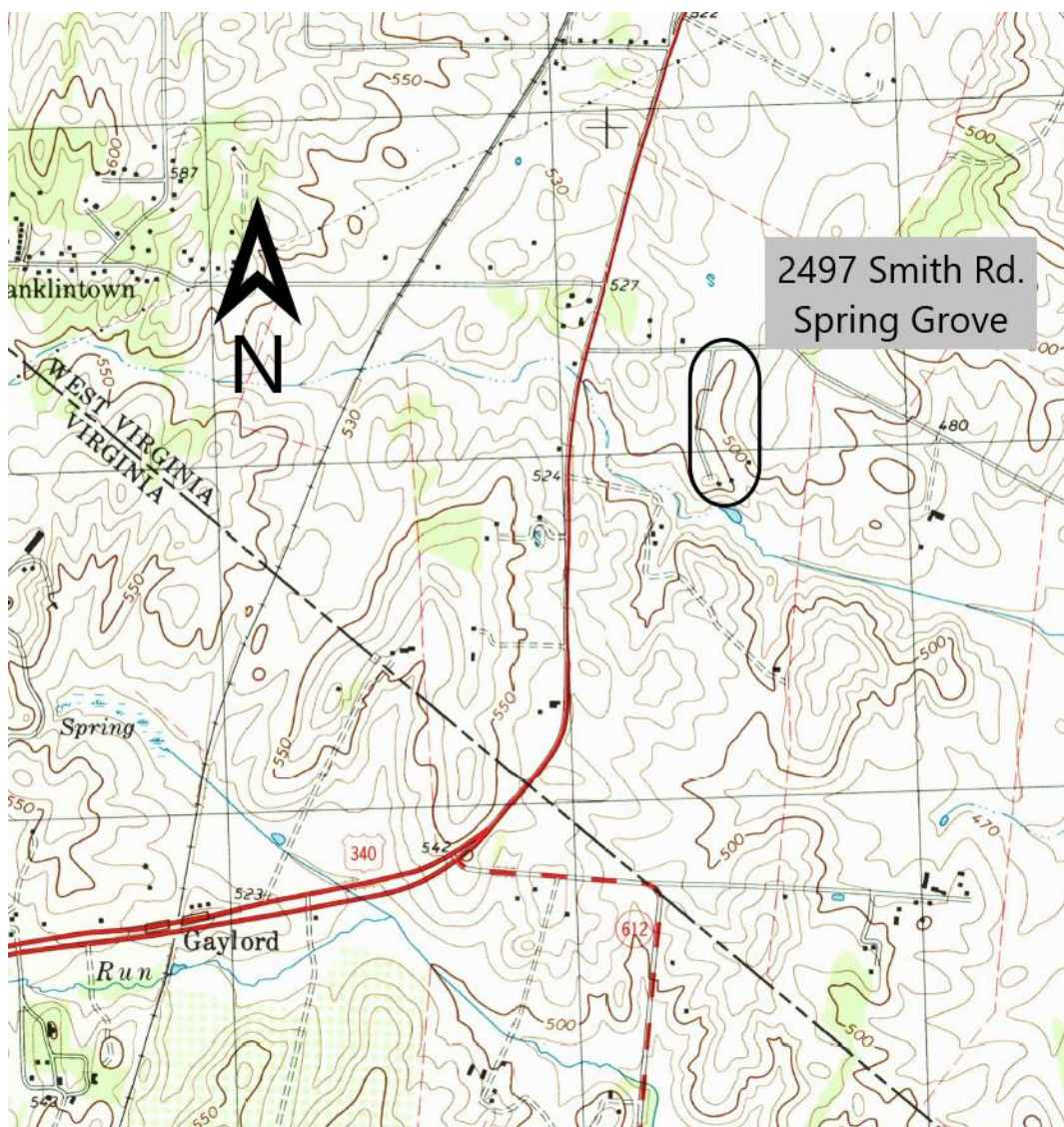


Fig. 1: Detail from 1997 Berryville, VA-WV quadrangle map showing location of Spring Grove.

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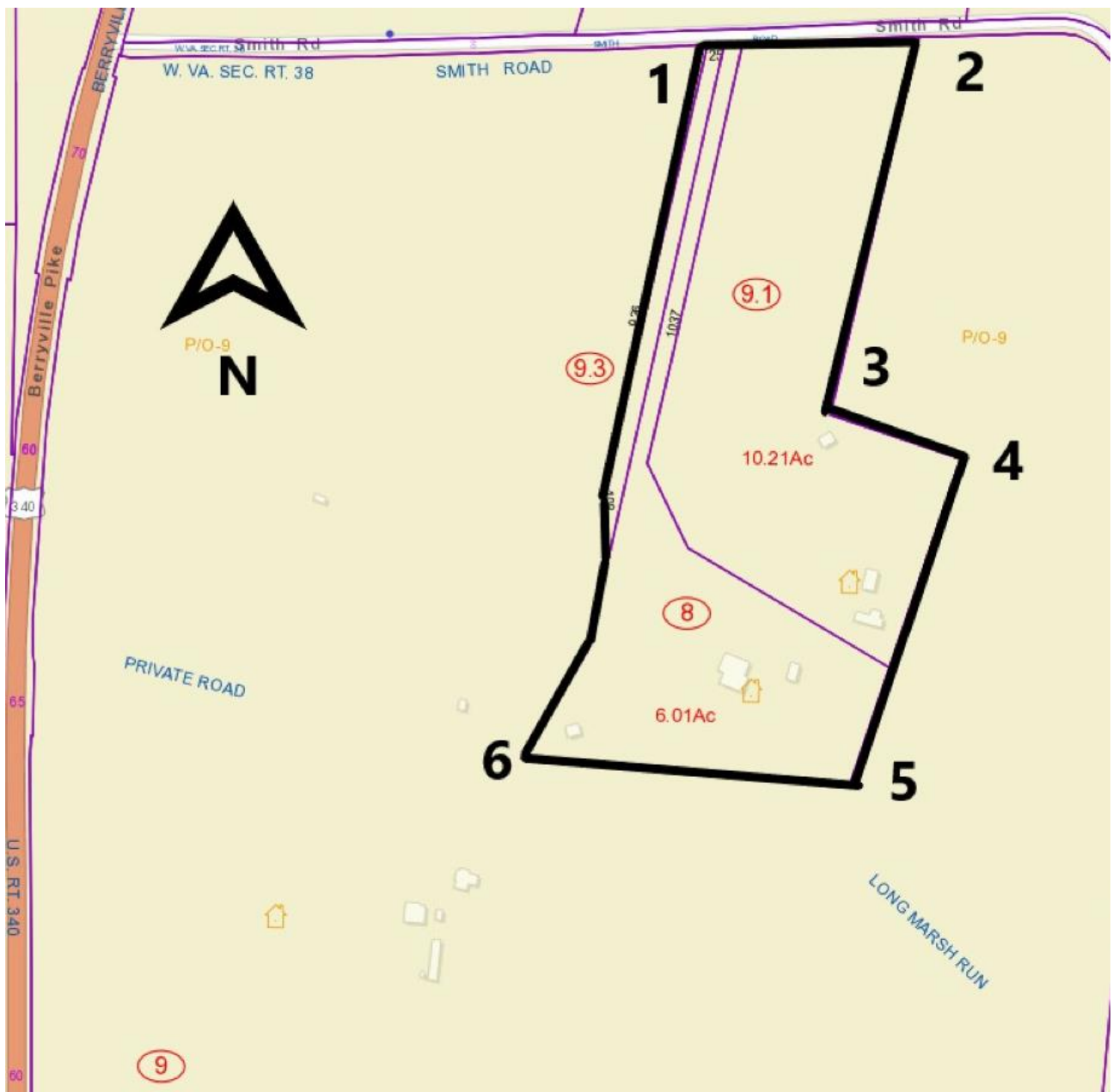


Fig. 2: National Register Boundary for Spring Grove with long./lat. vertices (outlined in black) from Jefferson County, West Virginia Assessors Office GIS system.

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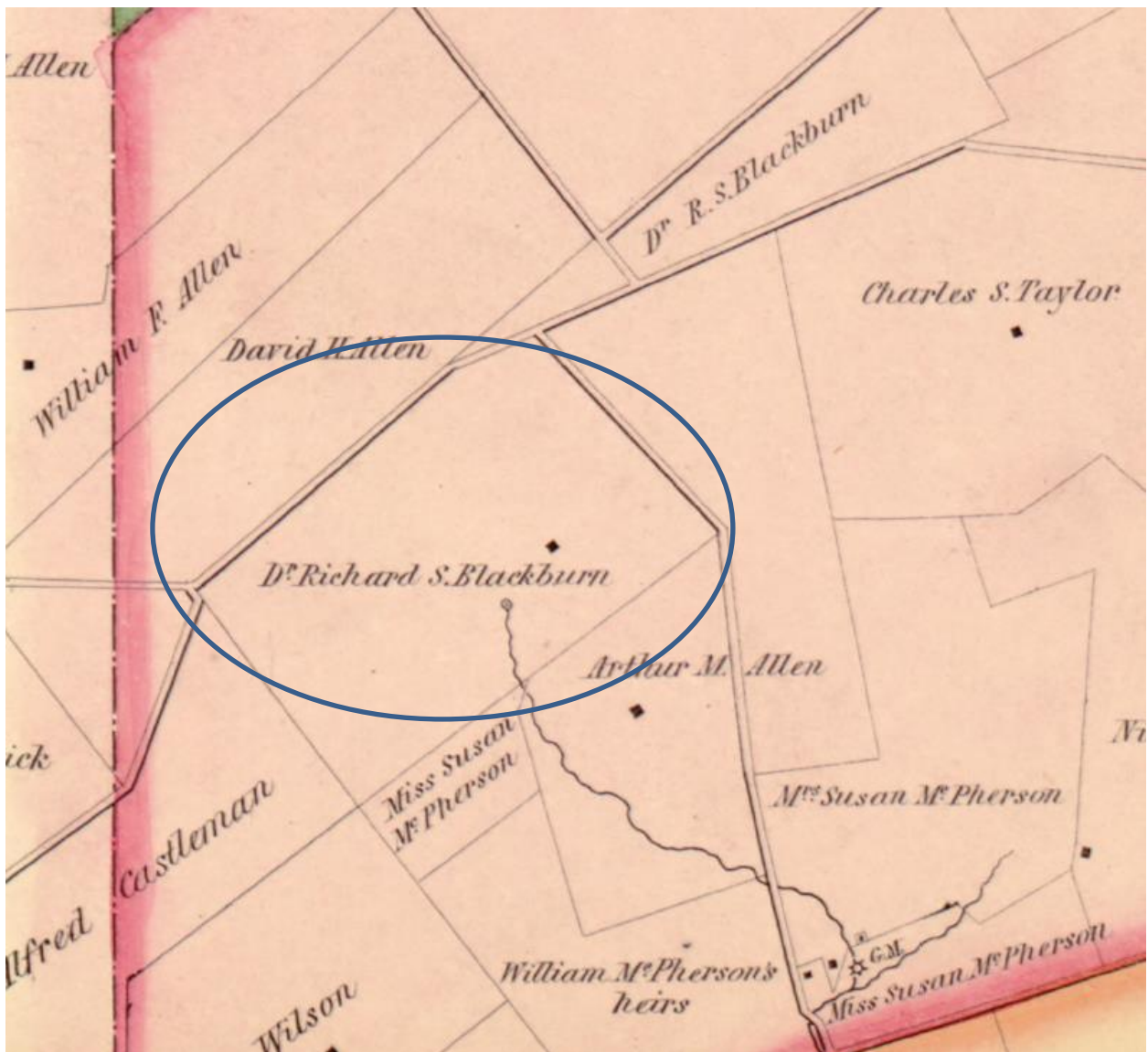


Fig. 3: 1852 Howell S. Brown Map of Jefferson County, WVA (District 12) showing location of Spring Grove when owned by Dr. Blackburn.

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County and State

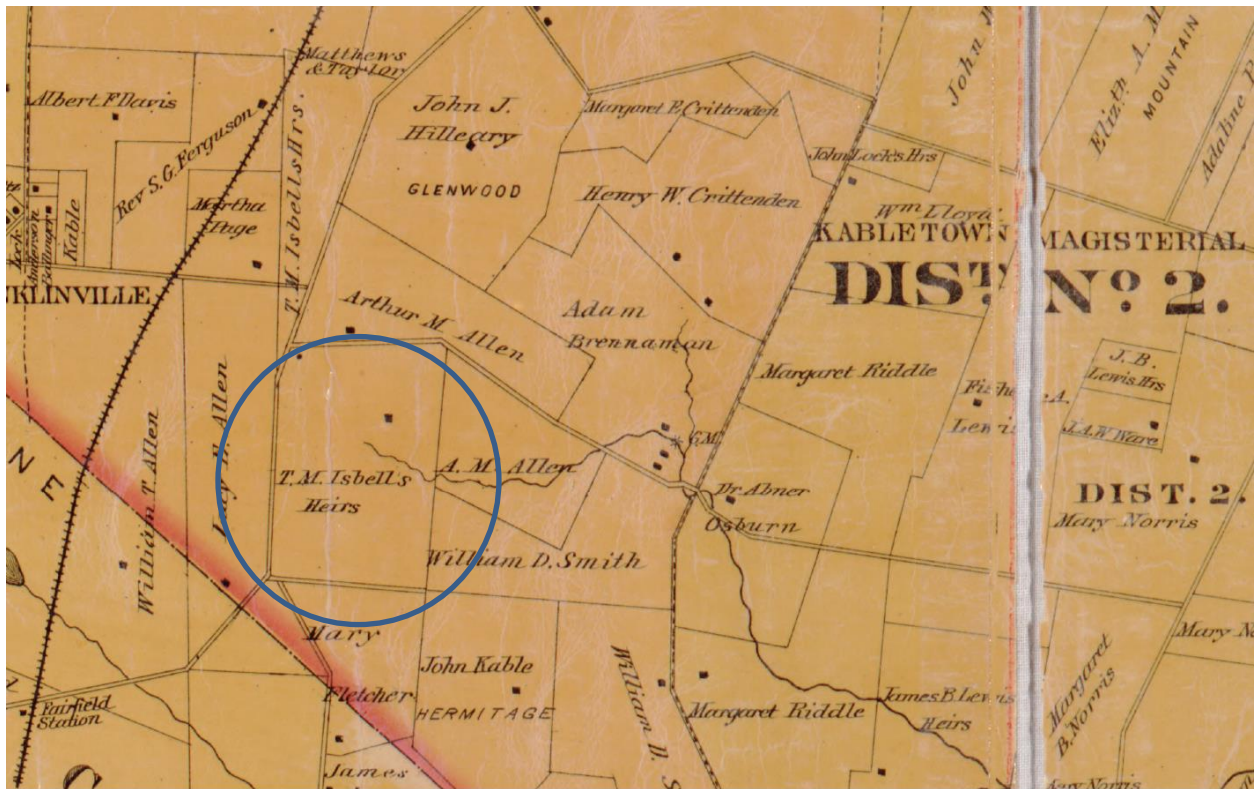


Fig. 4: 1883 Howell S. Brown Map of Jefferson County, WV (District 2) showing location of Spring Grove when owned by “T.M. Isbell’s Heirs.” Note the 1858 house is shown as being in the same location as Dr. Blackburn’s house in Fig. 3.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

Spring Grove
First Floor
(not to scale)

→ N

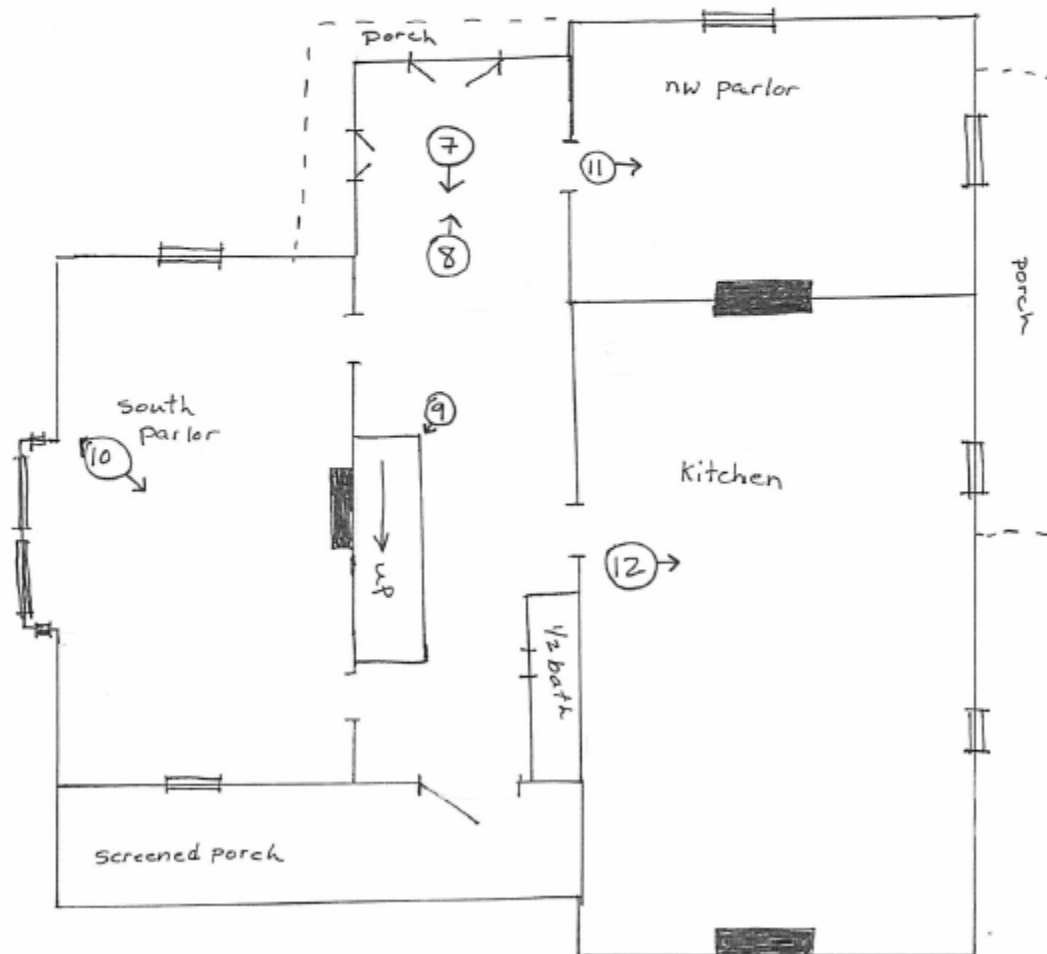


Fig. 6: First-floor plan and photo key

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

Spring Grove
2nd Floor
(not to scale)

→ N

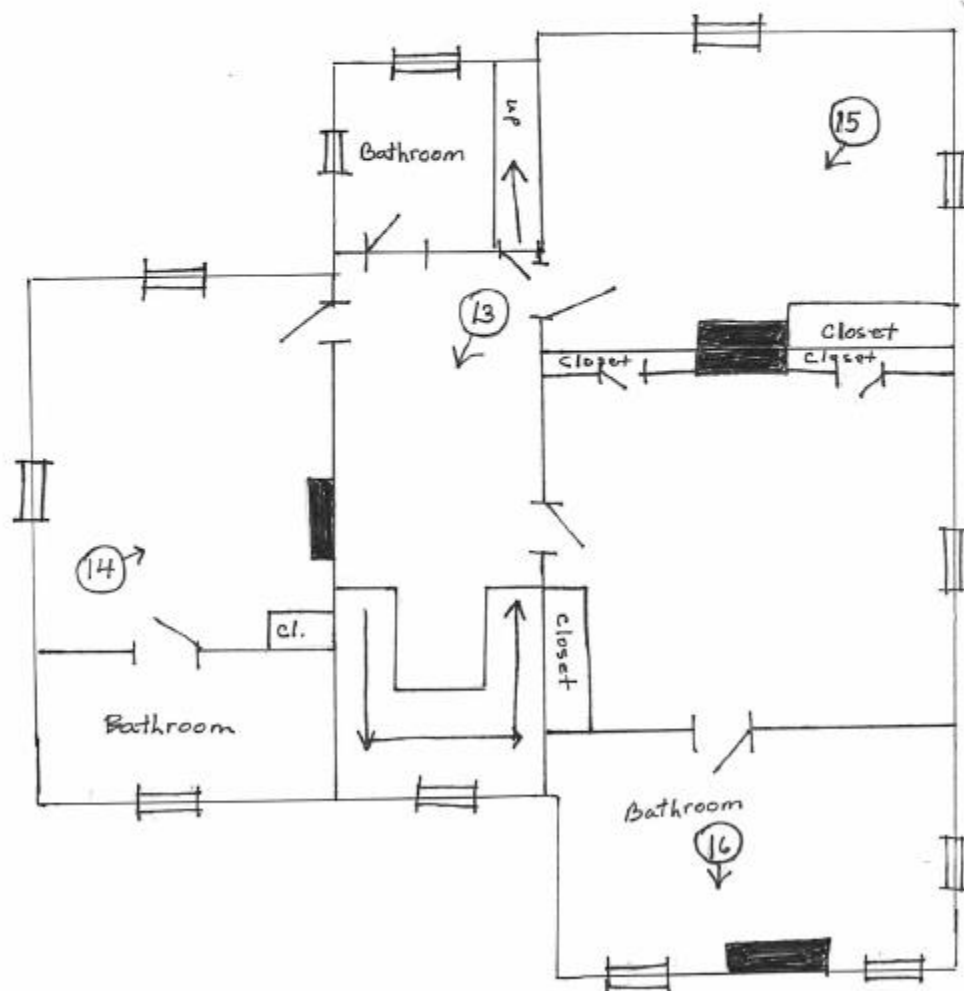


Fig. 7: Second-floor plan and photo key

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

Spring Grove
Basement + Tower
(not to scale)

→ N

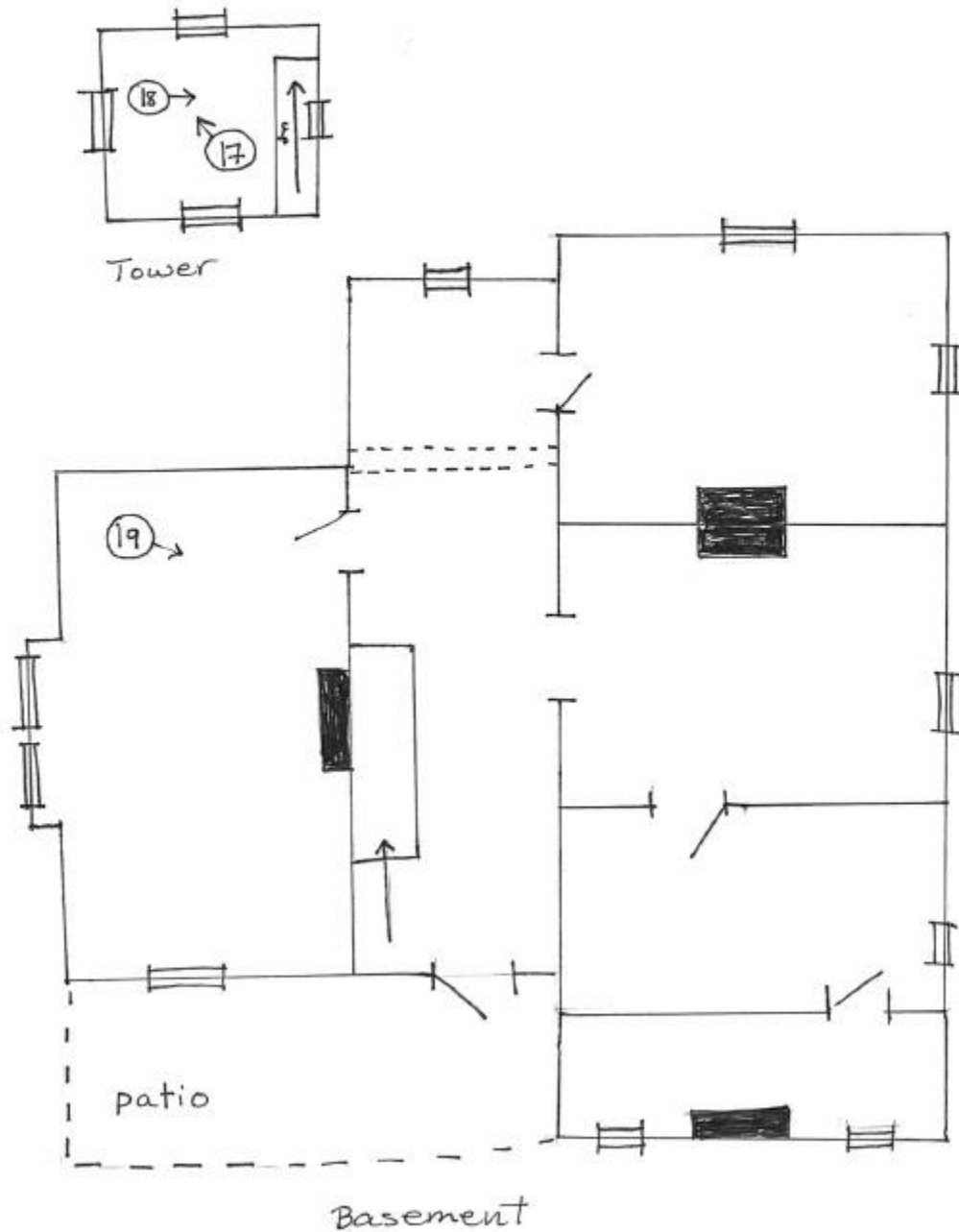


Fig 8: Basement and tower plan and photo key

Sections 9-to end page 34

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

Current Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Spring Grove (2497 Smith Road)

City or Vicinity: Charles Town

County: Jefferson County

State: West Virginia

Photographer: Maral S. Kalbian

Date Photographed: October 3, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 01: WV_Spring Grove_01.tif: Northwest view.

Photo 02: WV_Spring Grove_02.tif: West view.

Photo 03: WV_Spring Grove_03.tif: Southwest view.

Photo 04: WV_Spring Grove_04.tif: East view.

Photo 05: WV_Spring Grove_05.tif: Northeast view.

Photo 06: WV_Spring Grove_06.tif: North view.

Photo 07: WV_Spring Grove_07.tif: Entry hall, facing east.

Photo 08: WV_Spring Grove_08.tif: Entry hall, facing west.

Photo 09: WV_Spring Grove_09.tif: Detail of newel.

Photo 10: WV_Spring Grove_10.tif: South parlor, facing north.

Photo 11: WV_Spring Grove_11.tif: Northwest parlor, facing north.

Photo 12: WV_Spring Grove_12.tif: Kitchen, facing north.

Photo 13: WV_Spring Grove_13.tif: Upper hall, facing southeast.

Photo 14: WV_Spring Grove_14.tif: Second-floor south bedroom, facing northwest.

Photo 15: WV_Spring Grove_15.tif: Second-floor north bedroom, facing southwest.

Photo 16: WV_Spring Grove_16.tif: Second-floor bathroom in northeast corner.

Photo 17: WV_Spring Grove_17.tif: Tower, looking southwest.

Photo 18: WV_Spring Grove_18.tif: Tower, looking northeast.

Photo 19: WV_Spring Grove_19.tif: Basement, south room, looking north.

Photo 20: WV_Spring Grove_20.tif: West view, brick outbuilding.

Photo 21: WV_Spring Grove_21.tif: Southeast view, brick outbuilding.

Photo 22: WV_Spring Grove_22.tif: East view, swimming pool.

Photo 23: WV_Spring Grove_23.tif: East view, tennis court.

Photo 24: WV_Spring Grove_0024.tif: Northeast view, stable/barn.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

Photo 25: WV_Spring Grove_0025.tif: Southeast view, turnout shed located southwest of the main house.

Photo 26: WV_Spring Grove_0026.tif: Southwest view, tenant house.

Photo 27: WV_Spring Grove_0027.tif: West view showing large Common Hackwood tree.

Photo 28: WV_Spring Grove_0028.tif: Driveway, looking south.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 01: Northwest view.



Photo 02: West view.

Sections 9-to end page 37

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 03: Southwest view.



Photo 04: East view.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 05: Northeast view.



Photo 06: North view.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

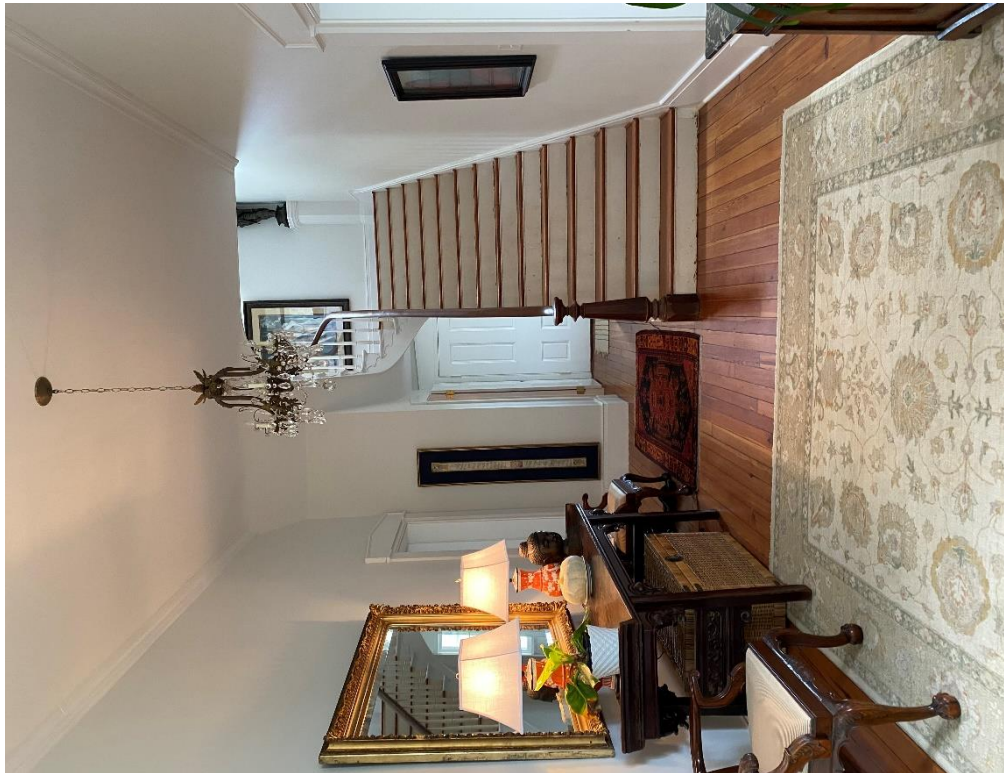


Photo 07: Entry hall, facing east.



Photo 08: Entry hall, facing west.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 09: Detail of newel.



Photo 10: South parlor, facing north.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

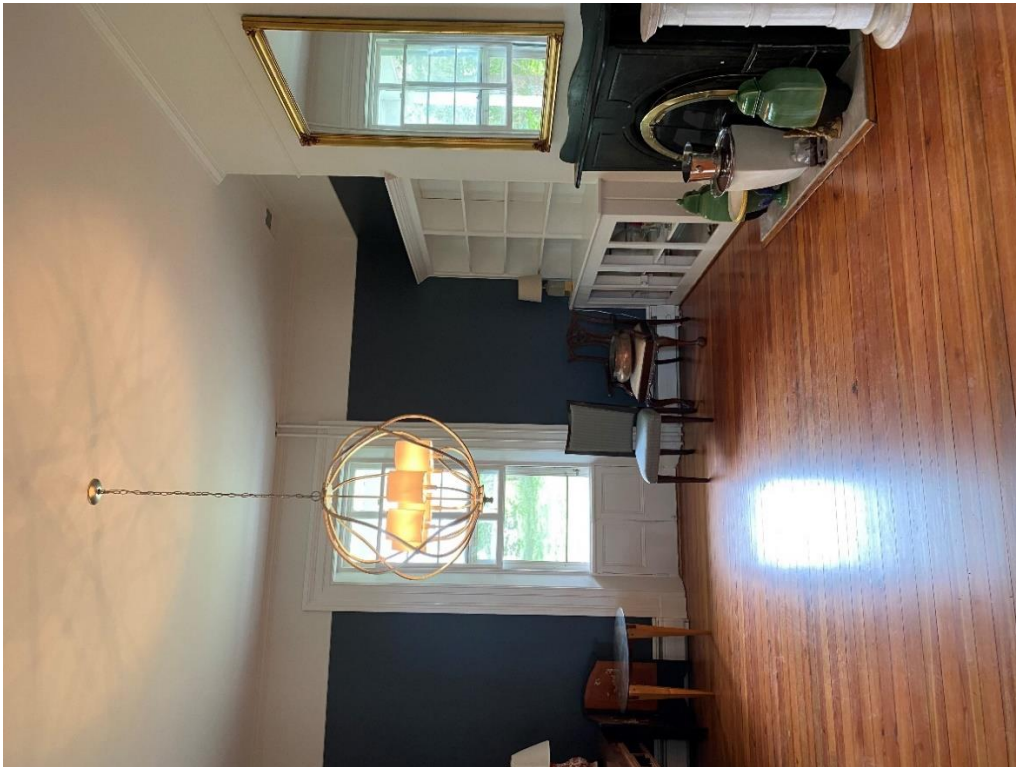


Photo 11: Northwest parlor, facing north.



Photo 12: Kitchen, facing north.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 13: Upper hall, facing southeast.



Photo 14: Second-floor south bedroom, facing northwest.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 15: Second-floor north bedroom, facing southwest.



Photo 16: Second-floor bathroom in northeast corner.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 17: Tower, looking southwest.



Photo 18: Tower, looking northeast.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 19: Basement, south room, looking north.



Photo 20: West view, brick outbuilding.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 21: Southeast view, brick outbuilding.



Photo 22: East view, swimming pool.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 23: East view, tennis court.



Photo 24: Northeast view, stable/barn.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 25: Southeast view, turnout shed located southwest of the main house.



Photo 26: Southwest view, tenant house.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State



Photo 27: West view showing large Common Hackwood tree.

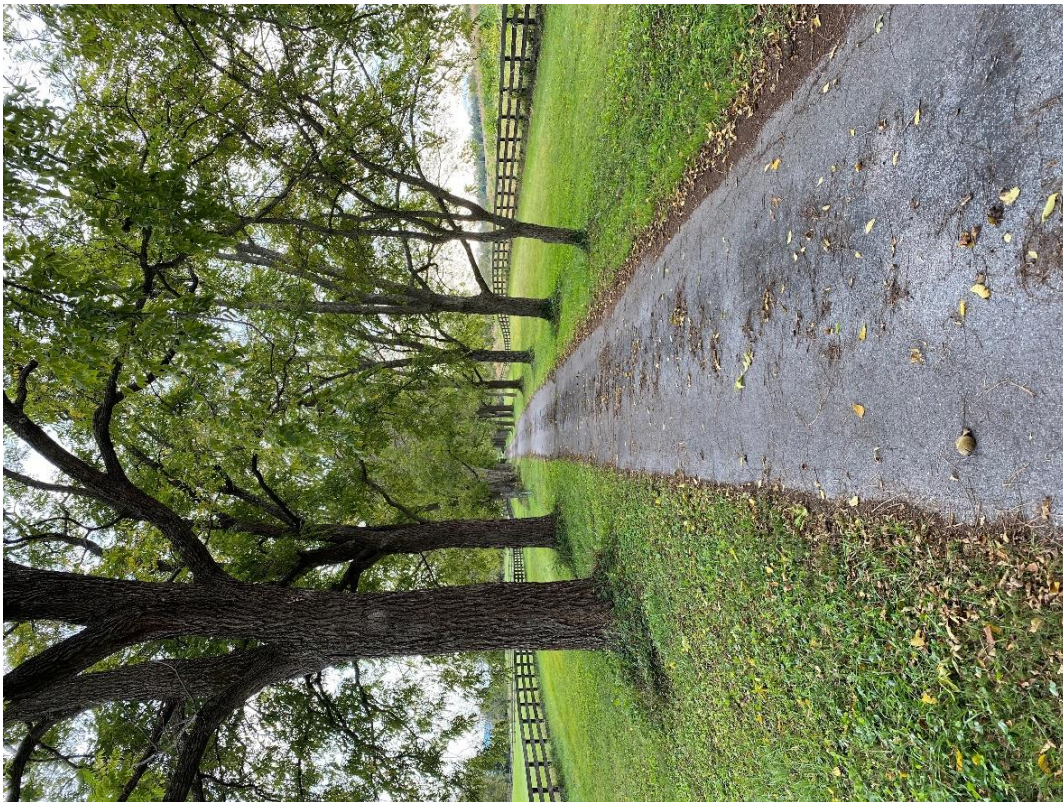


Photo 28: Driveway, looking south.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

Endnotes:

¹ This tree has several metal identifying strips that were attached when it was registered by the U.S. Division of Forestry for its condition and girth.

² BCDB 13: 116.

³ BCDB 5: 391.

⁴ FCDB 3: 85.

⁵ NNP GB H: 202.

⁶ JCDB 3:6.

⁷ JCWB 3: 238.

⁸ Patricia B. Duncan, *Jefferson County Virginia 1814-1824 Personal Property Tax Lists* (Westminster, Maryland: Willow Bend Books. 2003), p. 139.

⁹ JCDB 21: 132.

¹⁰ JCDB 21: 133.

¹¹ JCWB 9: 459.

¹² JCWB 9: 502.

¹³ JCWB 9: 414.

¹⁴ JCDB 31: 121.

¹⁵ JCDB 33: 179.

¹⁶ William M. Whitworth, Jr , "Cumberland County, Virginia, in the late antebellum period, 1840-1860", University of Richmond, master thesis, 1991, p. 101.

¹⁷ JCBRB 1: 8.

¹⁸ Earl G. Swem and John W. Williams. *A Register of the General Assembly of Virginia 1776-1918 and of the Constitutional Conventions* (Richmond: Davis Bottom, Superintendent of Public Printing, 1918), pp. 183, 185.

¹⁹ 1858 and 1859 JCLTB .

²⁰ JCWB 3: 238.

²¹ 1860 U.S. Census Slave Schedule, Jefferson County, Virginia, pencil page 42, 43.

²² 1870 U.S. Census, population schedule, Jefferson County, Virginia, stamped page 527 A.

²³ 1860 U.S. Census, population schedule, Jefferson County, Virginia, stamped page 155.

²⁴ Confederate Papers Relating to Citizens or Business Firms, 1861-1865, National Archives, microfilm series M346, imaged online, entries for Thomas M. Isbell (<https://www.fold3.com/image/35748925>: accessed 18 August 2020). Isbell's receipts are dated 23 October 1862 and 31 October 1862.

²⁵ JCDB C: 411.

²⁶ JCMRB 3:87.

²⁷ As explained in JCDB 151: 255.

²⁸ JCDB 7: 256.

²⁹ JCDB G: 122.

³⁰ JCDB 105: 51.

³¹ JCDB 108: 463.

³² JCDB 153: 32.

³³ JCDB 150: 485.

³⁴ JCDB 151: 255.

³⁵ JCDB 145: 290.

³⁶ JCDB 163: 287.

³⁷ Personal conversation, James Louthan, 11 August 1999.

³⁸ JCDB 240: 241, JCDB 245: 343.

³⁹ JCDB 240: 241.

⁴⁰ JCDB 241: 550 and JCDB 245: 550.

⁴¹ JCDB 276: 289.

⁴² JCDB 276: 291.

⁴³ JCDB 276: 531.

⁴⁴ JCDB 276: 532.

⁴⁵ JCDB 302: 185.

Spring Grove
Name of Property

Jefferson County, West Virginia
County and State

⁴⁶ JCDB 322: 63.

⁴⁷ JCDB 331: 520.

⁴⁸ JCDB 425: 102.

⁴⁹ JCDB 491: 166.

⁵⁰ JCDB 755: 278.

⁵¹ JCDB 944: 404.

⁵² JCDB 1935:236.

⁵³ JCDB 1220: 282.

⁵⁴ JCDB 1242:539.

⁵⁵ Hannah N. Geffert. "An Annotated Narrative of the African-American Community in Jefferson County, West Virginia." Funds provided by West Virginia Humanities Council, 1992, pp.4-5.

⁵⁶ Statistics computed from Table II- Population by Counties, 1790-1870, State of West Virginia, *Ninth Census of the United States* (Washington: Government Printing Office, 1872) Volume 1, pp. 71-72.

⁵⁷ John C. Allen, Jr. *Uncommon Vernacular: The Early Houses of Jefferson County, West Virginia 1735-1835*. Morgantown, West Virginia: West Virginia University Press, 2011, pp. 120-151.

⁵⁸ Additional research on the Baltimore family could provide further insight into the lives of the African American residing at Spring Grove after the Civil War.

⁵⁹ Jefferson County Historical Society. *Between the Shenandoah and the Potomac: Historic Homes of Jefferson County, West Virginia*. Charles Town: Jefferson County Historical Society, 1990. Personal conversation, John C. Allen, Jr. 7 October, 2020. Allen agreed that Spring Grove was one of the very few examples of the Italianate style in Jefferson County.

⁶⁰ Allen, p. 343.

⁶¹ *Ibid.*, p. 267.

⁶² *Ibid.*, pp. 275, 276.

⁶³ According to the 1852 Brown Map, Arthur M. Allen lived on an adjacent parcel to the east of Dr. Richard S. Blackburn. An 1865 map shows Allen living on the same parcel, but now east of Thomas M. Isbell instead of Blackburn. The 1883 Brown Map depicts Arthur M. Allen as living directly north of Thomas. M. Isbell, at the current site of the abandoned Arthur M. Allen house. The available land tax records and architectural evidence suggest Allen built this house ca. 1880.

⁶⁴ Personal Conversation between John C. Allen Jr. and Maral S. Kalbian, 7 October 2020.