

Ravens' Rock Cabin History

My name is David Hannaman. My grandfather owned a 300-acre peach farm in Spring Gap, WV (about 12 miles from cabin). From the time I was born until 1982, I spent most of my summers and holidays on his peach farm. After my grandparents died, I wanted to buy his farm – but I was young (21) and had no money/credit. The farm was sold to others. Living in Alexandria, VA, I searched to buy property near the farm I loved. I finally found and bought the Ravens' Rock cabin (RRC) property in 1982 and finished constructing the cabin in 1987.

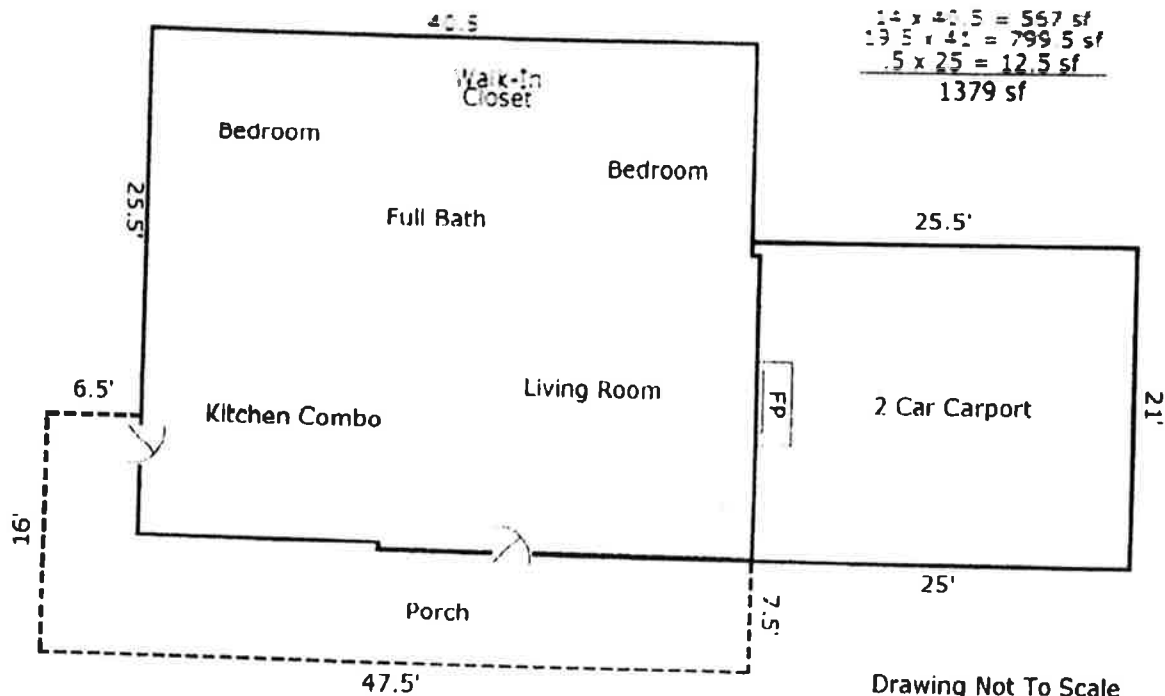
It took almost 3 years for me and my now ex-wife (and subcontractors) to build the cabin. We wanted to build a log cabin from scratch (not a prefab or kit) only with materials from the local area. We obtained all of the red & white oak and poplar logs from Glenwood Johnson's sawmill – located about 20 miles from cabin directly beside the Bloomery Furnace (see <http://www.hmdb.org/marker.asp?marker=11019> & <http://bloomerysweetshine.com/history/>). The primary reason it took so long to build was because the logs used were (and must be) green when the logs are notched and first erected and a roof put on. You then have to wait 1 full year (4 seasons) for the logs to dry (so that logs won't twist and to minimize checking) before you can do any other construction (like cut out doors/windows, put in floor joists, etc). After finishing the original 25' x 20' original cabin, we decided we needed/wanted a much larger cabin and constructed a slab/stick-construction addition comprising the kitchen, 2 bedrooms, bath and laundry room. You should note that the all of the outside siding of the addition is *clear redwood* (no knots) which is something that you can no longer buy!

The kitchen was completely remodeled (at a cost of \$40k+) in 2012 with top-of-line terracotta floors, cherry cabinetry, granite countertops and stainless steel appliances (all Samsung). Owners'/Users' Manuals for all appliances, granite countertops, cabinetry and appliances can be found in kitchen pantry. I custom made (in 1987) the dining *harvest* table in the kitchen to *fit* the kitchen floor plan. The *harvest* table is made of cherry wood and sits 8 comfortably. Because I custom made this table for the RRC kitchen, it will convey with the property sale. The 8 *Chivari* chairs will also convey.

A portion of the RRC property was granted to Doctor James Craik (George Washington's personal physician) by Lord Fairfax on October 1, 1766, and a nearby spring still carries Craik's name>

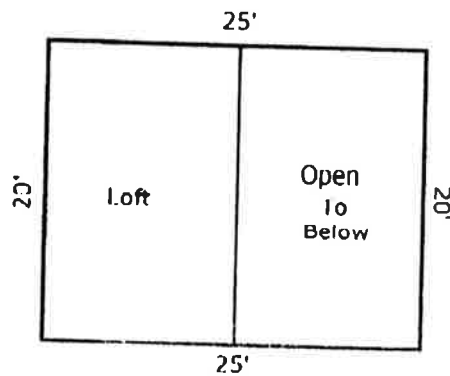
The cabin is located just ¼ mile from North River Mills (see <http://www.historichampshire.org/nrm/nrm-home.htm>) – a small village with a rich history. The cabin is located on a section of Cold Stream Road which was recently designated North River Mills Historical Trace (see <https://legiscan.com/WV/text/HCR44/id/1108807>).

The cabin's property is bordered on 2 sides by property owned by The Nature Conservancy Ice Mountain Preserve (see <http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/westvirginia/placesweprotect/ice-mountain-preserve.xml> and <http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/westvirginia/placesweprotect/ice-mountain-nature-preserve.xml>). The cabin is called Ravens' Rock Cabin because the *chimney rocks* located on the top of Ice Mountain are called Raven Rocks (see topographical map in kitchen). The property across the street from the cabin will not perk – therefore nothing will ever be built there. The cabin on the last side bordering the cabin cannot be seen from the cabin. As a result of the aforementioned, you now and will always see nothing but woods from the cabin! And, you can hear the babbling stream across the road most of the year!



Drawing Not To Scale

1619 sf
GLA



Level Two

12 x 20 = 240 sf

7822 Cold Stream Rd, Capon Bridge, WV 26711

5.13 acres, dwelling = approximately 1,619 square feet

Kitchen 20' x 15' w/ 20' granite countertop, 20' upper/lower cabinets + 4.5' x 7' Pantry, Stainless Steel Samsung Appliances (entire kitchen remodeled in 2013)

Great Room 25' x 20'

Master Bedroom 14' x 12.5' w/6'8" x 4'8" walk-in closet

2nd Bedroom 11' x 11.5' w/11.5' x 2.3' closet

2-car Carport 25' x 21'

Tool Shed 10' x 15' w/10' x 7' loft & 20' work bench

Wrap-Around Porch 56' x 7.5'

Jacuzzi Hot Tub, 5/6 person, 63 jets, 400 gal, on slab w/19' wrap-around stone knee wall (for sitting & towels) & slate-paved stairs from front porch

All Cabin Contents Convey with Sale with a few exceptions (list provided) including all tools in shed (including new John Deere Riding mower)!

Ravens' Rock Cabin
7822 Cold Stream Road, Capon Bridge, WV 26711
Hamspshire County, WV
5.134 Acres, Tracts 2&3, 1800 sf house, carport & shed
01 Bloomery District, Ticket #1249 Acc't #01-14-00100000

Description	Point of Contact	Cost
Property Taxes	Hamshire County Sheriff, Attn: Treasurer Office 66 N. High Street, Romney, WV 26757 304-822-4720 (see header for property tax info) <u>Annually</u> =	\$426
Fireplace	Jim-n-I Chimney, Gabe Saville POB 72, Augusta, WV 26704 304-807-0045, 304-496-7522 <u>Annual</u> Cleaning Costs =	\$127
Firewood	Tim Hart (540-336-7667) & Wolly Hart (304-496-7920) - dry/split hardwood delivered & stacked during winter months <u>Annual</u> costs =	\$700
Home Insurance	Gary Saville Insurance Company POB 458, Romney, WV 26757 304-822-4171 My Policy #HO-2009-0156 <u>Annual</u> Home Policy Costs = NOTE: VERY difficult to get home insurance for a log home!	\$1,037
Security System	Atlantic Security Systems, Inc. 19741-G Leitersburg Pike, Hagerstown, MD 21742 301-797-7700 also Tom = 240-469-9164 My Account #93-6803, <u>Annual</u> Monitoring Costs =	\$255
Electricity	First Energy Corp, 800-686-0011 <u>Monthly</u> Costs =	\$128
Landline & WiFi	Frontier Communications 800-921-8101 <u>Monthly</u> Cost =	\$85
Satellite TV	DISH 800-635-1050 <u>Monthly</u> Cost =	\$126
Jacuzzi Hot Tub Maintenance	Scott, DNS Pool & Spa Services, RR1, Box 67B, Augusta, WV, 540-834-3921 or 304-496-8589	n/a
Plumber	D&D Plumbing, Wanda/Mike/Dan, 304-822-8299	n/a
Septic	PeaceMaker Septic Service, 304-856-3000	n/a
Possible Property Caretakers	Jim & Heather Rogers 7722 Cold Stream Road, Capon Bridge, WV 26711 Home: 304-496-7825, Heather's Cell: 540-431-7955	?
Appliance & Riding Mower Users' Manuals	All contained in white, loose-leaf binder in top/left cabinet above pantry	n/a

WV STATE DEPARTMENT OF HEALTH
Office of Environmental Health Services
ENVIRONMENTAL ENGINEERING DIVISION

SW258

REC'D
4-30-87

WELL COMPLETION REPORT

Date(s) April 21, 1987 County Hampshire Permit #: DW-14-03-87-172
Town: SLANESVILLE Area Name/Location Springfield Grade Rd - 4 mi to North River Mills
Well Owner: HANNAMAN, DAVID Address: 3177 South Stafford Street
Telephone Number: (703) 820-8603 ARLINGTON, VA 22206
Well Driller: RANDAL C. MILLER Address: P.O. Box 73
Telephone Number: (304) 298-3280 Fort Ashby, WV 26719

WELL LOG

DEPTH IN FEET	FORMATIONS: KIND, THICKNESS, AND IF WATER BEARING	REMARKS:
0-32'	Clay, SAND - Unconsolidated	Type of Well: <u>D/W</u> Drilling Method: <u>Air Rotary Hammer</u>
32'	limestone - Unconsolidated	Well Diameter: <u>6 1/8"</u> Casing O.D.: <u>6 5/8"</u>
40'	limestone - Bedrock	Well Depth: <u>114'</u> Date Completed: <u>April 21, 1987</u>
50'	limestone - Consolidated	CASING: Length <u>52</u> Feet Height above ground <u>2</u> Feet
	Cement & Set Casing	<input checked="" type="checkbox"/> Steel: <u>GALV.</u> <input type="checkbox"/> Plastic <input type="checkbox"/> Cast Iron
88'	limestone - Water 8 GPM	Other _____ Type _____
100'	limestone - Consolidated	SCREEN
110'	limestone - Consolidated	<input checked="" type="checkbox"/> None Installed
	Water 100 GPM	Type _____ Diameter _____
114'	Sandstone - Consolidated	Slot/Gauge _____ Length _____
	Stopped Drilling operation	Set Between _____ Ft. and _____ Ft.
	Test well yield	

PUMPING OR BAILING TEST

DETAILS	#1	#2	#3
Static Water Level (Ft. Below Grade)	<u>28</u>		
Pumping Rate (GPM)	<u>108</u>		
Pumping Level (Ft. Below Grade)	<u>90</u>		
Duration of Test (In Hours)	<u>4</u>		
Recovery Time to Static Level (In Hours)	<u>1/2</u>		

WELL HEAD

Pitless Adapter: Type, Make, Etc. DICKEN BRASS - TYPE
Well Cap: Type, Make, Etc. ROYAL 6-5/8" CONDUIT - TYPE
Well Seal: Type, Make, Etc. _____
Well Platform: To be installed By owner
Length _____ Width _____ Thickness _____
Grouting: ☐ Yes ☒ No
All Public Water Supplies must be grouted.

I hereby certify that this well was drilled and constructed under my supervision, in compliance with all requirements of the referenced permit, and that this record is true to the best of my knowledge and belief.

RANDAL C. MILLER

Name R. S. PUMP CO.
Registered Business Name

Signed RANDAL C. MILLER

432

Certification No.

April 21, 1987

Date

SW257



WEST VIRGINIA DEPARTMENT OF HEALTH

PERMIT

OWNER: David Hannaman and DRILLER: A & S Pump Co.are hereby issued a permit to construct a well located
(Construct, Modify or Abandon)at From Stansville, turn right onto Springfield Grade Rd., 4 miles to North River Mills
and 1/2 mile to log house on left.

In accordance with Chapter 16, Article 1, Section 9 of the Code of West Virginia.

Date Issued March 3, 1987

Issuing Officer

Sanitarian

Title

Expires March 3, 1988Hampshire

County Health Department

Permit No. DW-14-03-87-172This permit is not transferable and any change of information submitted in application dated 2-28-87
will automatically render this permit invalid.

THIS PERMIT IS NOT APPLICABLE TO PUBLIC WATER SUPPLIES

SS-157-
Revised 1-71

WEST VIRGINIA
SEPTIC TANK INSPECTION FORM

Hampshire Health Department Installation Permit No. ST 1487-115

Name of Owner David Hanningman

Address 3177 South Stafford St. Arlington, Va. 22206

Property Address 1/2 South of North River Mills Cabin on left

DESCRIPTION & NUMBER OF UNITS SERVED (log)

Type Facility Served log home No. Water Closets _____

Lot Size 5 acres sq. ft. Area suitable for sewage disposal installation _____ sq. ft.

Source of Water Supply well No. Lavatories _____

No. Bedrooms 2 No. Showers or Tubs _____ No. Baths _____

No. Garbage Grinders no No. Automatic Washers ✓

SEPTIC TANK

Material precast Tolia Length _____ x Width _____ x Depth _____ = _____ cubic feet

Liquid Depth _____ ft. Liquid Capacity 1900 gal.

Distance to: Dwelling 10' Water Supply 100' Nearest Property Line 100'

SOIL ABSORPTION SYSTEM

Type Drain Line Material plastic Trench Width 36 Inches

Trench Depth 28" Inches Total Absorption area in Trench Bottom 510 sq. ft.

Diameter of Drain Line 4 Inches Type Filter Media gravel (18 ton)

No. of Drain Lines 2 Depth Filter Media Under Drain Line 6" Inches

Length of Each Line 85, 85, _____, _____ ft. Depth Filter Media Over Drain Line 2 in.

Distance of Disposal Field to: (a) Dwelling 80'

(b) Water Supply 150' (c) Nearest Property Line 50'

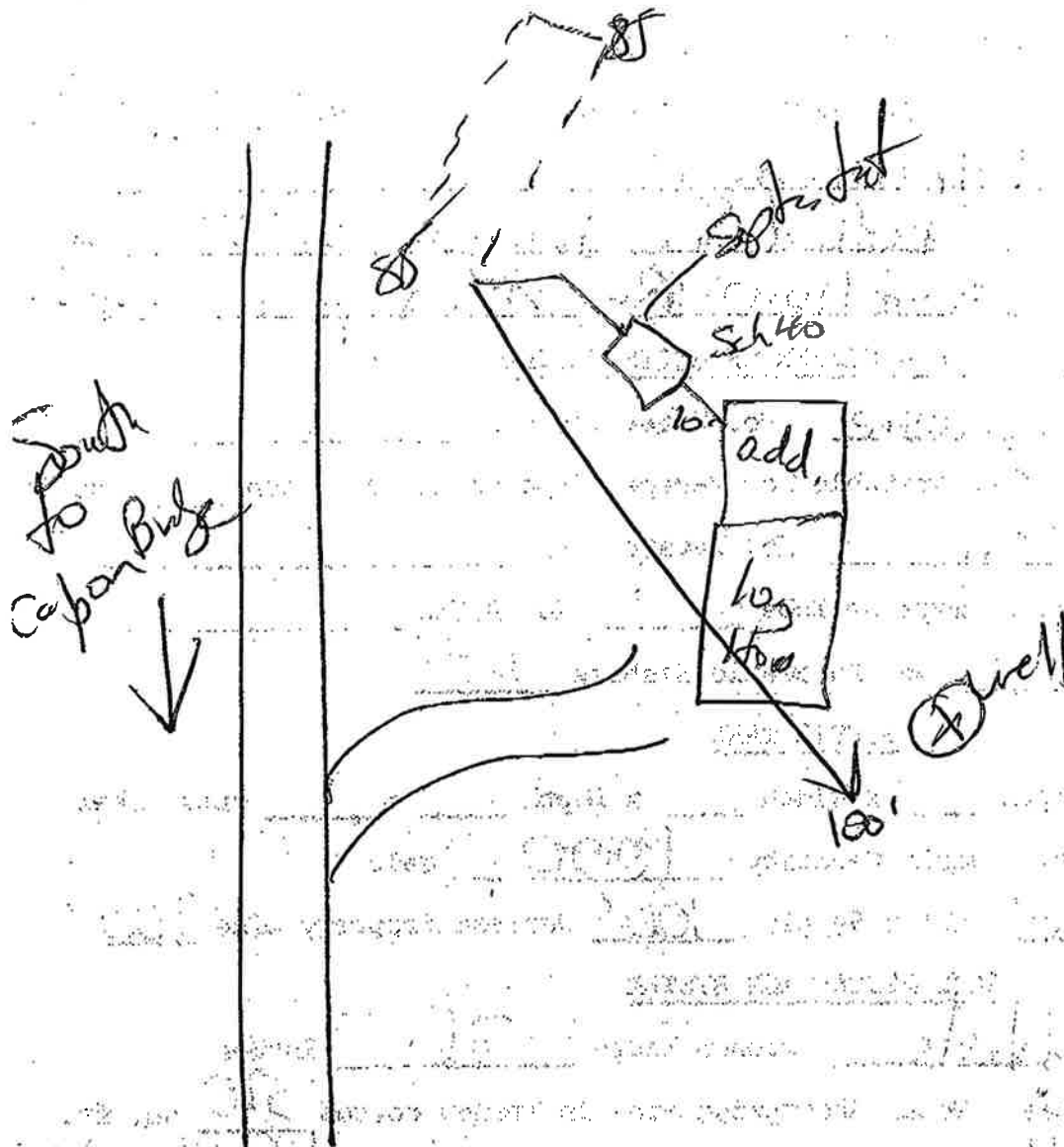
An inspection of the septic tank system described herein disclosed that said system (MEETS, DOES NOT MEET) the minimum standards established by the West Virginia State Department of Health.

Date April 28, 1987

David D. [Signature]
Sanitarian

SKETCH OF SYSTEM TO BE DRAWN ON BACK

Note: Copy of this inspection report must be given to owner and the original filed in the Health Department files. PERMANENT RECORD - DO NOT DESTROY.



David D. [Signature]

Ann. Lin