



Internal Rating: \_\_\_\_\_

## WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 1295 Hammond's Mill Road	Common <input type="checkbox"/> /Historic Name/ <input checked="" type="checkbox"/> Both <input type="checkbox"/> Conrad K. Robbins Store	Field Survey # H-155-3 /0046	Site # (SHPO Only) BY-0052- 0046
Town or Community North Mountain	County Berkeley	Negative No. Roll 5 Photo 5 November 21, 2000	NR Listed Date
Architect/Builder	Date of Construction ca. 1860	Style Vernacular	
Exterior Siding/Materials Log with Weatherboard Siding	Roofing Material Composition Shingle	Foundation Stone/Cement	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input type="checkbox"/> Historically a store, now a residence	UTM Easting 243950 Northing 4383350		
Survey Organization & Date Berkeley County Historic Landmarks Commission July 2000-April 2001	Quadrangle Name Hedgesville		
Part of What Survey/FR# Spring Mills/N Mountain Survey			

Sketch Map of Property  
or Attach Copy of USGS Map

Present Owners Jane R. Manor Hedgesville Tax Map 15N, parcel 10  Phone #	Owners Mailing Address Rt. 1, Box 415 Hedgesville, WV 25427  <i>H-155-0</i>
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Describe Setting \_\_\_\_\_ ~1 Acres n/a \_\_\_\_\_ Archaeological Artifacts Present

The house adjoins the railroad tracks to the west, and there is an apple orchard to the east and north. The lot is flat and the house is set back from the road.

Description of Buildings or Site (Original and Present) \_\_\_\_\_ 2 Stories \_\_\_\_\_ 4 Front Bays

This house is a 2-story, 4-bay, gable roofed building with two front entrances and 2/2 double-hung sash windows (some paired). A hyphen connects this section to a 2-story, 2-bay section. According to the owner, both sections are constructed of log. There are small interior end brick chimneys, and a double door on the west gable end.

*(Use Continuation Sheets)*

Alterations  Yes  No

If yes, describe  
The porch is not original to the house. The windows have had vinyl shutters added. The bay window on the south elevation is not original to the house.

Additions  Yes  No

If yes, describe  
A small 1-story wing has been built on the east.

Describe All Outbuildings  
There is a 1-story, 2-bay frame garage that was built circa 1950.

*(Use Continuation Sheets)*

Statement of Significance  
NOT National Register Eligible

*(Use Continuation Sheets)*

Bibliographical References  
Berkeley County Will, Land, and Property Tax Records, Berkeley County Courthouse, Martinsburg, WV  
Research on this property was conducted by Don C. Wood, Berkeley County Historic Landmarks Commission

*(Use Continuation Sheets)*

Form Prepared By: Geoffrey Henry and Jared N. Tuk, Architectural Historians Date December 2000

Name/Organization: GAI Consultants, Inc.

Address: 3412 Chesterfield Avenue Charleston, WV 25304

Phone #: 304-926-8100

West Virginia Historic Property Form  
Continuation Sheet

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<u>Name</u>	<u>Field Survey #</u>
Conrad K. Robbins Store	H-155-3

*Historic Background*

In September 1856, Owen Tudor Hedges, et al, sold the tract of land along the B&O Railroad to Allen C. Hammond for \$160 (Deed Book 59, page 24). Hammond then sold the property to Conrad K. Robbins, who in turn, sold the property to George A. Chrisman and Cromwell Myers for \$1,166.67 in 1868 (Deed Book 65, page 378).

In April 1901, following a legal dispute, the property was sold to William H. Kilmer for \$1,905. Kilmer held the property until August 1914, when he sold it to Frank H. Robbins. IN 1947 after the death of Robbins, the Merchant and Farmers Bank sold the property to Claude Hess for \$5,050. The plat for this sale shows the store and an apartment building (Deed Book 180, page 616).

In 1954, the heirs of Claude Hess transferred the property to William A. and Marietta V. Rhoe. In her will of 1973, Marietta Rhoe willed the property to her daughter and current owner Jane R. Manor (Will Book 66, page 291).

(See attached copy of chain of title research by Don C. Wood)

*National Register Evaluation of North Mountain Village*

The village of North Mountain grew up around the intersection of the Baltimore & Ohio (B&O) Railroad and Sir John's Road, later named Grade Road and currently WV 901. By 1847, the North Mountain Depot had been established to provide a stop along the railroad (Kearfott 1847). By 1856, Dr. Allen Hammond, owner of the nearby Hammond's Mill, established a store at the intersection of the railroad and Sir John's Road. After the Civil War, the intersection of the railroad and Sir John's Road had become a popular place to settle, and families began to build homes there. Development continued with the Turner division and Robbins addition, which provided more lots for construction in North Mountain village. The village represents the development from the 1840s through the 1910s.

North Mountain village is important historically because it represents a village that grew up around the railroad in the mid and late nineteenth century. However, the individual historic buildings in the village clearly lack architectural integrity. Of the 18 individual buildings in the heart of North Mountain village, 13 have been altered by the addition of artificial siding, 13 have had modifications to the doors and/or windows, and 15 have had either an addition or structural alteration. Since the houses and buildings in this community have lost architectural integrity through alterations and additions, North Mountain village is not National Register-eligible as an historic district.

The Conrad K. Robbins Store is not eligible for listing in the National Register. The building has lost its original architectural integrity with the addition of new siding, windows, doors, front porch, and wings.

Conrad K. Robbins Store

(3) Map 15 N, Parcel 10  
Lot 168' by 252'  
Owner: Jane R. Manor  
Rt. 1, Box 415  
Hedgesville, WV 25427

Will Book (WB) 66, page 291—Will of Marietta V. Rhoe of North Mountain written 12 June 1973. All debtors, sickness and funeral expenses were to be paid. She left all of her worldly estate real and personal to her husband William A. Rhoe, if he was living. If he was deceased then everything was to go to her daughter Jane R. Manor.

Deed Book (DB) 197. Page 54—9 January 1954 Lillian R. Hess, widow of Claude L. Hess, deceased, C. Donald Hess, unmarried, Helen H. Hull and husband, William E. Hull, Claude Martin Hess and his wife, Virginia, Walter D. Hess and Romona H., his wife, Doris Hess Johns and James R. Johns, her husband, Beatrice V. Stapelli and Chester Stapelli, her husband, all being the heirs of Claude L. Hess, deceased, and all the heirs of Margaret Ann Hess, deceased, (a daughter) by Charles R. Beall their attorney in fact sold to William A. and Marietta V. Rhoe, his wife, as in DB 180, page 616, the following property situate at North Mountain Depot on the main line of the B. and O. Railroad. Beginning at a post corner to Lingamfelter and easterly right of way of the B. & O. R.R. thence S 75 degrees 15 minutes, E 252.0 feet to a post (2) thence S 8 degrees, .02 minutes W 168.0 feet to a post (3) in the northerly side of the Hedgesville-Potomac turnpike thence with said turnpike S 65 degrees, 16 minutes W 168.0 feet to a stake in the right of way limit of said railroad, thence with the railroad right of way line N 13 degrees 27 minutes W 310.0 feet to the beginning according to survey by J. B. sites 20 May 1947.

Death of Claude L. Hess 13 February 1949. Note: daughter Margaret Ann Hess died 21 February 1953, unmarried.

DB 180, page 616—3 June 1947 Merchant and Farmers Bank, executor of the estate of Frank H. Robbins, sold to Claude L. Hess and Lillian R. Hess for \$5,050.00 same lot and improvement as in previous deeds. See plat which shows store and apartment building.

WB 29, page 464—Will of Frank H. Robbins probated 17 February 1947. Named Merchants and Farmers Bank as executor of his estate.

Death of Frank H. Robbins.

DB 131, page 113—25 August 1914 W. H. Kilmer sold to F. H. Robbins tract of land with improvement situate at North Mountain Depot with improvement being part of the lot he had purchased from Special Commissioners.

DB 100, page 459—10 April 1901 Special Commissioners, D. C. Westenhaver, H. H. Emmert and W. W. Downey, sold for \$1,905.00 to William H. Kilmer from chancery Case J. Nelson Wisner vs. George A. Chrisman and others lot of land at North Mountain Station. Beginning at a stake on the east side of the B. & O. R.R. thence with said line S .751/4 degrees E 38 poles to a stake in said line on the north side of the Hedgesville and Potomac turnpike thence S 82 ¼ degrees 20 poles, thence S 75 degrees 14 poles to a stake on the north side of said turnpike and at the eastern limit of the railroad, thence along railroad to the beginning containing 1 acre 2 roods 20 square poles with all buildings and improvements.

DB 65, page 378—10 January 1868 Conrad K. Robbins and Susan, his wife, sold to George A. Chrisman and Cromwell Myers for \$1,166.67 the lot of land lying along the B. & O. R.R. containing one acre two roods and twenty square poles with all buildings and improvements.

Allen Hammond sold to Conrad K. Robbins the previous land. (Deed not found.)

DB 59, page 24—25 September 1856 Owen Tudor Hedges, Talleyrand Hedges, Matilda Hedges and Decater Hedges and Mary, his wife, sold for \$160.00 to Allen C. Hammond tract of land along the B. & O. R.R. "being the same lot upon which stood the dwelling of Peter N. Cookus sometime since destroyed by fire."