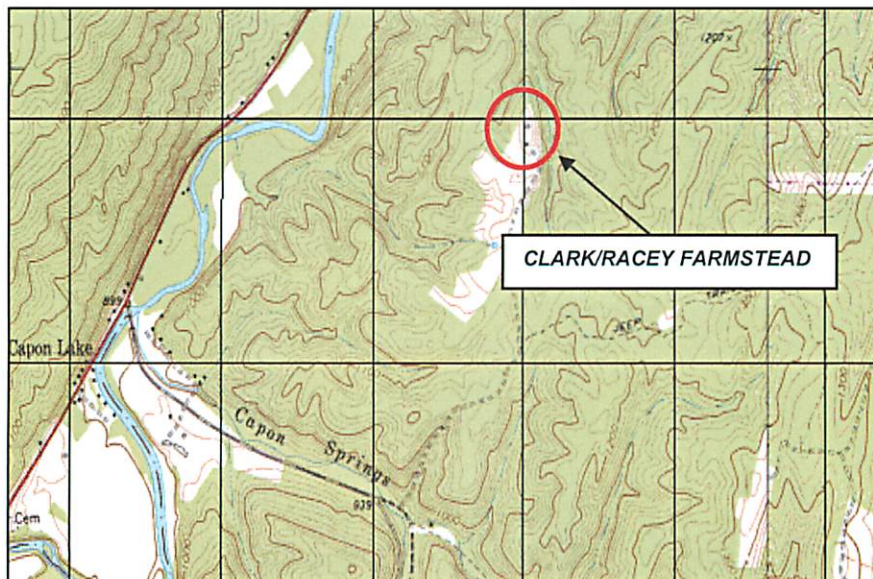


Internal Rating: NE



WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address Off Capon Springs Road	Common / Historic Name / Both ☒ ☒ ☐ Clark/Racey Farmstead	Field Survey # 00022	Site # (SHPO Only) HM-0038
Town or Community Capon Springs	County Hampshire	Negative No.	NR Listed Date
Architect/Builder N/A	Date of Construction c. 1900	Style Frame Vernacular	
Exterior Siding / Materials Wood-weatherboard	Roofing Material Metal-standing seam	Foundation Masonry-concrete pier and block	
Property Use or Function Residence ☒ Commercial ☐ Other ☐	UTM # 0714869.14 4337948.49		
Survey Organization & Date GAI Consultants, Inc. May 4, 2009	Quadrangle Name Yellow Spring		
Part of What Survey / FR # FR 07-1095-Multi Mt. Storm Power Station to the WV-VA State Line Segment of the Trans-Allegheny Interstate Line (TrAIL)			



Site No.

Present Owners Rodney A. Clark Phone # (540) 722-7233	Owners Mailing Address 1734 Martinsburg Pike Winchester, Virginia 22603
Describe Setting 11.16 Acres The Clark/Racey Farmstead is situated on a hilltop approximately 0.6 miles east of the Cacapon River in West Virginia's Potomac Highlands. It is located approximately 1.3 miles south of Yellow Spring, Hampshire County, off Capon Springs Road approximately 1.4 miles northeast of Capon Lake. The house sits on approximately 11.16 acres of rolling pasture that is dotted with mature trees and surrounded by woods. An existing transmission line passes through the property. There are four resources on the property greater than 50 years of age: the Clark/Racey Farmhouse, an ice house, a poultry house, and a barn. Archaeological Artifacts Present	
Description of Building or Site (Original and Present) See Continuation Sheet <i>(Use Continuation Sheets)</i>	
Alterations Yes ☒ No ☐ If yes, describe A small porch on the east side elevation has been enclosed for use as a sun room/screened porch. Also, the foundation materials, a combination of pier and block foundation, are inconsistent. While concrete block is a historically appropriate building material for this circa-1900 dwelling, the current foundation does not appear to be original, or has been significantly altered. It would be relatively uncommon for a house of this style and form to not have at least one chimney in the main, front portion of the dwelling. It is possible that interior chimney(s) were removed with the construction of the rear ell.	
Additions Yes ☒ No ☐ If yes, describe A small shed roof addition is located on the north elevation off the rear ell extension.	
Describe All Outbuildings See Continuation Sheet <i>(Use Continuation Sheets)</i>	
Statement of Significance See Continuation Sheet <i>(Use Continuation Sheets)</i>	
Bibliographical References Brannon, Selden W. 1976 <i>Historic Hampshire</i> . McClain Printing Company: Parsons, West Virginia. Maxwell, Hu. 1897 <i>History of Hampshire County, West Virginia, From Its Earliest Settlement to the Present</i> . A.B. Bougher: Morgantown, West Virginia.	
Form Prepared by: Hannah L. Cole Date: May 4, 2009	
Name / Organization: GAI Consultants, Inc. Address: 385 East Waterfront Drive, Homestead, PA 15120-5005 <i>(Use Continuation Sheets)</i> Phone #: 412.476.2000	



West Virginia Division of Culture and History
State Historic Preservation Office

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WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____

Description of Building or Site (Original and Present)

This property consisting of a main dwelling and seven outbuildings is located off Capon Springs Road in Capon District, Hampshire County. Built circa 1900, the main dwelling is a two-story, frame vernacular I-house featuring Folk Victorian detailing and a rear ell extension. It is constructed on a combination concrete pier and block foundation and the exterior walls are clad in weatherboard. The side gable roof features a center cross gable and is accentuated by a box cornice and frieze. The fenestration consists of 1/1 double-hung, wood sash windows. The center and end gables are highlighted by a fixed wood sash window and are trimmed with fishscale-patterned wood shingles. An interior brick chimney pierces the roof on the rear ell extension. An open entry porch with a slightly hipped roof adorns the façade and is marked by six Tuscan columns, two of which are engaged. The west elevation features a smaller open side entry porch with a hipped roof which is supported by five turned posts with decorative brackets. An identical hipped roof porch on the east elevation has been enclosed for use as a sun room and/or screened porch. A small shed-roofed addition is located on the north elevation off the rear ell extension.

Describe All Outbuildings

The largest of the seven outbuildings is a circa-1900 English barn with a partially enclosed barn-length shed across the rear elevation. The barn is clad in vertical wood siding and the gable roof is covered with corrugated metal. The main entry sliding doors are accessed by an earthen ramp. The barn features several louvered openings and one fixed wood sash window.

Adjacent to the barn stands a modern machine shed with a shed roof covered by corrugated metal and supported by wood timbers. A modern garage is currently being constructed west of and adjacent to the machine shed.

Directly west of the main dwelling stands a small frame ice house. The side gable roof is accentuated by a box cornice and frieze and a louvered cupola pierces the roof at the ridgeline. The structure is accessible by a pedimented gable end entrance and features one fixed wood sash window. The exterior is clad in weatherboard and the roof is covered by corrugated metal.

A privy and a poultry house are located northwest of the main dwelling near a rear woodlot. The modern privy's exterior is clad in vertical (T1-11) wood siding and the shed roof is covered in corrugated metal. Entrance to the privy is provided by a metal storm door. The exterior of the circa-1900 poultry house is clad in vertical wood siding and features a shed roof with extending eaves covered by corrugated metal. The fenestration consists of four fixed wood sash windows and one screened opening—possibly a former window.

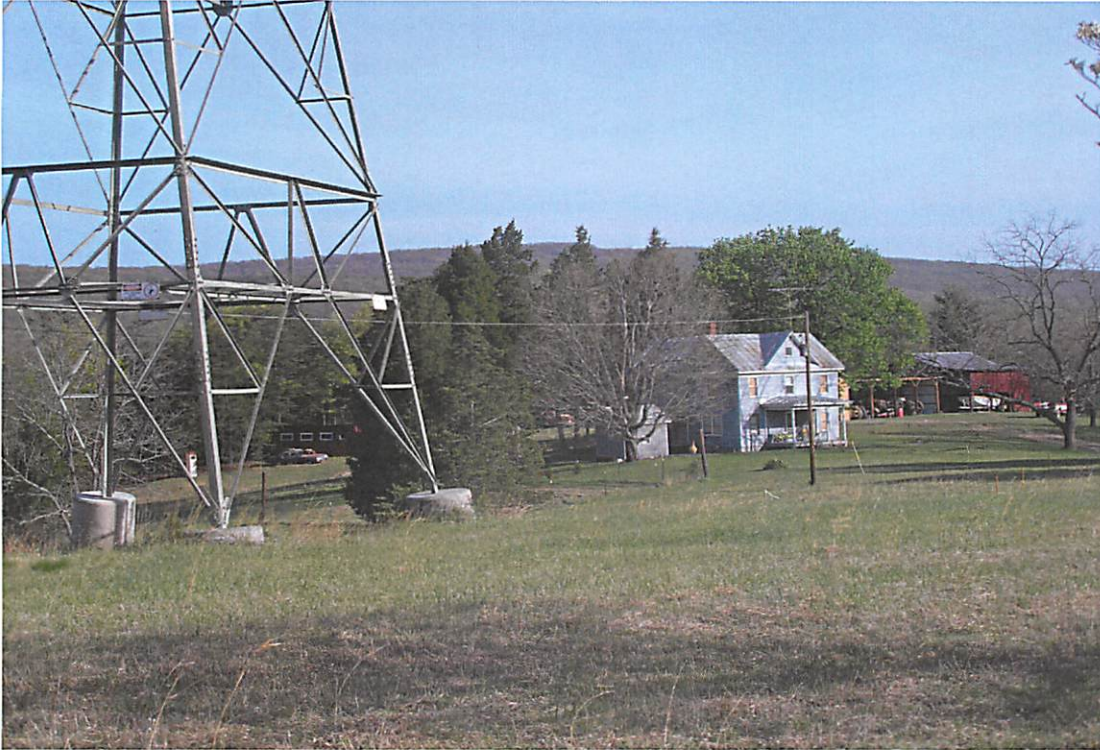
Statement of Significance

This resource is not associated with noteworthy events or themes in history, and therefore, is recommended not NRHP-eligible under Criterion A. The property's role as a small subsistence farmstead cannot be clearly defined by the collection of extant buildings, and the historic functions of many landscape features are difficult to determine. Areas that might have served as pasture and crop lands are now dotted with newer generation trees, and woodlots are encroaching on what would have been historically favored areas for agricultural activity. A review of deed and census records indicated that this property is associated with J.M.H. Racey, a subsistence farmer; however, further research did not reveal him to be significant in the history of Capon Springs or Hampshire County. As such, this resource does not meet Criterion B for NRHP eligibility. The main dwelling is constructed in the frame vernacular form of architecture which is commonly found throughout Hampshire County and West Virginia's Potomac Highlands. Better preserved examples extant in Hampshire County include the West Virginia, Poe, and Austin Cottages at the Capon Springs Resort, and a dwelling adjacent to the Capon Bridge Museum. The associated outbuildings are also common examples of agricultural buildings typical of the area and serving currently as storage facilities; they no longer function in their historical capacity. Additionally, the garage that is currently being constructed approximately 60 feet northeast of the main dwelling overwhelms the existing historical structures in size and diminishes the historical integrity of the Clark/Racey Farmstead's setting and landscapes. These circumstances combine to result in a recommendation that this property is not NRHP-eligible under Criterion C.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead Overview, Facing NE

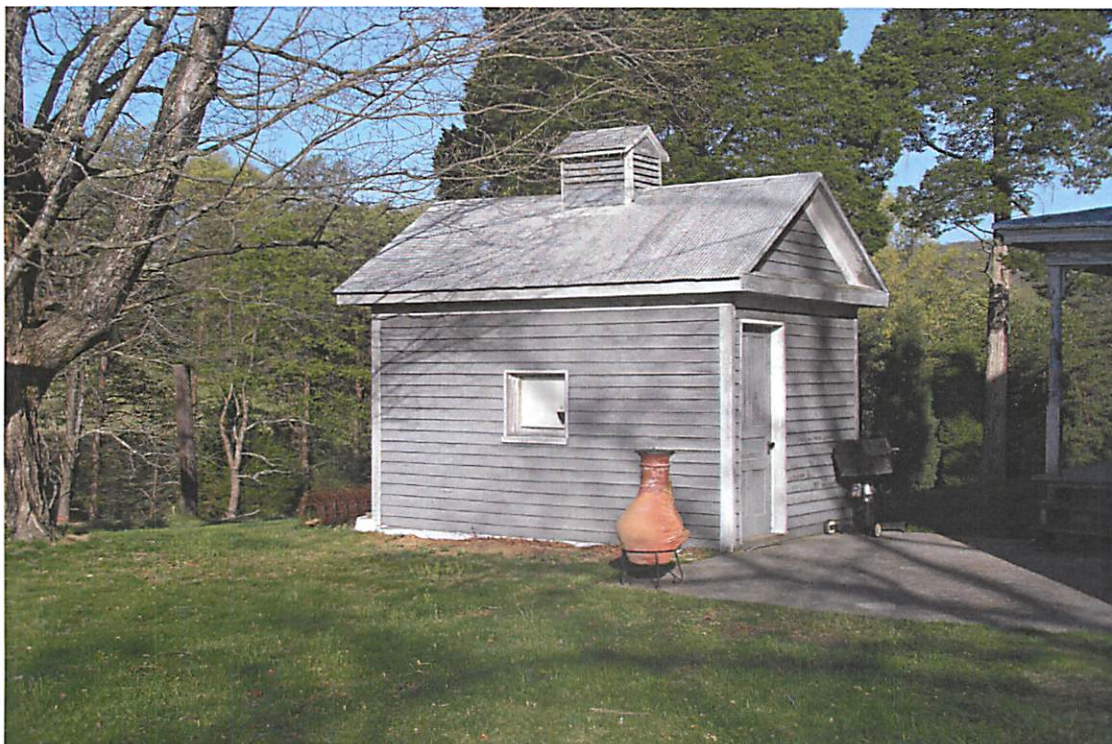


Clark/Racey Farmstead, Main Dwelling, Facing NE

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, Ice House, Facing NW



Clark/Racey Farmstead, Main Dwelling, East Elevation, Facing SW

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, Main Dwelling, East Elevation, Facing SW



Clark/Racey Farmstead, Main Dwelling, East Elevation, Facing W

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, Main Dwelling, Facing NW



Clark/Racey Farmstead, Poultry House, Facing N

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, Privy, Facing N



Clark/Racey Farmstead, Machine Shed and English Barn, Facing NE

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, English Barn, Facing NE



Clark/Racey Farmstead, English Barn, Facing SW

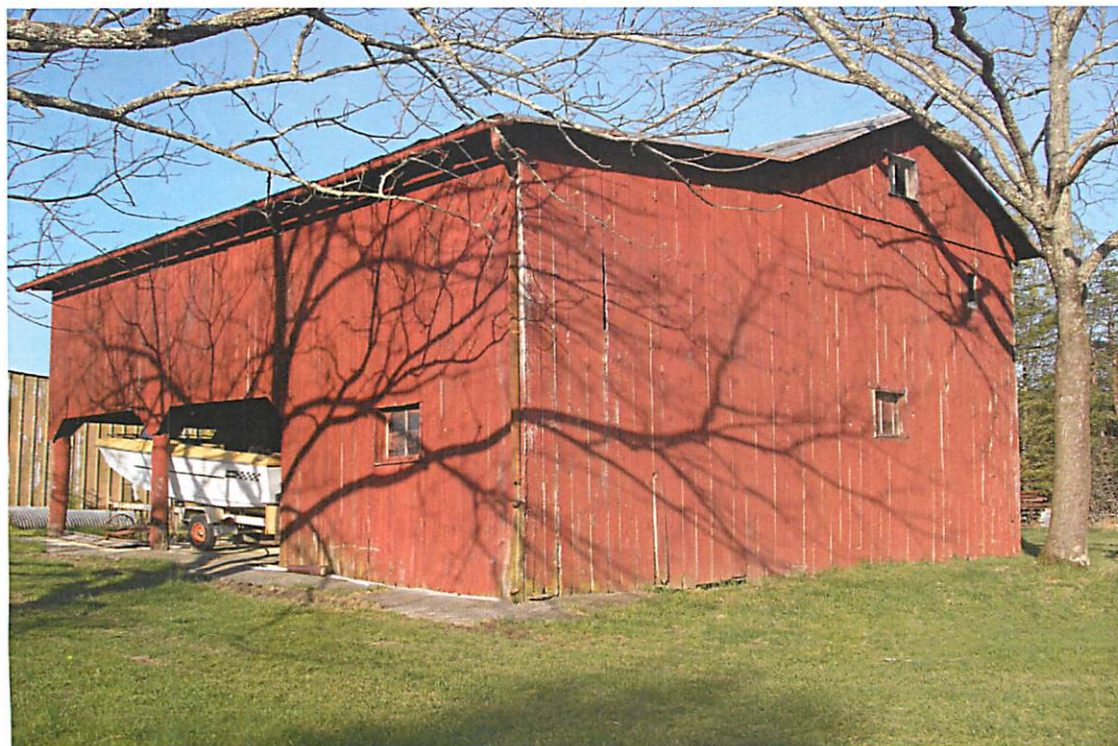
CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, English Barn, Facing W



Clark/Racey Farmstead, English Barn, Facing NW

CONTINUATION SHEET

NAME Clark/Racey Farmstead

SITE # _____



Clark/Racey Farmstead, Garage Construction, Facing NE