



RATING CHD  
CONTEXT \_\_\_\_\_

# WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

*HM-0088*

|                                                                   |                                             |                                                                                       |                                                                                 |
|-------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| STREET ADDRESS<br><br>197 MAIN STREET                             | COMMON/HISTORIC NAME<br><br>DAVIS LOG HOME  | NO. IN SURVEY<br><br><i>HM-0088</i>                                                   | NO. OF BAYS<br><br><input type="checkbox"/> FRONT <input type="checkbox"/> SIDE |
| TOWN OR COMMUNITY<br><br>ROMNEY                                   | COUNTY<br><br>HAMPSHIRE                     | NEGATIVE NO.                                                                          | NOT VISIBLE FROM ROAD <input type="checkbox"/>                                  |
| ARCHITECT/BUILDER                                                 | DATE OF CONSTRUCTION<br><br>c. 1840         | EXTERIOR BUILDING FABRIC<br><br>LOG                                                   |                                                                                 |
| DATE<br>NAT. REGISTER LISTED _____<br>STATE REGISTER LISTED _____ | ROOFING MATERIAL<br><br>Standing-seam Metal | STYLE (STAFF USE ONLY)                                                                |                                                                                 |
| PROPERTY USE OR FUNCTION<br><br>Private Residence                 | TYPE OF FOUNDATION<br><br>Stone             |  |                                                                                 |
| SURVEY ORGANIZATION AND DATE<br><br>WVSHPO - 1990                 | QUADRANGLE NAME<br><br>Romney               |                                                                                       |                                                                                 |
|                                                                   | PART OF WHAT SURVEY<br><br>Hampshire County |                                                                                       |                                                                                 |

*GM*

*HM-0088*  
*HM-0088*

SITE NO.

---

**PRESENT OWNERS**

Hamp. hire Co. Public Library Association  
c/o Ralph Haines, Trustee

---

**OWNER ADDRESS**

Main Street  
Romney, WV 26757

---

---

**GENERAL CONDITION OF PROPERTY**

Good

---

---

**ADDITIONS**☐

YES

☐

NO

IF YES, DESCRIBE

---

---

**ALTERATIONS**☒

YES

☐

NO

IF YES, DESCRIBE

---

---

**NO. AND NATURE OF OUTBUILDINGS**

---

---

**DESCRIPTION OF PROPERTY (ORIGINAL AND PRESENT)**

(See N.R. Nomination)

---

---

**HISTORICAL/CULTURAL SIGNIFICANCE**

The Davis Log House is one of only a very few log dwellings remaining in Romney, and its construction in phases reflects both community evolution in housing stock and standards as well as family growth and prominence. There is some evidence that part of the dwelling may have been standing for a considerable time prior to Davis family ownership, which began about 1843.

---

---

**BIBLIOGRAPHICAL REFERENCES**

---

---

**FORM PREPARED BY** Karen F. Storer**DATE** JAN. 1990**ADDRESS** WVSHPD

WEST VIRGINIA HISTORIC PROPERTY FORM  
CONTINUATION SHEET

NAME DAVIS LOG HOME

SITE #

AB-947 HM-0088



NAME OF PROPERTY DAVIS House STATE W. Virginia

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

**7** Description: \_\_\_\_\_

**8** Statement of Significance: We need more precise information on the building's significance as a representative of a type, period or method of construction (log construction). Since this building does not show its log construction is it not likely (over)

**9** Bibliography: \_\_\_\_\_

**10** Geographical Data -- Acreage: \_\_\_\_\_

UTM Reference(s): \_\_\_\_\_

Verbal Boundary Description: \_\_\_\_\_

**12** Certification: \_\_\_\_\_

Photographic Coverage: \_\_\_\_\_

Map Coverage: \_\_\_\_\_

Other: \_\_\_\_\_

Questions concerning this nomination may be directed to RAY LUCE  
on the National Register staff, telephone 202 - 343 - 6401

Thank you for your attention to the above items.

Sally Goldin  
Chief, Branch of Registration

Date: 9-5-80  
~~8/26/80~~

⑧ that many other buildings in town also have a log core? Has a survey been conducted of the town & surrounding area? We need rather precise information on other log buildings in the area before we can accept this as a rare surviving log building.

Such information is especially important in a case like this one which involves a problem with the building's integrity. The building, as it is now, is covered with recent asbestos shingles does not reveal its history unequivocally, even to the trained investigator.

In short, we need a better case for the building's eligibility and need a discussion of why the building retains enough integrity to be listed.

HISTORIC PRESERVATION UNIT  
Department of Culture and History  
Capitol Complex  
Charleston, West Virginia 25303

SEP 11 1980

HISTORIC PROPERTIES INVENTORY FORM

(Staff Use Only)

HISTORIC PRESERVATION UNIT  
DEPARTMENT OF CULTURE & HISTORY  
THE CULTURAL CENTER  
CHARLESTON, WEST VIRGINIA 25305

RATING  
CONTEXT

File No:  
Theme(s):  
Neg. No(s):  
USGS Quad:  
UTM Ref:

DISTRICT...SITE...BUILDING...STRUCTURE...OBJECT

1. NAME(S), historic/common: Davis House

2. LOCATION, street/road: Corner of Main and Bolton Streets

city/town: Romney  
(incorporated/unincorporated)

3. USE/FUNCTION, present: Museum

(public/private,  
restricted)

original: Private residence

4. OWNER/ADDRESS, present: Hampshire County Library and  
Hampshire County Commission

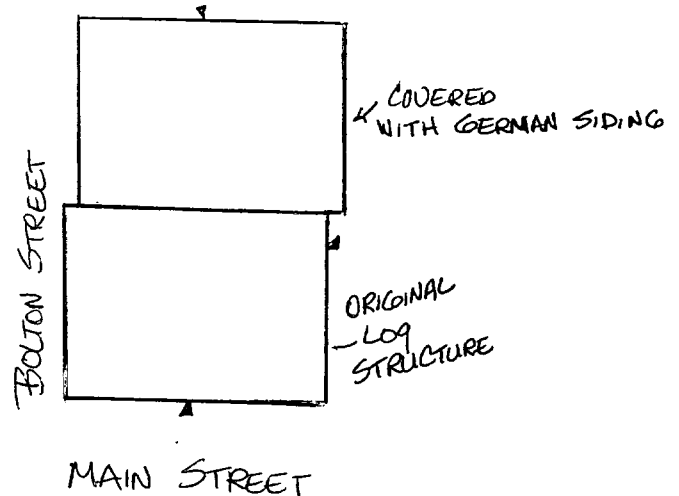
(public/private)

original: See Attached Significance.

5. PHOTO/SKETCH OF:

7. PLAN (include approx. dimensions):

ATTACHED



6. LOCALE/ENVIRONMENT(map):

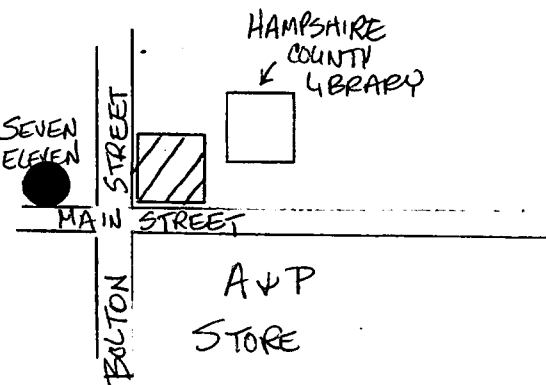
8. ACREAGE (approx):

Lot Size:

70' X 117'

Survey Region:  
Planning District:

COUNTY: Hampshire



9. DESCRIPTION (clarify as appropriate):

a. Exterior Fabric

stone \_\_\_\_\_  
 brick \_\_\_\_\_  
 concrete \_\_\_\_\_  
 stucco \_\_\_\_\_  
 weatherboard \_\_\_\_\_  
 clapboard \_\_\_\_\_  
 board & batten \_\_\_\_\_  
 shingle \_\_\_\_\_  
 other log - original  
German siding - addition

b. Structural System

masonry \_\_\_\_\_  
 frame X addition  
 log X original section  
 metal \_\_\_\_\_  
 other \_\_\_\_\_  
 foundation stone

c. Roofing Material

wood X  
 metal \_\_\_\_\_  
 slate \_\_\_\_\_  
 tile \_\_\_\_\_  
 asphalt \_\_\_\_\_  
 composition \_\_\_\_\_  
 other \_\_\_\_\_

d. Associated Structures (use/type):

outbuildings one - now named the  
"Blacksmith Shop"  
 dependencies \_\_\_\_\_  
 other \_\_\_\_\_

e. Integrity (include dates):

original site/relocated \_\_\_\_\_  
 alterations Restored 1982 - 1983  
 additions \_\_\_\_\_

f. Condition:

excellent X  
 good \_\_\_\_\_  
 fair \_\_\_\_\_  
 deteriorated \_\_\_\_\_  
 abandoned \_\_\_\_\_

g. Threats: None

10. SIGNIFICANCE (use additional sheet if necessary):

a. Architect/Builder/Engineer:

\_\_\_\_\_

SEE ATTACHED INFORMATION.

b. Style/Period:

\_\_\_\_\_

c. Date(s): before 1798

\_\_\_\_\_

11. BIBLIOGRAPHY:

Davis History House Historical Events. Hampshire County Historical Society (attached).



12. FORM PREPARED BY Nan Stevens; DATE September 1984  
 a. Address Post Office Box 887, Petersburg, West Virginia 26847  
 b. Organization Region VIII Planning and Development Council

Davis House



*Hampshire County Historical Society*  
*Oldest County in West Virginia*  
*Established 1923*

DAVIS HISTORY HOUSE

HISTORICAL EVENTS

1. Lord Fairfax had surveyed 100 lots on the site of the old Fort Pearsall which was built in 1756 for defense against the Indians.
2. The Virginia Assembly incorporated the Town of Romney, November, 1762, the oldest town in the State, which included the Lot No. 26 on which the Davis History House is located.
3. The Trustees for the Town of Romney sold Lot No. 26 on July 21, 1795 to Matthew Montgomery for (5) pounds and (5) shillings and on the condition that a dwelling be erected within (3) years, of a certain size with a shingle roof and stone or brick chimney. It would therefore appear that this house was built before 1798.
4. Matthew Montgomery owned the adjoining lot no. 36 which he sold to John Endler, Sr., whose daughter, Mary, married William Davis who subsequently acquired Lot No. 26.
5. Lot No. 26 had been sold to William Naylor whose daughter, Leacy Anne married Angus William McDonald.
6. Angus William McDonald was a person who was very prominent in the History of Hampshire County and West Virginia.

PAGE 2  
DAVIS HISTORY HOUSE  
HISTORICAL EVENTS

7. He was a graduate of West Point and had served in the western frontier and in addition to trading with the Indians, he formed a project to enter Texas, wrest it from Mexico and make it independent.

8. He returned to Romney, met and married his wife, moved into the house on this lot; was elected Deputy Sheriff and became a very prominent and successful lawyer.

9. Upon the death of his wife, he agreed to sell the house to William Davis and move to Hannibal, Missouri.

10. He returned to Romney a few years later and was appointed one of the Commissioners to settle the boundary lines of Virginia and Maryland making trips to London for this purpose.

11. He was one of the first to offer his services to the Confederacy and was commissioned Colonel of Cavalry and was ordered to organize companies of volunteers and his regiment was ordered to protect Romney. He had a distinctive military career.

12. The Town of Romney, being the oldest in the State, originally consisted mostly of log dwellings. All of these have been replaced and the Davis House is the only remaining log dwelling situated on the Northwest Grade and within

PAGE 3  
DAVIS HISTORY HOUSE  
HISTORICAL EVENTS

the Town limits and on the original lot. It's architectural features show the original type of construction and is of historical significance from an architectural point of view.

13. The Davis Family was prominent by their activities during the War between the States, participating in Romney's remarkable record of having more activity than any other community in West Virginia and second only to Winchester in the United States, having exchanged hands 56 times.

14. The Davis's were members of the Hampshire Guard which was locally organized before the War.

15. Company D, 11th Virginia Cavalry included Charles Maurice Davis, father of Mary & Kate Davis.

16. Company K, 13th Virginia Volunteer Infantry included two uncles of Miss Mary and Miss Kate Davis; John H. Davis, later 2nd Lt., William F. Davis, Musician and great uncle; David W. Endler, 1st Lt.

17. The Davis Home was prominently used as a meeting place where messages were left during this conflict and the center of most of the activities. A Blacksmith shop on the lot was used by both northern and southern forces.

18. Original letters, memos and documents in the Home tell the story of Romney during this period.

19. Following the return of Charles Maurice Davis.

PAGE 4  
DAVIS HISTORY HOUSE  
HISTORICAL EVENTS

after the war, he married Mary Victoria Hannas and had three children, Fred W. Davis, who died; Kate V. Davis and Mary H. Davis. These two ladies were confidantes of Governor John J. Cornwell and operated as managing editors and typesetter for the Hampshire Review, being among the first Romney women to leave their homes to enter the labor market.

(20) They donated the land for the use of the Hampshire County Public Library and requested that their home be preserved for its historical and architectural value to the community.

(21) Misses Mary and Kate Davis were very concerned about preservation of historical sites in Romney and particularly interested in restoration of the Literary Hall inasmuch as their father, Charles M. Davis had served as worshipful master of the Masonic Lodge and also was an active member of the Romney Literary Society which had used said Hall for many years.

They were devoted Methodist and had been faithful in their attendance and contribution of their talents.

PAGE 5  
DAVIS HISTORY HOUSE  
HISTORICAL EVENTS

Miss Kate Davis had taught Sunday School Class for many years, also was Church Secretary for many years and active in the Church Choir.

Miss Mary Davis had been a faithful member for over 85 years and regularly attended services of the Church, although she had become deaf and died at age 96 as a result of a fall from the front of said Church on Easter Sunday.



Restored by

**RALPH W. HAINES**  
ATTORNEY AT LAW  
ROMNEY, W. VA.  
26797

APPRAISAL OF MARKET VALUE

OF

THE

MARY DAVIS PROPERTY

OWNED BY THE

HAMPSHIRE COUNTY PUBLIC LIBRARY

MAIN STREET AND BOLTON STREET

ROMNEY, WEST VIRGINIA

BY

ARNOLD R. MORTON, M.A.I.

1408 HARRISON AVENUE

ELKINS, WEST VIRGINIA

## INDEX

|                                          |       |
|------------------------------------------|-------|
| TITLE PAGE                               | 1     |
| INDEX                                    | 2     |
| OWNERSHIP AND LOCATION                   | 3     |
| DESCRIPTION OF THE LAND                  | 3     |
| PURPOSE OF THE APPRAISAL                 | 3     |
| DEFINITION OF MARKET VALUE               | 3     |
| HIGHEST AND BEST USE                     | 4     |
| ZONING                                   | 4     |
| ASSUMPTIONS AND LIMITING CONDITIONS      | 4     |
| CITY DATA                                | 4 & 5 |
| PROPERTY DATA                            | 5     |
| APPROACHES USED TO ESTIMATE MARKET VALUE | 5     |
| MARKET APPROACH TO MARKET VALUE OF LAND  | 5 & 6 |
| COST APPROACH TO BUILDING VALUE          | 6 & 7 |
| SUMMATION AND CONCLUSION                 | 8     |
| CERTIFICATION                            | 8     |
| VALUE ESTIMATE                           | 9     |
| ADDENDA:                                 |       |
| Floor Plans                              |       |
| Pictures                                 |       |
| Other drawings                           |       |

## OWNERSHIP AND LOCATION

The subject property is owned by the Hampshire County Public Library-title transferred to the Hampshire County Court. It is located on the northeast corner of Main Street and Bolton Street in the Town of Romney, Hampshire County, West Virginia.

## DESCRIPTION OF THE LAND

Being one half of Lot No.26 as designated on the original plat of the Town of Romney, Hampshire County, West Virginia and being that portion of said Lot 26 remaining after the cut conveyance of a part for the site of the Hampshire County, Public Library, said remaining part being the northeast section situate in the corner at the intersection of Main Street and Bolton Street with a frontage of 74 feet on Main Street extending along Bolton Street a distance of 117 feet and containing 8,658 square feet more or less. Said part of Lot No.26 being a portion of the property described in a deed to C.M. Davis dated March 22nd. 1880 of record in Deed Book No.59 at page 348 in the office of the Clerk of the County Court of Hampshire County, West Virginia.

## PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the market value of the 8,658 sq.ft. of subject land and the appurtenances thereunto belonging.

## DEFINITION OF MARKET VALUE

The market value is the highest price, in terms of money, that a property will bring if exposed for sale in the open market by a seller who is willing, but not obliged to sell, for a reasonable time to find a buyer who is willing, but not obliged to buy, both having knowledge of all the things for which the property is adaptable and for which it can legally be used.

## HIGHEST AND BEST USE

It is the appraisers opinion that the highest and best use for the subject property would be as a restored historical adjunct to the Hampshire County Public Library.

## ZONING

The area where the subject property is located is zoned commercial.

## ASSUMPTIONS AND LIMITING CONDITIONS

- 1-It is assumed by the appraiser that the title to the subject property is good and merchantable. The appraiser did not make an abstract of the title and no abstract was furnished to him.
- 2-It is assumed that the tract of land contains 8,658 square feet. The appraiser viewed the land but he did not survey it.
- 3-It is assumed that the property lines, on the ground, are at the approximate locations shown the appraiser by the owners.
- 4-The appraiser assumes no liability for legal matters affecting the property.
- 5-The information contained in the appraisal was obtained from reliable sources but it is, in no sense guaranteed.

## CITY DATA

Romney, West Virginia is a class 111 city, the county seat of Hampshire County, the oldest town in West Virginia and the location of the West Virginia School for the Deaf and Blind. Its present population is about 2,500.

Established at the site of Fort Piersoll, which was built in 1756 for defense against the indians, Romney was chartered in 1762 by the state of Virginia and named by Lord Fairfax for the town of Romney in Southern England.

Being somewhat remote from urban sources of supply the city has developed its own self sufficiency and has

its own shopping centers and systems of commerce. The area is well known for the fine quality of peaches and apples which are produced there.

#### PROPERTY DATA

The subject land is occupied by a two story log dwelling which was erected on the lot in about 1840 and to which a frame structure was added at a later date.

The entire structure now has the outside walls covered with white asbestos siding. There are four rooms, bath and stairway in the log section and four rooms in the frame section. Floors are wood, foundation is masonry and roof is asphalt shingles.

Interior walls and ceilings are dry wall and heating is by automatic oil fired system.

#### APPROACHES USED TO ESTIMATE MARKET VALUE

There are three approaches that may be used to estimate market value. They are Market Approach, Cost Approach and Income Approach. For estimation of the market value of the subject land the market approach will be used. The cost approach will be used to estimate the market value of the subject building. Since the property is not producing measurable income, the income approach is not applicable.

#### MARKET APPROACH TO MARKET VALUE OF LAND

Comparable Land Sale No.1-On May 18, 1979 Dorothy Judy, et als, conveyed to Dr. Jeffrey Life. 14,000 sq.ft. of land for a consideration of \$60,000.00. The deed is recorded in Deed Book No.191 at page 336. The sale price was at the rate of \$4.29 per square foot.

The land is part of Lot No.16 which fronts on Bolton Street for 50' and is located directly across the street from the subject property.

Comparable Land Sale No.2-On May 25, 1979 Charles H. Bean, et als, conveyed to William L. Mackensmith approximately 9,950 sq.ft. of land for the consideration of \$70,000.00. The deed is recorded in Deed Book No.237 at page 441. The sale price was at the rate of approximately 7.00 per square foot.

The land is designated as Lot No.96 and it has a frontage on Main Street of 85 feet, four blocks from the subject property.

Comparable Land Sale No.3-On December 5, 1973 Beverly J. Myers conveyed to Southland Corporation 14,000 square feet of land for the consideration of \$44,000.00. The deed is recorded in Deed Book No.205 at page 95. The sale price was at the rate of \$3.14 per square foot. If the sale is updated for a period of 7 years at the rate of 5% per year the present indicated price per square foot would be approximately \$4.50.

#### COST APPROACH TO BUILDING VALUE

|                                 |                |
|---------------------------------|----------------|
| Exterior measurements over all- | 28'-7"x 35'-0" |
| Size of log section-            | 22'-4"x 28'-7" |
| Size of frame section-          | 13'-7"x 28'-7" |
| Front porch size-               | 7'-2"x 17'-0"  |
| Back porch size-                | 6'-0"x 27'-0"  |
| Perimeter                       | 130 lin. ft.   |
| Floor space-approximately       | 1,836 sq.ft.   |
| Enclosed footage-approximately  | 14,688 cu.ft.  |

---

|                               |           |           |
|-------------------------------|-----------|-----------|
| Excavation                    |           |           |
| Site preparation              | 1.905.00  |           |
| 226 lin.ft. trench @ 1.17     | 264.42    |           |
| Finish grading and seeding    | 1,122.60  | 3,292.02  |
| Concrete                      |           |           |
| 9 cu. yds. conc. @ 121.00     | 1,089.00  |           |
| 5 cu. yds. conc. @ 162.80     | 814.00    | 1,903.00  |
| Exterior lag walls            |           |           |
| 1836 sq.ft. complete @ 14.00  | 25,704.00 | 25,704.00 |
| Framing and sheathing         |           |           |
| 8,161 bd.ft. framing @ 1.31   | 10,690.91 |           |
| 3,620 bd.ft. sheathing @ 1.09 | 3,945.80  |           |
| 2,416 bd.ft. sub. floor @ .88 | 2,126.08  | 16,762.79 |
| Roof                          |           |           |
| 2,437 sq.ft. roof @ .82       | 1,998.34  | 1,998.34  |
| Doors and windows             |           |           |
| 4 doors @ 166.80              | 667.20    |           |
| 10 doors @ 131.50             | 1,315.00  |           |
| 14 windows @ 128.00           | 1,792.00  | 3,774.20  |
| Exterior walls                |           |           |
| 2340 sq.ft. min siding @ 1.30 | 3,042.00  | 3,042.00  |

|                             |          |             |
|-----------------------------|----------|-------------|
| Floors                      |          |             |
| 1,803 sq.ft. floor @ 141    | 2,542.23 | 2,542.23    |
| Interior walls and ceilings |          |             |
| 3628 sq.ft. Int. @ 1.88     | 6,820.64 | 6,820.64    |
| Miscellaneous               |          |             |
| Stairway                    | 528.68   |             |
| Chimney and fireplace       | 712.00   |             |
| Porch posts and ceilings    | 403.90   |             |
| Cabinets and closets        | 812.00   |             |
| Painting and papering       | 935.45   |             |
| Plumbing                    | 1,943.00 |             |
| Heating                     | 2,380.00 |             |
| Electrical system           | 955.00   |             |
| Roof drainage               | 413.80   | 9,083.83    |
| Reproduction cost           |          | \$68,102.41 |

## Depreciation:

|                                  |     |             |
|----------------------------------|-----|-------------|
| Physical-Age, wear and tear 30%) | 40% | \$25,640.96 |
| Economic-Obsolescence 10%)       |     |             |
| Estimated depreciated value      |     | \$38,461.44 |

## Resume of land value

|                         |             |                   |
|-------------------------|-------------|-------------------|
| Sale No.1-14,000 sq.ft. | \$60,000.00 | \$4.29 per sq.ft. |
| Sale No.2-9,950 sq.ft.  | \$70,000.00 | \$7.00 per sq.ft. |
| Sale No.3-14,000 sq.ft. | \$44,000.00 | \$3.14 per sq.ft. |
| Updated                 |             | \$4.50 per sq.ft. |

## Estimated market value of subject land

|                                                 |             |
|-------------------------------------------------|-------------|
| 8,658 sq.ft. @ 5.50                             | \$47,619.00 |
| Estimated depreciated value of subject property | \$86,080.44 |
| Rounded at                                      | \$86,000.00 |

### SUMMATION AND CONCLUSION

Because of the generally accepted precept in appraisal practice that there is no satisfactory way to establish a pecuniary value for such an intangible feature of a property as historical interest, the appraiser did not include the historical value of the subject property in the estimation of its fair market value.

However, because of its age and history there is a great deal of intrinsic value that should be included in a fair appraisal of the property. At some point in its history the time arrived when depreciation, because of age, became appreciation, because of age. It would seem therefore that the depreciation allowed for wear and tear might be offset by appreciation allowed for age and historical value.

### CERTIFICATION

I hereby certify that I have no interest, present or contemplated in the subject property, and that neither the employment to make the appraisal nor the compensation are contingent on the value of the property. I certify that I have personally inspected the property and that according to my knowledge and belief, all statements and information in this report are true and correct, subject to the assumptions and conditions as previously set forth.

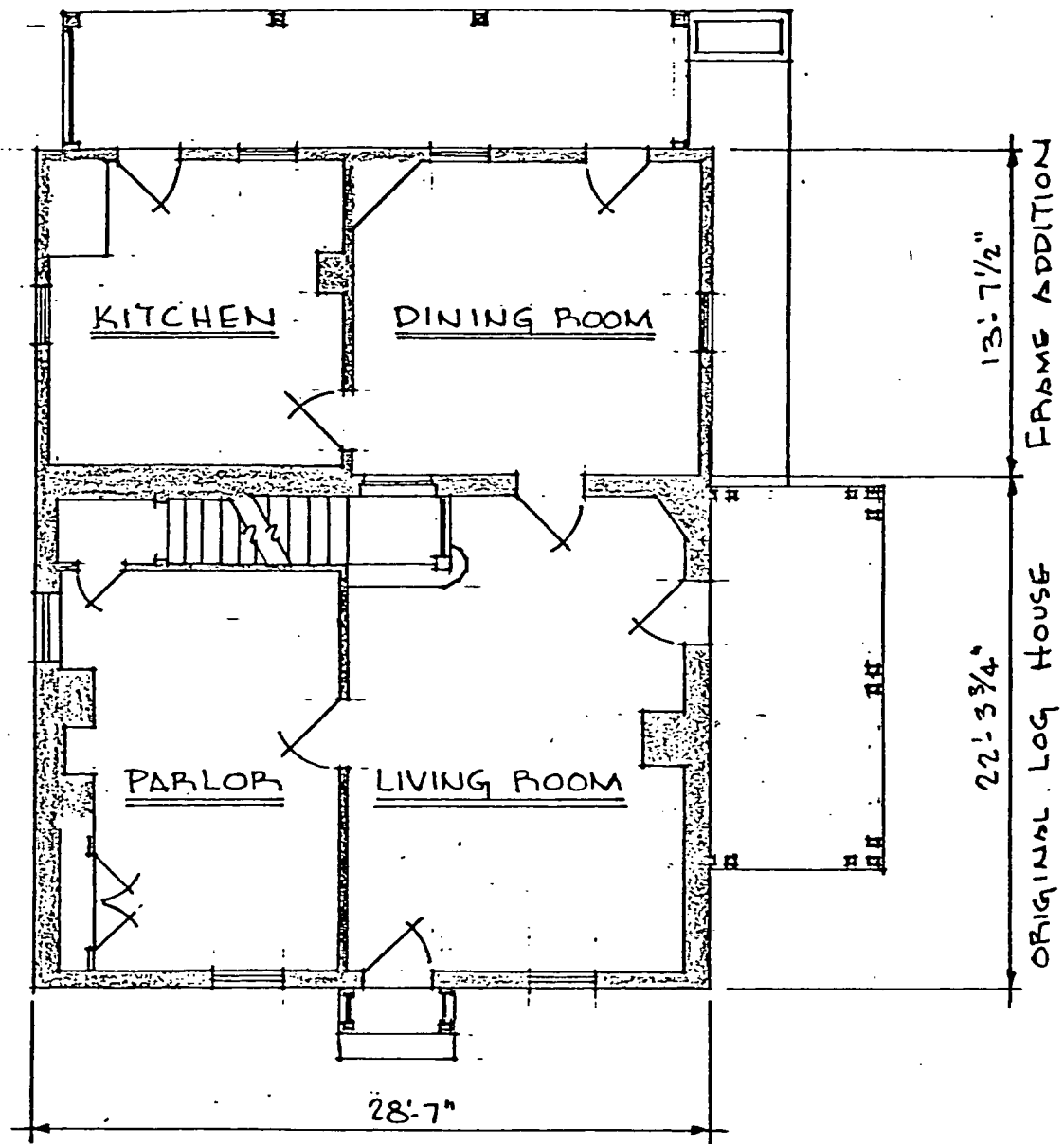
## VALUE ESTIMATE

Based upon the information contained in the appraisal and upon my general experience as a real estate appraiser it is my opinion that the market value of the subject property, as of the 30th day of January 1980 is

EIGHTY SIX THOUSAND (\$86,000.00) DOLLARS.

*Arnold R. Morton M.A.I.*  
Arnold R. Morton, M.A.I.

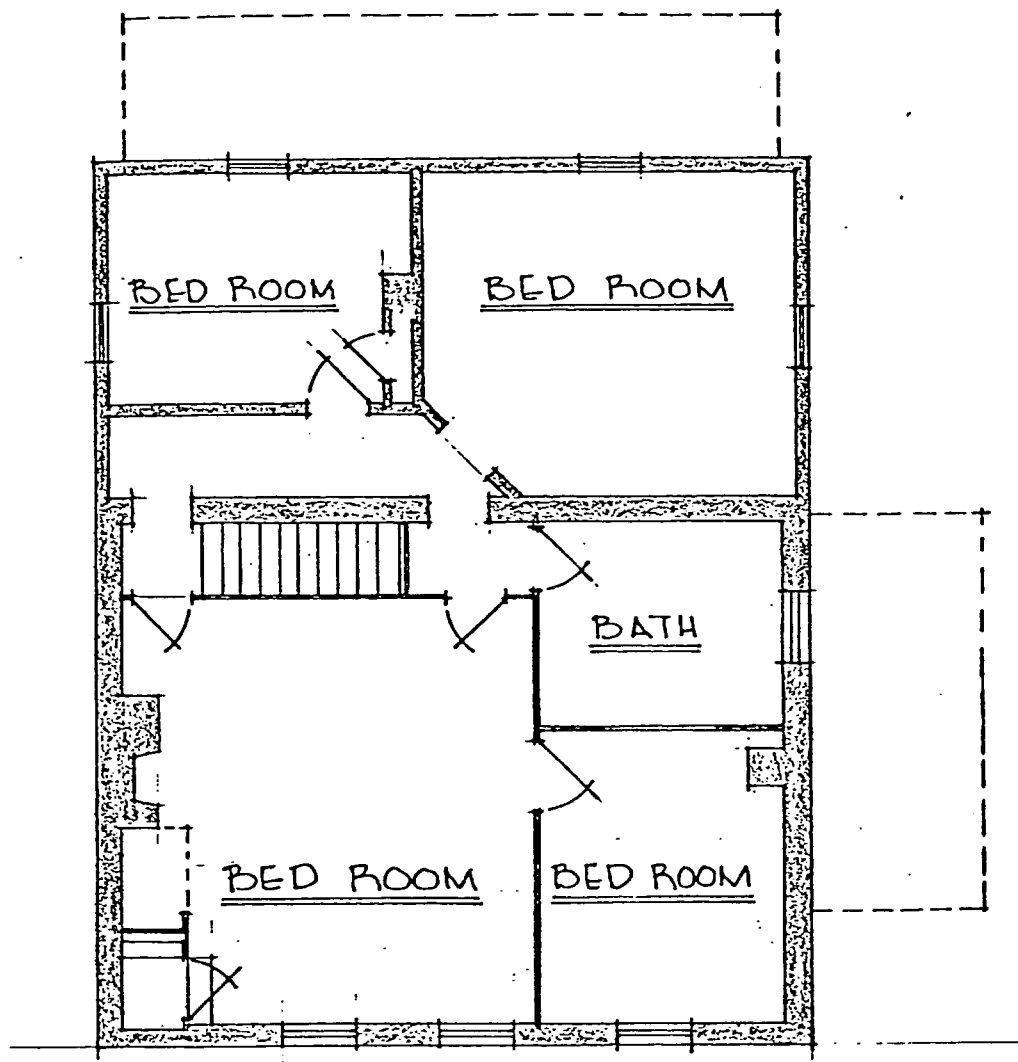
*Gene M. McDaniel*



# FIRST FLOOR PLAN

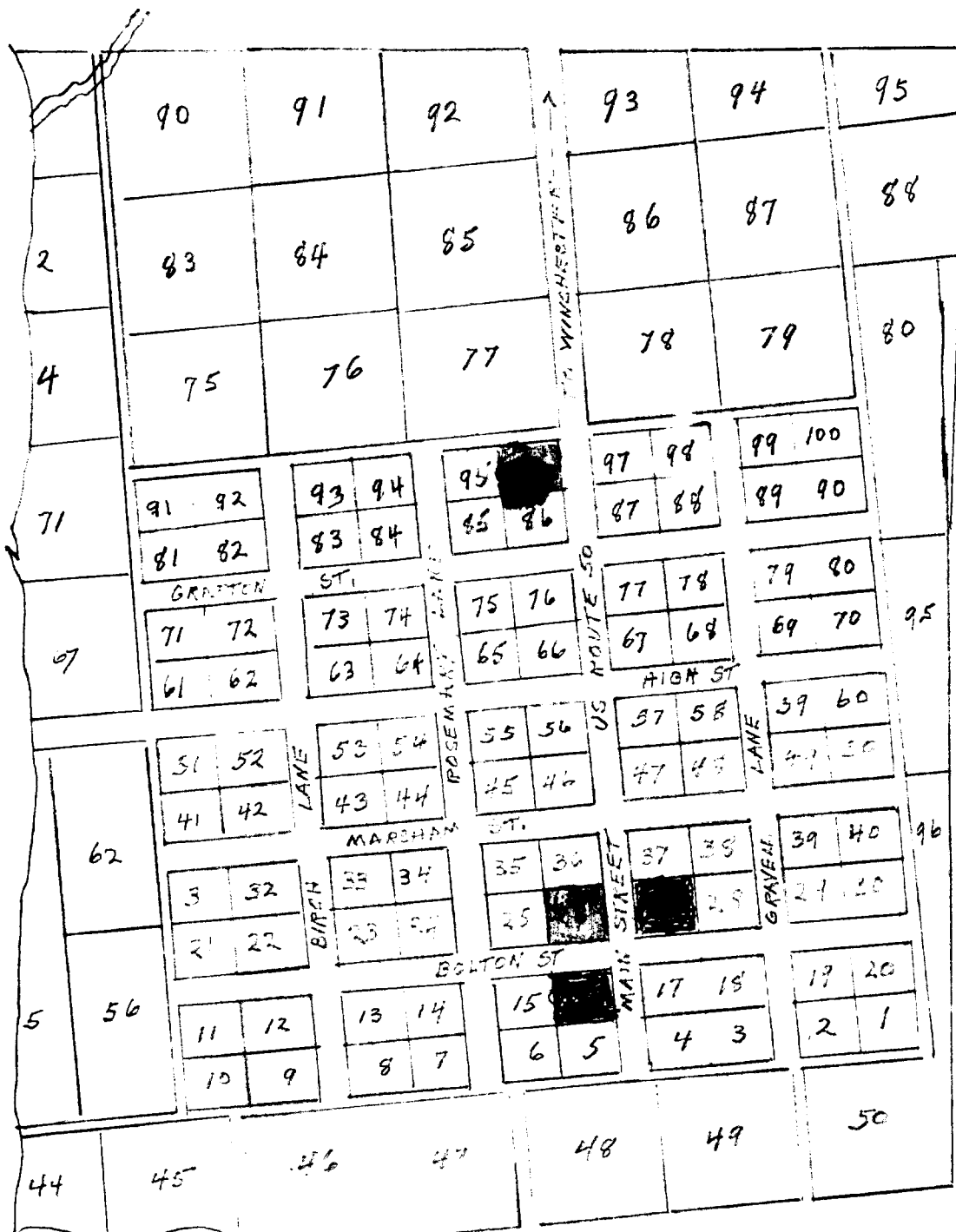
SCALE 1/8" = 1'-0"

GEORGE SMYTH  
ARCHITECT  
P. O. BOX 1233  
MORGANTOWN, W. VA.



SECOND FLOOR PLAN  
—SCALE  $\frac{1}{8}'' = 1'-0''$

GEORGE SMYTH  
ARCHITECT  
P. O. BOX 1233  
MORGANTOWN, W. VA.



- SUBJECT PROPERTY → 
- COMPARABLE NO. 1 → 
- COMPARABLE NO. 2 → 
- COMPARABLE NO. 3 → 

ROMNEY,  
WEST VIRGINIA



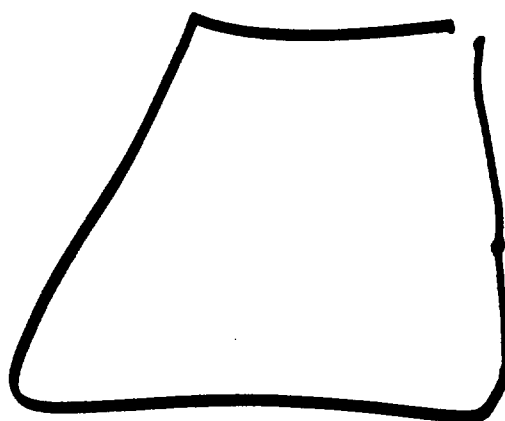
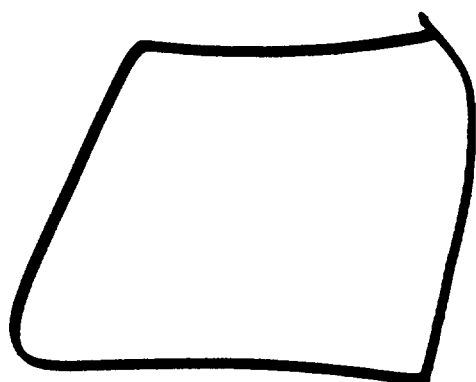
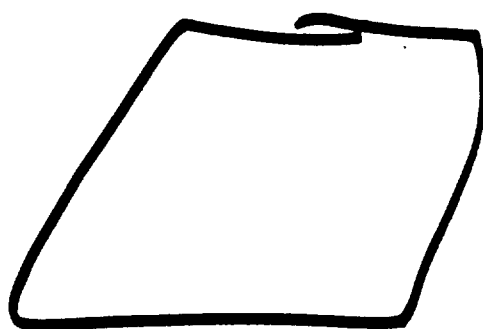
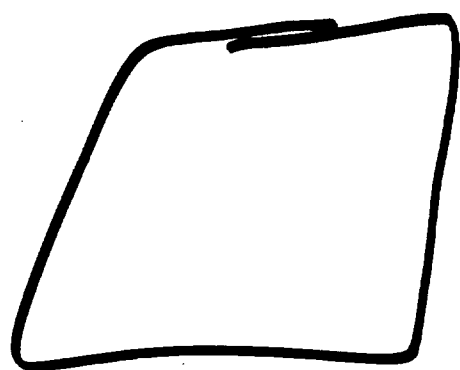
MARY DAVIS PROPERTY





MARY DAVIS PROPERTY





42 Photos

C

p