



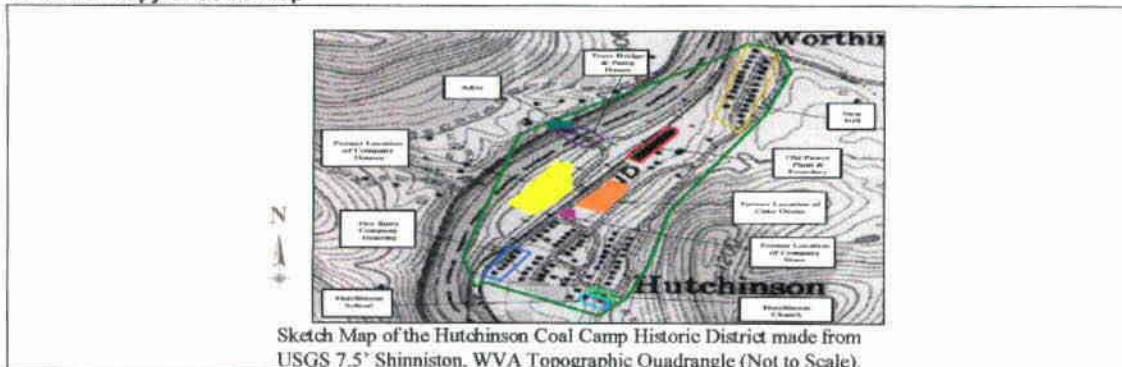
Internal Rating: CE  
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## WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

MA-8021

|   |  |                                       |                           |
|---|--|---------------------------------------|---------------------------|
| <b>Street Address</b><br><br>US 19 – Just North of the Harrison / Marion County Line.   | <b>Name of Property</b><br><br><input type="checkbox"/> Common   <input type="checkbox"/> Historic   <input type="checkbox"/> Both<br><br>Hutchinson Coal Camp Historic District | <b>Field Survey #</b><br><br>No. 1    | <b>Site # (SHPO Only)</b> |
| <b>Town or Community</b><br><br>Hutchinson  | <b>County</b><br><br>Marion  | <b>Negative No.</b>                   | <b>NR Listed Date</b>     |
| <b>Architect/Builder</b><br><br>Hutchinson Coal Company<br>(Now Consolidation Coal Company)   | <b>Date of Construction</b><br><br>ca. 1910  | <b>Style</b><br><br>Company Coal Camp |                           |
| <b>Exterior Siding/Materials</b><br><br>Various   | <b>Roofing Material</b><br><br>Various   | <b>Foundation</b><br><br>Various      |                           |
| <b>Property Use or Function</b><br><br><input type="checkbox"/> Residence<br><input type="checkbox"/> Commercial<br><input checked="" type="checkbox"/> Other     Historic District | <b>UTM #</b><br><br>Zone 17<br>0562397E<br>4365745N  |                                       |                           |
| <b>Survey Organization &amp; Date</b><br><br>Cultural Resource Analysts, Inc.<br>5/18/01  | <b>Quadrangle Name</b><br><br>1960 USGS 7.5" Shinniston, West Virginia Topographic Quadrangle (Photo revised 1977).  |                                       |                           |
| <b>Part of What Survey / FR#</b><br><br>WV-SHPO FR#: 01-392-MA<br><u>FR 01-392-MA</u>   |  |                                       |                           |


**Sketch Map of Property  
Or Attach Copy of USGS Map**



Site No.

*CM*

Site No.

|  |  |  |  |
|--|--|--|--|
| <b>Present Owners</b><br>Various   |  | <b>Owners Mailing Address</b><br>Unknown                             |  |
| <b>Phone #:</b> Unknown  |  |  |  |
| <b>Describe Setting</b><br>Hutchison is located just north of the Harrison / Marion County Line along the West Fork River. Found on the eastern banks the town encompasses both floodplain and terrace landforms and extends back on to sideslope associated with adjacent ridges. Residential portions of the town are laid out in street blocks – mostly in the southern portions of the town, while industrial components are laid up north. However, the New Hill portion, located at the northern tip of the property is also a Residential neighborhood (the only one located on ridgetop) |  | ~ 80 <b>Acres</b><br><b>Unknown Archaeological Artifacts Present</b> |  |
| <b>Description of Buildings or Site (Original and Present)</b><br>See Continuation Sheets  |  | Various <b>Stories</b><br>Various <b>Front Bays</b>                  |  |
| <b>Alterations</b>   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <b>If yes, describe</b><br>See Continuation Sheets                   |  |
| <b>Additions</b>   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <b>If yes, describe</b><br>See Continuation Sheets                   |  |
| <b>Describe All Outbuildings</b><br>See Continuation Sheets  |  |  |  |
| <b>Statement of Significance</b><br>See Continuation Sheets  |  |  |  |
| <b>Bibliographical References</b><br>Smith, Aaron O.<br>2001 Architectural Assessment for the Proposed Worthington Cell Tower Project, Marion County, WV. Prepared for Terredon Corp.<br>Ms on File with Cultural Resource Analysts, Inc: Hurricane, West Virginia   |  |  |  |
| <b>Filing Information</b><br><b>Form Prepared By:</b> Aaron O. Smith   |  | <b>Date:</b> 5/22/01   |  |
| <br><b>Name / Organization:</b> Cultural Resource Analysts, Inc.<br><b>Address:</b> 3556 Teays Valley Road, Suite 3<br>Hurricane, West Virginia 25526<br><b>Phone:</b> (304) 562-7233   |  |  |  |



West Virginia Division of Culture and History  
State Historic Preservation Office

# WEST VIRGINIA HISTORIC PROPERTY FORM

## CONTINUATION SHEET

|       |  |         |  |
|-------|--|---------|--|
| NAME: | Hutchinson Coal Camp Historic District | SITE #: |  |
|-------|--|---------|--|

The following information was obtained by Cultural Resource Analysts, Inc. (CRAI) personal during an on-site visit to the property. Several local residents and informants were informally interviewed.

### Description of Buildings or Site:

The date of Hutchinson's founding is disputed by local residents. Some claim that construction in the town began in 1910, others suggest 1912. However, the catalyst of the towns development, the opening of the Hutchinson Coal Mine, is not in dispute. Opened by the Hutchinson Coal Company in 1910, the shaft mining operation was located directly across the West Fork River from the town of Hutchinson. The mine was operated until 1921, when it closed and sealed its operations for good. However, during its operation, the Hutchinson Coal Mine built and populated the town of Hutchinson as a camp for its miners. Still populated today, several significant reminders remain from that period. The following provides a description of the extant historic character that is the Hutchinson Coal Camp Historic District.

**Adits:** Two adits from the original Hutchinson Mine operation are still visible today. Sealed, but still apparent, these adits are located directly across the West Fork River from the town of Hutchinson. The southern most adit, which is dated to the mine's opening with Roman numerals, was used as a main entrance to carry miners into the shafts. Mine shafts extended west into the mountain and also east, below the West Fork to beneath the town of Hutchinson. The northern most adit, which is located directly across from a steel truss bridge, was used as an exit for coal cars.

**Truss Bridge:** Because existing railroads were located on the east side of the West Fork River, the Hutchinson Coal Company built a steel truss bridge to carry coal across the river to meet rail traffic. Still standing in good use today, the king-post truss bridge shows little alteration. Originally, as today, the lower deck was used for foot and car traffic. However, coal cars which used rails, were trafficked across the bridge along the top of the truss system.

**Pump House:** Located directly across the bridge, from the mine adits is the pump house. Standing in ruin today, this one story brick vernacular building once pumped water from the West Fork up the top of knob located behind Hutchison to a reservoir, were gravity redistributed it to residences below. Built on a stone foundation along the east bank of the West Fork, two semi-arched bays adorn the façade of the pump house, which is currently overgrown with vines.

**Power Plant / Iron Foundry:** Built in 1912, this large multi-story, gable roofed, brick industrial building was constructed by the Hutchinson Coal Company to meet its own electricity demand. Coal fired, the plant powered both the mines and the residences. Closed in 1921 with the coal mine, the building sat empty until 1945. This year, the Fischer Family, iron barons from Washington, PA, bought and converted the plant to an iron foundry which ran until 1985. Now standing in ruins, this large brick building only exists as two collapsing brick walls with multiple window bays and a portion of a king-post steel truss roof. Barren, except for rubble on the interior, vegetation has overtaken the ruins.

# WEST VIRGINIA HISTORIC PROPERTY FORM

## CONTINUATION SHEET

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**Residential Architecture:** Common for the times, Hutchinson Coal Company developed and built a residential camp for its miners. Complete with company owned stores, churches, and schools the Hutchinson Coal Company created an company owned environment that ensured labor loyalty by indebting workers to company scrips with every entitlement. Architecturally speaking, company towns used repetitive styles of vernacular architecture and often used architectural distinctions to distinguish economic class. In Hutchinson, early residential development began near the river and moved rapidly back up the mountain side. Residential development was completed for the coal camp in 1915, when, what is called New Hill was constructed. Therefore, historic residential architecture within the property date between 1910 and 1915. Represented by three architectural forms, today the residential portion of the Hutchinson Coal Camp survives almost completely.

*The Single Pile House:* A common vernacular form dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries, the single-pile house represents a less developed form of the I-House. Sometimes called a Saddlebag House, when a central chimney is present, the single pile house is a two-story, one room deep, often wood-framed building. Commonly found with a gable roof, various forms of chimney's adorn the building. Rear ell's are also common Developed from earlier folk forms in the coastal south, the single-pile house is common in rural forms and dominates in Appalachia.

Single pile homes are found along the river and in New Hill within the Hutchinson Coal Camp. As the only-two story forms found within the camp, the single pile houses were more expensive and reserved for supervisors and other more highly paid employees of the mine. Built with two-story rear ells and partial-width shed roof porches, the single-pile homes display little distinction or stylistic variation.

*The Pyramidal Cottage:* Found in Appalachia and the South, these forms date form the early 19<sup>th</sup> century to the middle 20<sup>th</sup> century. Often composed of a four room massing, pyramidal cottages typically have central chimneys, but lack any hallways. Designed to maximize livable space, this form is almost never found in the North and is not as common in the South or Midwest, as other forms. Usually associated with upland towns, t they were often built on speculation for humble industrial-class housing.

As the most common form of architecture seen within the property, the pyramidal cottage was built to house the average worker. Consisting of four rooms, a kitchen, sitting room, and two bathrooms, the cottages were very small and cheaply built. Almost identical, these cottages display little distinction or stylistic variation.

*Southern Bungalows:* Southern bungalows are typically 1 or 1 and ½ story, low pitched, gable-orientated dwellings. Their roofs usually have wide, unenclosed, eave-overhangs, exposed roof rafters, and decorative (false) beams or braces under the gables. The porch, either full- or partial-width, is usually supported by square, tapered wood columns which often rest on brick or stone bases that extend to ground level. Prominent chimneys, dormers and numerous windows are also characteristics. Found in may shapes and sizes, bungalows were common throughout the early and middle 20<sup>th</sup> centuries.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

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Found only in New Hill, the southern bungalows within the Hutchinson Coal Camp are less spectacular. Lacking typical craftsman detailing, these gable-front buildings lack any distinction, beyond partially enclosed front porches. Indeed, these dwellings are so humbled and homogenized that they only resemble southern bungalow forms.

**Hutchinson School:** Built in 1912, this one story, wood-frame, single-pile, hipped roofed building was built by the Hutchinson Coal Company to school children of at an elementary level within the camp. A bell tower steeple, used to call children to school adorns the roof line. An enclosed portico and shed roof porch dissect the façade, while a she roof addition appends the rear. Of notice, is the lack of window bays, except for two on the western side elevation. Lacking ornamentation or stylistic variation, this wood clapboard building is considered vernacular in form.

**Hutchinson Church:** Also built ca. 1912, this one story, gable-orientated, wood frame building, with an attached steeple and enclosed vestibule is considered a vernacular religious form. Built by the coal company, the church was intended to facilitate religious worship among employees.

## Alterations:

Alterations to the property are discussed in two categories, alterations to extant architecture, and alterations to the property landscape.

**Alterations to extant architecture:** Beyond ruins, alterations to extant architecture largely consists of replacement siding, window, or roofing. In many cases, residential dwellings have also added small rear additions. After the Hutchinson Mine shut down, a local developer bought all the dwellings and remodeled them to included indoor plumbing, removing outhouses from the property. Since, modern heating and cooling systems have also been added to the dwellings.

**Alterations to the property landscape:** Some company dwellings are no longer standing. Built in the floodplain of the West Fork River, they have been razed for park land. In addition, coke furnaces and coal tipples that once stood in association with the mining operation have been removed in favor of a baseball field. The original company store has also been razed after years of neglect. In addition, the original railroad line that ran through Hutchinson has been converted into a pedestrian trail as part of a rails to trails project.

## Additions:

Beyond the additions to individual dwellings, some modern development has encroached on the camp. A trailer park no stands adjacent to the power plant / iron foundry and three or four modern homes have been built on lots within the residential portion of the camp.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

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| NAME: | Hutchinson Coal Camp Historic District | SITE #: |  |
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## Statement of Significance (NRHP Eligibility Recommendations):

**Criterion A:** The Hutchinson Coal Camp Historic District is comprised of several multi-functional architectural and engineering elements that lack individual distinction. Indeed, ruined conditions, replacement construction materials and modern additions have significantly altered the historic character of each element individually. However, when viewed as a whole, the property's integrity is strengthened. Indeed, the character of humble and homogenized company housing is still very evident. Coupled with extant reminders of the coal industry that fuelled this development, such as adits, truss bridges, and old power plants, the historic district is able to significantly convey a piece of history that made a significant contribution to the development of Harrison County and West Virginia as a whole. Therefore, the Hutchinson Coal Camp Historic District is considered to be eligible for inclusion on the National Register of Historic Places (NRHP) under Criterion A.

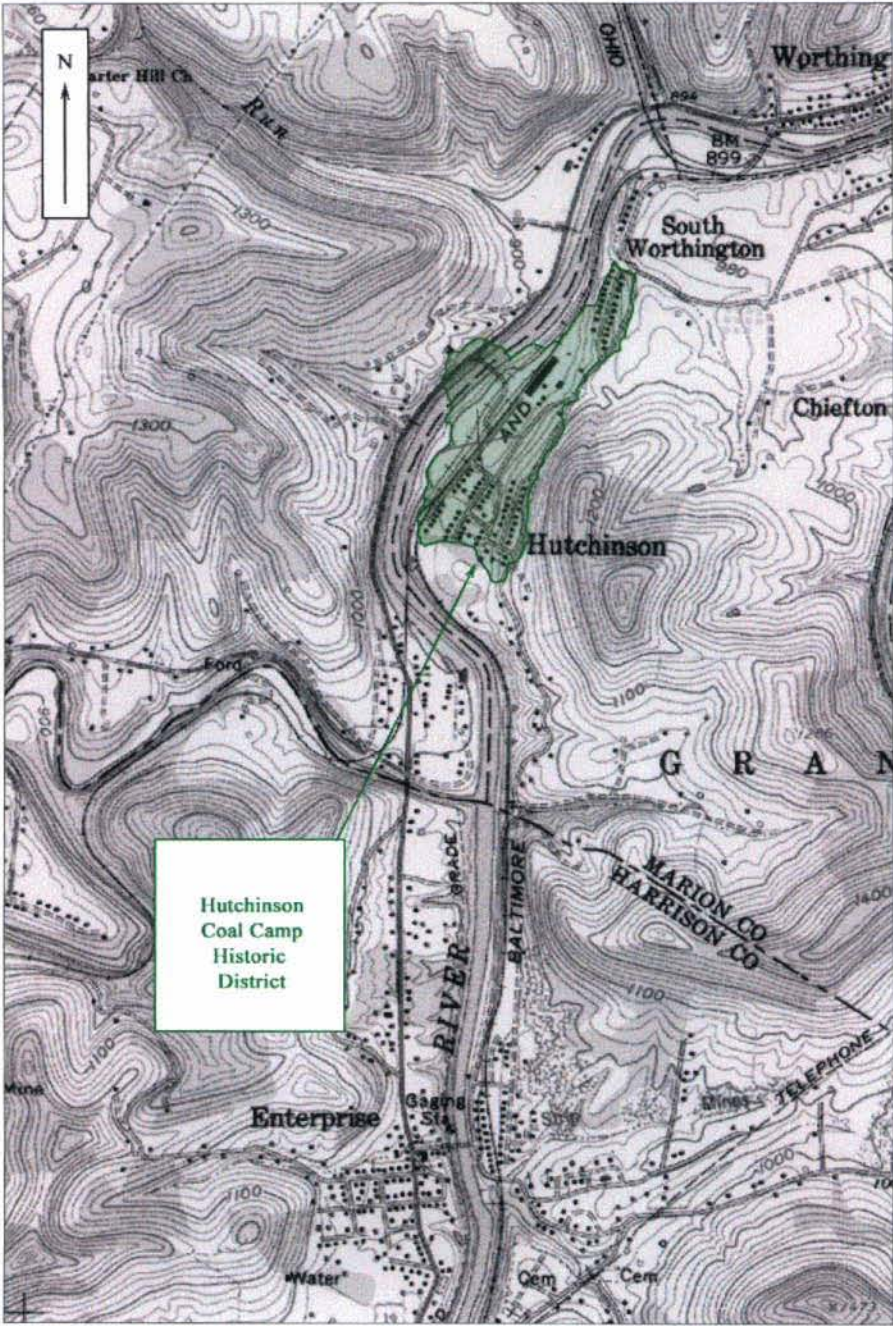
**Criterion B:** Currently, no persons of significance are known to be associated with the Hutchinson Coal Camp Historic District. Therefore, the property is not considered eligible for inclusion on the NRHP under Criterion B.

**Criterion C:** Again, while the individual architecture associated with the property, lacks distinction, when viewed as whole the property embodies the distinctive characteristic associated with a company constructed coal camp dating from the early 20<sup>th</sup> century. Therefore, the Hutchinson Coal Camp Historic District is considered to be eligible for inclusion on the National Register of Historic Places (NRHP) under Criterion C.

**Criterion D:** As property was evaluated for the potential for a visual effect only, no attempt was made to determine the archaeological potential associated with the property. As such, it is unknown if the property is eligible for inclusion under Criterion D. However, it is highly unlikely that archaeological resources are subject to visual effects.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

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Portion of USGS 7.5' Shinniston, WVA Topographic Quadrangle showing the location of the property.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Hutchinson Coal Camp Historic District

SITE #:



Photo of Entrance Adit. Facing Northwest.



Photo of Exit Adit. Facing Northwest.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Hutchinson Coal Camp Historic District

SITE #:



Photo of truss bridge and pump house. Facing Northwest.



Photo of old power plant. Facing South.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Hutchinson Coal Camp Historic District

SITE #:



Photo of interior of old power plant. Facing Southwest.



Photo of Single-Pile Houses only River. Facing South.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME: Hutchinson Coal Camp Historic District

SITE #:



Photo of Single-Pile Houses. Facing West.



Photo of Pyramidal Cottages. Facing Southeast.

# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

|       |  |         |  |
|-------|--|---------|--|
| NAME: | Hutchinson Coal Camp Historic District | SITE #: |  |
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Photo of Pyramidal Cottages. Facing Southwest.



Photo of Southern Bungalows in New Hill. Facing Southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM  
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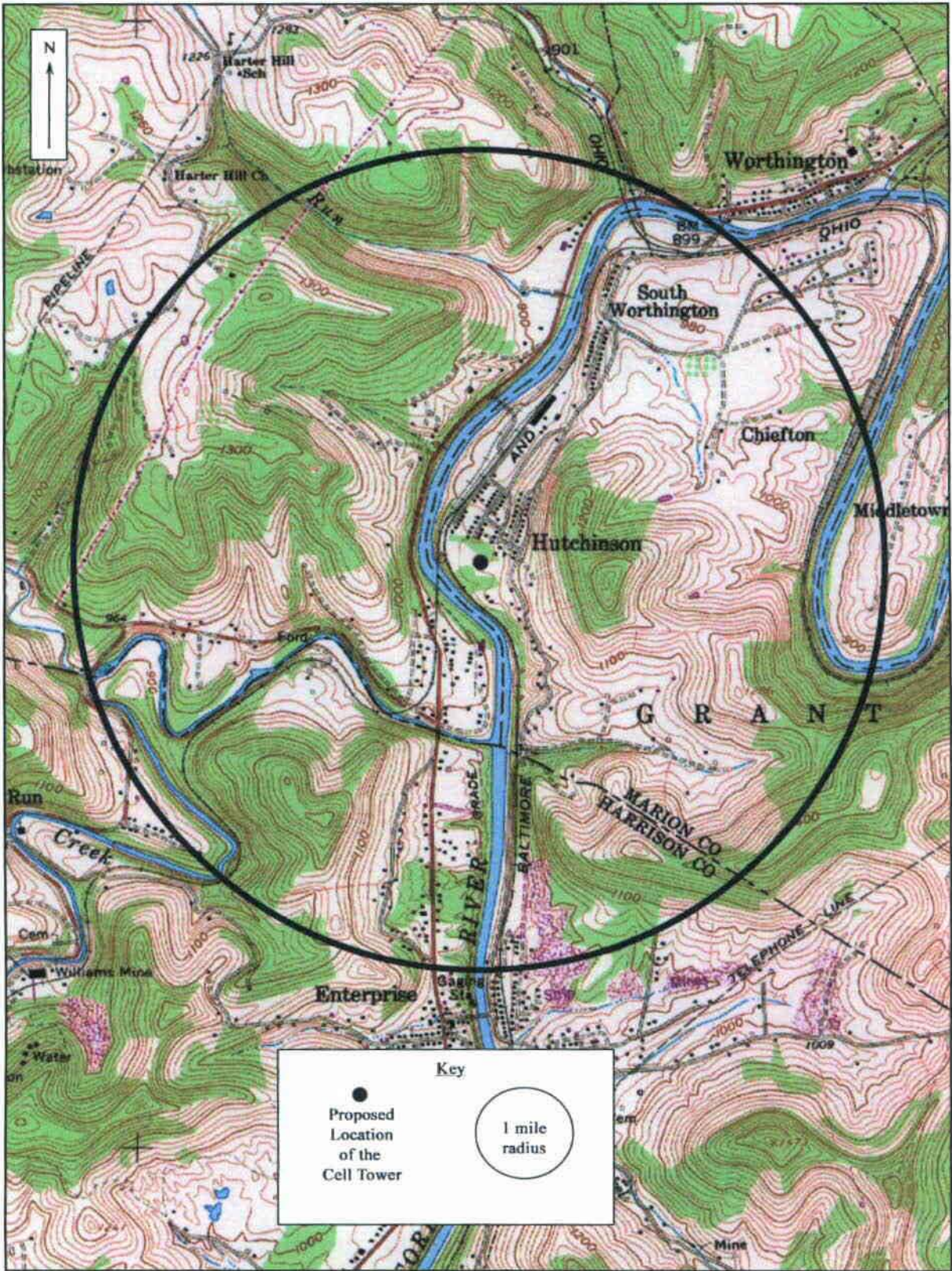


Photo of Hutchinson School. Facing West.

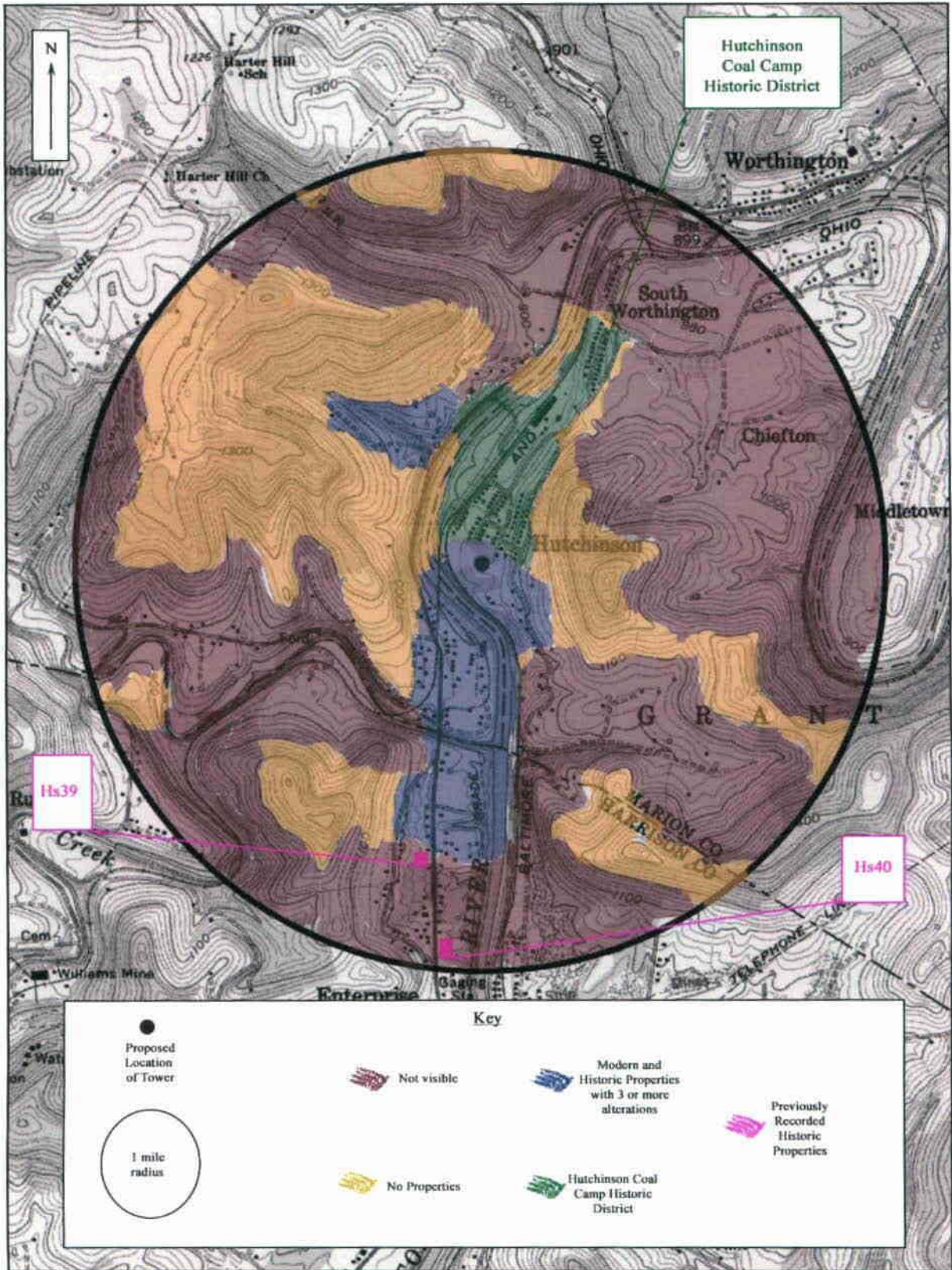


Photo of Hutchinson School. Facing Southwest.

**Attachment 2**  
**Project Maps**



Portion of USGS 7.5' Shinnston Quadrangle showing the proposed tower location and surrounding 1.0 mi (1.6 km) radius. Scale: 1"=2000'.



Portion of USGS 7.5' Shinnston Quadrangle showing the location of historic properties and definition of visual APE. Scale: 1"=2000'.

**Attachment 4**

**Photographs of Modern Buildings Within the Hutchinson Coal  
Camp Historic District**



**Photograph of modern development within the Hutchinson Coal Camp Historic District.**



**Photograph of modern development within the Hutchinson Coal Camp Historic District.**



**Photograph of modern development within the Hutchinson Coal Camp Historic District.**



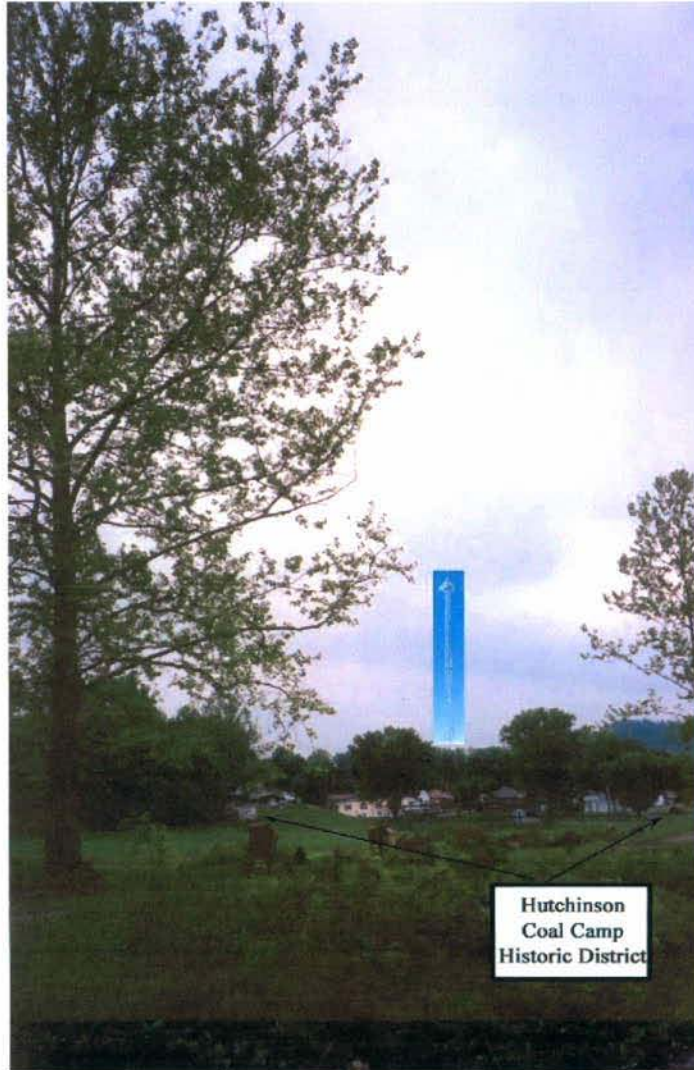
**Photograph of modern development within the Hutchinson Coal Camp Historic District.**



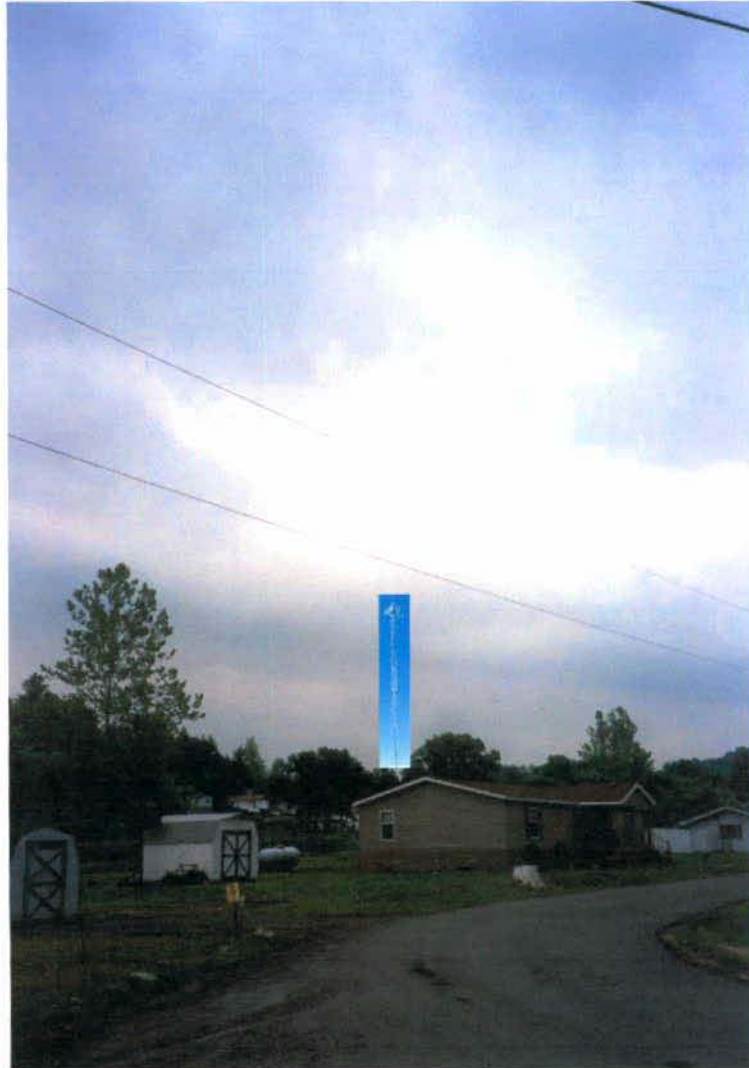
**Photograph of modern development within the Hutchinson Coal Camp Historic District.**

**Attachment 5**

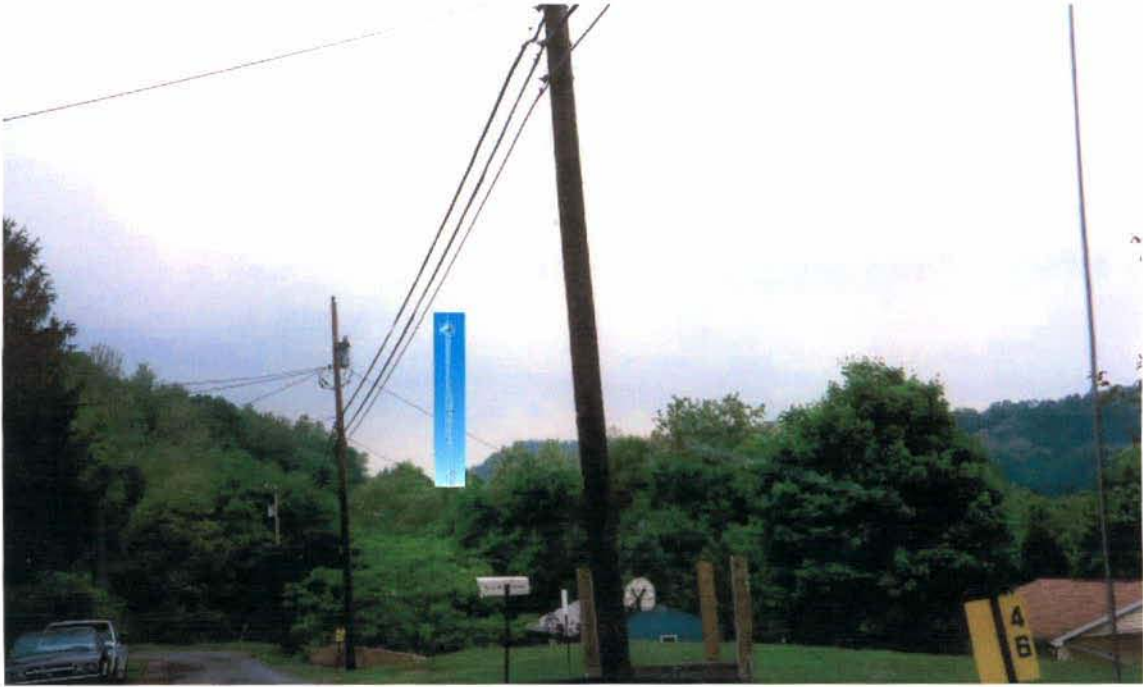
**Results of Red Balloon Test on the Hutchinson Coal Camp Historic  
District**



**Photograph simulating the proposed tower taken from the old power plant overlooking the Hutchinson Coal Camp Historic District, facing SW.**



**Photograph simulating the proposed tower taken from the truss bridge, facing south.**



**Photograph simulating the proposed tower taken from the New Hill, facing SW.**

**Attachment 6**

**Photographs of Modern and Historic Architecture with Three or  
More Alterations Within the APE**



**Photograph of modern home within the APE.**



**Photograph of modern home within the APE.**



**Photograph of modern development within the APE.**



**Photograph of historic property with three or more alterations within the APE.**



**Photograph of historic property with three or more alterations within the APE.**



**Photograph of historic property with three or more alterations within the APE.**



**Photograph of modern home within the APE.**



**Photograph of modern home within the APE.**