

MN-0356 to MN-0393, MN-0011-0180, MN-0018, 20, 24-26, 28, 34, 36, 45, 46, 52,  
54, 57, 61, 73, 75, 76, 81, 89, 91, 94, 95, 97, 101, 111, 113, 120, 124, 131, 133, 135, 136,  
139, 140, 146-149, 153, 154, 156, 165, 173,

RMN-07



# Town of Bath Historic District 2021 Resurvey & Expansion

Prepared by  
Grove & Dall'Olio Architects PLLC  
18 West Boscawen Street  
Winchester, VA 22601

Project Team:  
Lisa Dall'Olio  
Zachary Salman



## **Introduction**

In 2007, the Town of Bath Historic District in Berkeley Springs, West Virginia was nominated to the National Register of Historic Places, and the district was added to the NRHP in 2009. A nomination form, district survey, and approximately 150 historic property inventory forms were written by the firm of Taylor & Taylor Associates of Brookville, Pennsylvania. This survey has served the town well for 14 years, but has numerous errors and inaccuracies and has become generally outdated. This has made essential an update to the town's inventory of documented historic structures. The 2021 Resurvey and Expansion of the historic district seeks to make corrections to the original survey and to propose the expansion of the boundaries of the historic district to the municipal boundaries. The details of these goals are described in the following sections.

## **Survey Summary and Recommendations**

The 2021 Resurvey and Expansion for the Town of Bath Historic District involved the writing of 77 Historic Property Inventory Forms, 45 for properties previously surveyed and 32 for properties not previously surveyed. Most of those 32 properties are within the existing Town of Bath Historic District, but nine are outside the existing boundaries. Based on these properties, we recommend expanding the boundaries of the Town of Bath Historic District southward to encompass the properties in the Ravenwood neighborhood surrounding Rockwell Circle and slightly eastward to include Ewing Street and Lee Circle. These areas of town were developed at times and in styles that are relevant to the historic district's period of significance, thus they offer contributing structures consistent with the description of the historic district. Additionally, it appears that MN-0111 and MN-0172 on Cornelius Avenue, both originally surveyed in 2007, were left out of the historic district boundary, and we recommend expansion of the boundary westward to include them.

In total, that is five contributing properties in the Ravenwood/Rockwell Circle neighborhood, three contributing properties in the Ewing/Market Streets neighborhood, and two contributing properties on Cornelius Avenue.

However, due to the constraint of 77 properties in the contract, the Town of Bath Historic Landmarks Commission expresses intent to survey more properties in these neighborhoods on a volunteer basis. This would provide the opportunity to add approximately 10 properties along Rockwell Street (a spur of Rockwell Circle) and Johnsons Mill Road and at least two more residences on Lee Circle that would qualify as contributing structures and fall within the period of significance of the historic district.

## **Project Methodology**

The properties surveyed were chosen based on the following priorities:

- Correcting errors in the 2007 survey
- Documenting changes in historic fabric since 2007
- Surveying properties within the original historic district that were excluded from the original survey
- Surveying properties over 50 years old and with intact historic fabric outside the original historic district boundaries to propose the expansion of the historic district

The 2007 survey of the Town of Bath had multiple errors, the most prominent being the mixing of old and new addresses. At the time, Morgan County was in an ongoing process of re-assigning street addresses to match state-wide 911 guidelines, and many of the resources surveyed were labeled with the old address, or an address number was missing entirely. The resurveying aspect of this project is primarily focused on these incorrect addresses, with 40 resources that have existing updated addresses but were noted incorrectly on the original survey, plus three resources that were surveyed in a 1996 survey of the 522 corridor but not in the 2007 Town of Bath survey, and two resources that were listed with the correct addresses but have received significant renovation. Unfortunately, the address reassignment was never correctly completed by the county, so some resources still do not have address numbers. Those resources are not being resurveyed, as none of them have been significantly altered since the 2007 survey either.

Other notable errors in the 2007 survey that are being corrected include mixing up North and South, especially on Green Street; mixing up the photographs of two houses on Fairfax Street and Pendle Court; and including both old and new addresses but erroneously calling out the new, correct address as being an outdated former address.

While surveying the potential district expansion areas we asked the following questions:

- Is the property old enough to be considered historic (at least 50 years old) and does it still look much the way it did in the past?
- Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements?

All properties change over time. It was not necessary for a property to retain all its historic physical features or characteristics to be considered contributing within the historic district. The property must have retained, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those that define both why a property is significant (Areas of Significance) and when it was significant (Periods of Significance). They are the features without which a property can no longer be identified.

Each property was assessed based upon the following criteria from the Department of the Interior's Guidelines on how to apply the National Register Criteria for Evaluation:

- **CRITERIA A AND B** – A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).
- **CRITERION C** – A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features but has lost the majority of the features that once characterized its style.
- **CRITERION D** – A property that conveys information about human prehistory or history must retain evidence of the livelihood or culture of a past civilization. As the Town of Bath does not contain any such properties, this criterion was not used in the consideration of any properties on this survey.

Properties eligible under these criteria must not only have retained their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property was physically intact, its integrity was questionable if its character-defining features were concealed under modern construction. If the historic exterior building material was covered by nonhistoric material (such as vinyl siding), the property was still eligible if the significant form, features, and detailing were not obscured. If a property's exterior was covered by a non-historic false-front or curtain wall, the property did not qualify under the criteria, because it did not retain the visual quality necessary to convey historic or architectural significance. Such a property was also not considered a contributing element in the historic district, because it did not add to the district's sense of time and place.

The 1776 to 1959 period of significance of the original district was the focus. However, the 50 year window beyond which properties can become historic now encompasses another decade. Those properties within that 1960-1970 period were not excluded from consideration if they provided further examples of architectural styles within the existing district or intact examples of new styles not yet featured.



## **Brief History of the Town of Bath**

With a municipal founding date of 1776, it is fitting that the Town of Bath calls itself “America’s First Spa.” In fact, the warm springs here were a meeting and healing location for indigenous peoples long before settlers entered the picture. Tribes such as the Shawnee and Iroquois that ordinarily were hostile to each other instead mutually held this corner of the Alleghenies as a peaceful health destination.

The land became part of the holdings of Thomas, Sixth Lord Fairfax, and was surveyed by George Washington when he was merely 16 years old. Already a popular health destination during the colonial period, in 1776 the Virginia General Assembly established the municipality of Bath at the springs, part of Berkeley County at that time. Also known variously as “Warm Springs,” “Frederick Springs,” and “Berkeley Springs,” a naming conflict with another Bath, Virginia led the United States Postal Service to establish an office in Bath under the name Berkeley Springs instead.

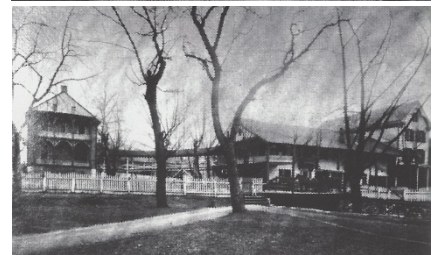
George Washington bought two of the lots laid out for the town and commissioned builder and inventor James Rumsey to construct his house on the lot at the southeast corner of Fairfax and Mercer Streets. Delayed by a fire at Rumsey’s mill, the house was eventually built but barely ever used by Washington (Chambers).

In 1820, Berkeley and Hampshire Counties were divided to create Morgan County, Virginia. The original border having followed Warm Springs Ridge above Bath, the town became the seat and center of a small new county, the only municipality in the county until 1891 when Paw Paw was formed in the southwest corner.

The tourism interest of the springs led to the creation of several major hotels close by. The Fairfax Inn began in 1794 across Fairfax Street from the springs and was extended continuously until a kitchen fire burned it down in 1901. The site became dominated by new commercial buildings, two of which are still in existence today (MN-0040 and MN-0041). After several boardinghouses were destroyed by fire in 1844, by 1848 Colonel John Strother built The Pavilion, a massive hotel adjacent to the springs, 197 by 168 feet and with a center quadrangle open on the south end. Designed by an unknown architect but nearly identical to a hotel at Capon Springs, The Pavilion offered a restaurant, ballroom, and bar among hundreds of beds. A chimney fire in 1898 destroyed the hotel and the lot remained empty, with several conceptual grand hotels proposed for the site,



House commissioned by George Washington, with the foundation being laid for the Judge William Dole Cottage on the same lot. Neither remain today.



The Fairfax Inn, including a breezeway and annex building built circa 1870s.

until 1933 when the petite and understated Park View Inn (MN-0061) was built by the local Harmison family. The Inn was expanded in 1937 with large side wings, and it is still in business today as the Country Inn. In 1905, George Biser transformed the Gustin House, located at the southeast corner of Washington and Fairfax Streets, into the Washington Hotel, a four-story Second Empire structure (the 4<sup>th</sup>-story mansard and corner tower were added later). It burned in 1974, taking the entire block with it (Mozier/Harmison).



The Park View Inn, MN-0061, when newly built, without side wings

During the 19<sup>th</sup> Century, tanning was the primary industry besides tourism and agriculture in Bath/Berkeley Springs. DeFord's Tannery was located only one block from the springs, much to the chagrin of local residents and hospitality businessmen. However, it was out of business before 1900 and was replaced by commercial structures (MN-0028 and MN-0029). Close to the turn of the century, sandstone mining took over. Local sand mining companies began to appear in the 1880s, and in 1927 Pennsylvania Glass Sand bought them out and consolidated the operation at what is now the U.S. Silica plant one mile north of town. Sand mined here by Henry Harrison Hunter won an award for quality at the 1893 World's Columbian Exposition in Chicago (Mozier/Harmison ch. 4).



DeFord's Tannery, gone by 1900.

In 1921, Interwoven Stocking Company, a maker of men's socks based in Martinsburg, built a branch plant in Bath/Berkeley Springs (MN-0148), in operation until 1954. In 1924, Berkeley Springs Bottling Works, later called Berkeley Club Beverages, a maker of bottled water, ginger ale, cream soda, sarsaparilla, and other sodas, opened a couple blocks south of the municipal limits. The building, outside the historic district, burned in 2018. In 1911, a massive, state-of-the-art four-story cold storage building (MN-0081) was constructed



Interwoven Mill, MN-0148

at the corner of North Mercer and Independence Streets to hold fruits, at the time primarily tomatoes and later apples). Today the cold storage building is the Morgan Arts Council's Ice House arts center and is under its last stage of renovation to complete the adaptive reuse of the structure. The cold storage building is also notable for holding the town's fire siren signal, an M-10 by Sterling Siren Fire Alarm Company of Rochester, which was installed in 1921 and is still in regular use today at one century old (Walking Tour p. 25).

It was also this period when the Town of Bath built a new school, relieving the Victorian-era Mount Wesley High School building from that role. In 1916, Bath District High School (MN-0112) was constructed at South Green, College, and Dawson Streets in a Colonial/Neoclassical Revival style quintessential of school buildings of the era, complete with five-mulled 6-over-6 windows and sandstone moldings set into red brick. This building was superseded by the 1939 Berkeley Springs High School, an austere Art Deco structure south of the municipal boundary, still in use today as the local high school. The 1916 building became an elementary school until 1956 when it was replaced by North Berkeley Elementary School north of the municipal boundary, which in turn was replaced by W. Ralph Widmyer Elementary School in 1976, near the 1939 high school. The 1916 building has since been a community youth center, a senior center, and a health clinic and is currently being redeveloped again.

During this time, the increase in economic vitality brought new home construction primarily reflecting the Craftsman and minimal-traditional movements. Most dramatic was the redevelopment of the former Ravenwood estate into the present-day Ravenwood Addition neighborhood at Rockwell Circle, as well as new subdivided lots opening up on Martinsburg Road (then called Yellow Springs Road) and South Washington Street south to Johnsons Mill Road. Rows of Craftsman-era residences, such as MN-0126 to MN-0129, MN-0164 to MN-0170, and MN-0361 to MN-0365 appeared around the late 1920s and early 1930s. MN-0129 in particular was built by an unnamed local builder using the plan of the Sears Lynnhaven mail-order house, without ordering the kit, and with a custom cladding of stucco and arched brick not offered by Sears, identical to another built on North Queen Street in Martinsburg.

More of these homes are seen on upper Wilkes Street, which at the time was the main highway into downtown Berkeley Springs from Hancock. Multiple Craftsman homes populate this strip, but the neighborhood leans predominantly toward I-house-type vernacular structures dating to the turn of the 20<sup>th</sup> Century.

These neighborhoods of the Town of Bath are described in more detail in “Addition of Properties and Expansion of the Survey Area.”

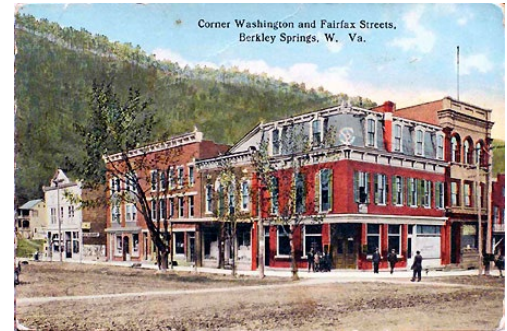


## Assessment of Historic Fabric

The Town of Bath's historic fabric is in poor condition. At least half of the structures built before 1940 have burned or been demolished since 1950. Only a handful of structures show no character-altering modifications dating after 1950. Most of the remaining historic structures have been re-sided with vinyl or aluminum and/or have vinyl replacement windows and replacement porch parts, with original millwork either truncated or missing entirely. Two contributing structures had original windows replaced with vinyl among other character-altering changes while this survey was being conducted. Many once-stately Queen Anne residences retain their general shape only, stripped of nearly all moldings. The commercial building on the northwest corner of Fairfax and Washington Streets, locally known as the Mountain Laurel, was originally a Second Empire-style building that was completely covered, including the mansard, behind flat brown brick walls sometime in the 1950s.

The town contains several very large holes where there is neither historic fabric nor functional buildings. The block bounded by Fairfax, South Washington, South Mercer, and Bath Streets, a prime location in the immediate center of the community, completely burned in 1974 and has never been built on again except for a small bank and a one-story CMU commercial building, with most of the block now a gravel parking lot. Multiple grand Victorian-period residences were demolished along South Washington Street between Liberty and Warren Streets and on North Washington Street between Independence and Union Streets for the purposes of modern commercial structures, especially banks, and accompanying parking lots. Some of the most important structures to the town's early history, including a house commissioned by George Washington and the residence of journalist and artist David Hunter Strother "Porte Crayon," are gone.

Some good-natured attempts were made at beautification at the expense of historic fabric. MN-0173, originally an Italianate building with a small



Comparison of a 1913 postcard of the town square at Fairfax and Washington Streets to its present-day appearance. The Second Empire structure has been reskinned with brown brick.



Stoneleigh, a grand Tudor-revival residence, and the present-day parking lot at South Washington and Liberty Streets where it used to stand

semicircle at the top of the parapet, was remodeled circa 1990s with EIFS siding, foam moldings, and an enormously oversized semi-circular parapet. MN-0075 had previously been covered with asbestos siding then aluminum, and within the last 10 years both of these were removed to reveal the original siding but the windows were replaced with vinyl and the window trim moldings were accented with stick-on keystones and other flairs.

In spite of these modifications, the town's history as a resort community is still present in the commercial buildings on the three blocks between Fairfax and Independence Streets, the large late-19<sup>th</sup>-century vacation homes dotted around Green, Hageman, Market, and Warren Streets, and the Berkeley Springs State Park.



War Memorial Plaza on Fairfax Street used to be the commercial center of town, but fires in 1974 and 2006 have left it completely devoid of retail space.



MN-0173



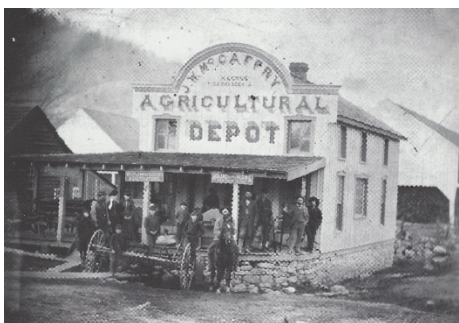
MN-0057



Tanglewood stood immediately behind Stoneleigh along South Mercer Street and was demolished at the same time.



Trimble Hall and Fulton Market stood where the present-day fire department now stands on North Mercer Street.



The J.W. McCaffrey Agricultural Depot stood at the northwest corner of North Mercer and Congress Streets.



The 45 resources being re-surveyed are as follows:

# in Survey	MN-	Name in Original Survey	Address on Original Survey	Correct Address	Contributing
01	0018	Francis Asbury M. E. Church	- Wilkes Street	106 Wilkes Street	Yes
02	0020	Morgan County Public Library	- North Washington Street	105 Congress Street	Yes
03	0024		- North Washington Street	140 North Washington Street	Yes
04	0025		---- N. Washington Street	174 North Washington Street	Yes
05	0026	Eichelberger House	- N. Washington Street	99 North Washington Street	Yes
06	0028	Star Theater	- N. Washington Street	49 North Washington Street	Yes
07	0034		307 S. Washington Street	27 Warren Street	Yes
08	0036	St. Mark's Episcopal Church	S. Washington Street	180 South Washington Street	Yes
09	0045		- Wilkes Street	47 Independence Street	Yes
10	0046		100-101 Wilkes Street	306 Wilkes Street	Yes
11	0052	Pendleton Boarding House	- Wilkes Street	117 Wilkes Street	Yes
12	0054	"The Castle"	S. R. 9	276 Cacapon Road	Yes
13	0057		303 Market Street	180 Market Street	Yes
14	0061	Park View Inn The Spa at Berkeley Springs	207 S. Washington Street	110 South Washington Street	Yes
15	0073		404 Congress Street (formerly 157)	157 Congress Street	Yes
16	0075		408 Congress Street	175 Congress Street	Yes
17	0076	Joe's Radio Shop	305 Congress Street	110 Congress Street	Yes
18	0081	"The Ice House"	313 Independence Street	138 Independence Street	Yes
19	0089		10 Cacapon Road	10 Cacapon Road	Yes
20	0091	"Woodbine" Hunter Funeral Home	106 South Mercer Street	36 South Green Street	Yes
21	0094		---Mercer Street	116 Market Street	Yes
22	0095	"Wisteria Cottage" Judge John Wright Cottage	305 S. Green Street	156 South Green Street	Yes
23	0097		rear, 167 Wilkes Street	2 Congress Street	Yes
24	0101		303 Mercer Street	143 North Mercer Street	Yes
25	0107		99 S. Green Street	99 North Green Street	Yes
26	0111		- Cornelius Street	218 Cornelius Avenue	Yes
27	0113		99 Martinsburg Road	6 Dawson Street	Yes
28	0120		- Martinsburg Road, corner Ewing Street	264 Ewing Street	Yes
29	0124		171 Martinsburg Road	171 Biser Street	Yes
30	0131	T. H. B. Dawson House	300 S. Green Street	139 South Green Street	Yes
31	0133		79 S. Green Street	79 South Green Street	Yes
32	0135		cor. Hageman Street and Davis Road	202 Independence Street	Yes
33	0136		107 Hageman Street	59 Hageman Street	Yes
34	0139		110 Hageman Street	86 Hageman Street	Yes
35	0140		112 Hageman Street	98 Hageman Street	Yes
36	0146		259 Fairfax Street	259 Fairfax Street	Yes
37	0147		---- Pendle Court	12 Pendle Court	Yes
38	0148	Old Factory Antique Mall	282 Williams Street	42 Williams Street	Yes
39	0149	Berkeley Springs Depot	504 N. Washington Street	342 North Washington Street	Yes
40	0153		402 Fairfax	165 Fairfax Street	Not Surveyed 2007, Yes 2021
41	0154		Corner of Fairfax & Hageman	11 Hageman Street	Not Surveyed 2007, Yes 2021
42	0156	"Castalian Hall"	41 Ewing (?) Street	41 Pratt Street	Yes
43	0165		- S. Washington Street	351 South Washington Street	Yes
44	0173	"La Luna"	- Washington Street	48-50 North Washington Street	Yes 2007, No 2021
45	0011-0180		116 Hageman Street	118 Hageman Street	Not Surveyed 2007, Yes 2021

More updated addresses were found after the above 45 properties were already chosen for the resurvey, and as such they did not make it into the list. Some of them were addressed together with other structures that they are associated with, such as church rectories to churches. These properties are as follows:

<b>MN-</b>	<b>Address on Original Survey</b>	<b>Correct Address</b>
0035	401 South Washington Street	180 South Washington Street (same as MN-0036)
0042	6 Wilkes Street	106 Wilkes Street (same as MN-0018)
0044	176-212 Wilkes Street	42 Independence Street
0077	1 (?) Congress Street [N side at W end]	1 Congress Street
0079	151 Independence Street	141 Independence Street
0082	305 Independence Street	110 North Washington Street (same as MN-0023)
0088	203 Union Street	20 Union Street
0090	95 Fairfax Street	1 Fairfax Street
0093	90 S. Mercer Street	97 South Mercer Street
0102	- South Green Street	110 South Green Street
0106	- N. Green Street (rear, 408 Congress St.)	175 Congress Street (same as MN-0075)
0109	127-129-131 Fairfax St. 16 N. Mercer Street	127 Fairfax Street
0132	204 S. Green Street	87 South Green Street
0137	104 Hageman Street	53 Pendle Drive
0160	--- Thomas Street [ rear, 188 S. Washington]	28 Thomas Street
0169	309 (?) S. Washington Street	307 South Washington Street

## **Addition of Properties and Expansion of the Survey Area**

Two of the goals of this survey are to include properties that are within the original historic district boundaries but were not surveyed in 2007, and to expand the area of properties surveyed to reach the municipal boundaries of the Town of Bath, proposing the expansion of the historic district boundaries to that extent. These goals were achieved by surveying properties in three areas of town that had not been fully included in the 2007 survey. The details of these three areas are as follows.



### **Ewing & Market Streets Neighborhood**

The neighborhood at Ewing and Market Streets is located on the east end of the town, along various knolls on the side of a ridge. Around half of this area was included in the original boundary of the historic district. This neighborhood was originally the town's education district, with two major public schools and the Old Dominion Military Academy. The academy's main dormitory, Castalian Hall, still exists and was surveyed in 2007 as MN-0156, and it is currently under a rehabilitation that has revealed multiple character-defining features that had been obscured by vinyl cladding. The academy's main building, a brick Neoclassical-revival structure, burned in the 1970s and is now the site of Scaling Street, a collection of three one-story houses dating no earlier than 1990. Mount Wesley High School, a brick Gothic-revival structure built by prominent local builder Henry Harrison Hunter, also burned and is now the site of a skate park.



Castalian Hall dormitory, MN-0156, under rehabilitation in 2021

In addition to Castalian Hall, the other most architecturally significant property that still exists in this neighborhood is 77 Lee Circle, a 1958 mid-century modern home built from a plan that was featured in *Better Homes and Gardens Magazine*. It was designed by John Normile, AIA (1896-1985) of Des Moines, Iowa, who was the Building Editor of the magazine and an alumnus of the École des Beaux-Arts.



77 Lee Circle, surveyed as MN-0356, a house plan from *Better Homes and Gardens*



Otherwise, this neighborhood is a mix of properties spanning from the early 20<sup>th</sup> Century to 2015. Two more architecturally distinct mid-century modern homes exist on Lee Circle, and multiple Arts and Crafts and Colonial-revival houses in various architectural conditions line Ewing Street. Pratt Street includes four vernacular I-houses, three of which retain character-defining features and, of those, two of which are vacant and deteriorated.

### **Ravenwood Addition/Rockwell Circle**

Ravenwood Addition, on the south end of the Town of Bath, is a collection of minimal-traditional houses from the 1920s-1940s around Rockwell Circle, a looping street off Johnsons Mill Road. This area is outside the boundaries of the original historic district. Two of these houses are average three-bay Dutch-colonial-revival houses, and two are architecturally distinctive houses that fit a general description of arts & crafts and Colonial-revival. Also present are Cape Cod-revival and ranch houses dating from the 1950s through 70s. This land originally belonged to a large 19<sup>th</sup>-century estate called Ravenwood, with the primary manor house located where MN-0363 and MN-0364 are now. The estate was broken up in the first quarter of the 20<sup>th</sup> century, leading to the development of this neighborhood. The original manor house has been gone since that time.



23 Rockwell Circle, surveyed as MN-0362

### **Upper Wilkes Street**

Along Wilkes Street, north of the intersection with Union Street, are multiple vernacular I-houses and several examples of arts & crafts and bungalow architecture. These properties are all located within the original boundaries of the historic district but no historic property inventory forms were made for them before this survey. Before the realignment of U.S. Route 522 to present-day North Washington Street, Wilkes Street was the main highway between Bath/Berkeley Springs and Hancock, known until the 1940s as West Virginia State Route 38. Therefore, these properties constituted the town's original main street on the north end. The condition of the historic fabric of these houses varies heavily, but together they form a distinct early-20<sup>th</sup>-century working-class neighborhood character. Also included in this section of the survey are vernacular houses along North Washington Street that are generally not in good enough historic condition to be considered contributing but still evoke the form and character of the town's



338 Wilkes Street, surveyed as MN-0371

architectural vernacular from the turn of the 20<sup>th</sup> century and could potentially be rehabilitated into contributing structures in the future.

The following 32 properties were not included in the 2007 Town of Bath Historic Resources Survey but have been surveyed for the 2021 Resurvey and Expansion.

# in Survey	MN-	Address	Name or <i>Significance</i>	Contributing	In Original District Area
46	0356	77 Lee Circle	<i>Better Homes and Gardens Five Star Home Plan 2810, John Normile, AIA.</i>	Yes	No
47	0357	192 Fairfax Street	<i>Distinctive and unusually-massed Colonial-Revival</i>	Yes	Yes
48	0358	35 Pendle Drive	<i>Architecture: Dutch Colonial Revival</i>	Yes	Yes
49	0359	258 Fairfax Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
50	0360	263 Fairfax Street	<i>Radford Artistic Homes 1908 Catalogue Design No. 95</i>	Yes	Yes
51	0361	17 Rockwell Circle	<i>Architecture: Minimal Traditional</i>	Yes	No
52	0362	23 Rockwell Circle	<i>Architecture: Dutch Colonial Revival</i>	Yes	No
53	0363	31 Rockwell Circle	<i>Architecture: Arts and Crafts</i>	Yes	No
54	0364	37 Rockwell Circle	<i>Architecture: Colonial Revival</i>	Yes	No
55	0365	117 Johnsons Mill Road	<i>Architecture: Dutch Colonial Revival</i>	Yes	No
56	0366	301 Wilkes Street	<i>Architecture: Arts and Crafts</i>	Yes	Yes
57	0367	309 Wilkes Street	<i>Architecture: Arts and Crafts</i>	Yes	Yes
58	0368	312 Wilkes Street	<i>Architecture: Vernacular I-house</i>	No	Yes
59	0369	319 Wilkes Street	<i>Architecture: Arts and Crafts</i>	Yes	Yes
60	0370	324 Wilkes Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
61	0371	338 Wilkes Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
62	0372	339 Wilkes Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
63	0373	349 Wilkes Street	<i>Architecture: Minimal Traditional</i>	Yes	Yes
64	0374	352 Wilkes Street	<i>Architecture: Vernacular I-house</i>	No	Yes
65	0375	363 Wilkes Street	<i>Architecture: Arts and Crafts</i>	Yes	Yes
66	0376	364 Wilkes Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
67	0383	147 Ewing Street	<i>Architecture: Minimal Traditional</i>	Yes	No
68	0384	163 Ewing Street	<i>Architecture: Arts &amp; Crafts</i>	Yes	No
69	0385	359 North Washington Street	<i>Architecture: Arts and Crafts</i>	No	No
70	0386	327 North Washington Street	<i>Architecture: Vernacular I-house</i>	No	Yes
71	0387	275 North Washington Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
72	0388	243 North Washington Street	<i>Architecture: Vernacular I-house</i>	No	Yes
73	0389	7 Pratt Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes
74	0390	6 Pratt Street	<i>Architecture: Vacant but retains Victorian-era architectural craftsmanship</i>	Yes	Yes
75	0391	146 South Washington Street	<i>Innkeeper's House</i>	Yes	Yes
76	0392	Rear, 180 Fairfax Street	<i>19<sup>th</sup>-century bathhouse</i>	Yes	Yes
77	0393	13 Pratt Street	<i>Architecture: Vernacular I-house</i>	Yes	Yes

## **Demolished Structures**

Seven structures that were surveyed in 2007 have been demolished:

- MN-0019 was demolished in 2015 for a new courthouse parking lot. A new historic property inventory form was submitted to the WV SHPO prior to demolition.
- MN-0038 and MN-0039 both burned in April 2015 and the ruins were cleared over the next year.
- MN-0086 was demolished due to being vacant and derelict. MN-0087, its identical twin, was also slated for demolition but is still standing with only a rear lean-to addition removed.
- MN-0114 was demolished and replaced with planting beds sometime between the 2007 survey and August 2008.
- MN-0163 was rammed through by an out-of-control tanker truck on May 15, 2013.
- MN-0171, the historic brick paving on Fairfax Street, was removed and replaced with new pavers in 2016.



Demolition of MN-0038 and MN-0039 after the April 2015 fire. The buildings' shared cornice was already missing.

### **Existing Individual National Register Listings**

There are seven properties in both the original and proposed expanded Town of Bath Historic District that are currently individually listed on the National Register of Historic Places. There are no National Historic Landmarks or buildings documented by the Historic American Buildings Survey in the Town of Bath.

The National Register listings are as follows. Except for the Clarence Hovermale House, they were listed under addresses that are now out of date. The modern addresses are shown here. These are within the original historic district boundaries, except for the Samuel Taylor Suit Cottage which is outside the boundary on the district nomination form but surveyed in the 2007 resources survey.

<b>Name of Resource</b>	<b>Address</b>	<b>Date of Listing</b>
Berkeley Springs State Park	2 South Washington Street	May 24, 1976
Berkeley Springs Train Depot	342 North Washington Street	March 23, 2001
T.H.B. Dawson House	139 South Green Street	February 10, 1983
Clarence Hovermale House	167 Wilkes Street	May 2, 2003
Sloat-Horn-Rossell House	234 Fairfax Street	August 23, 2004
Samuel Taylor Suit Cottage	276 Cacapon Road	November 28, 1980
Judge John W. Wright Cottage	156 South Green Street	April 28, 2006

In the 2007 survey report, the John Herbert Quick House was named as a National Register property in the Town of Bath, with the address line “Off US 522.” However, the John Herbert Quick House is separated from both the Town of Bath and U.S. Route 522 by several miles, its actual location being 73 Manor House Lane, Berkeley Springs, WV 25411, near the Coolfont Resort. It was listed on August 23, 2004, at the same time as the Sloat-Horn-Rossell House.



## **Potential Candidates for National Register Individual Nomination**

These properties may be eligible for individual listing in the National Register of Historic Places.

<b>MN-</b>	<b>Criterion</b>	<b>Within existing district?</b>
0018	C: Embodiment of its style and period	Yes
0020	C: Embodiment of its style and period	Yes
0028	C: Architecturally distinctive	Yes
0034	C: Embodiment of its style and period	Yes
0036	C: Embodiment of its style and period, architecturally distinctive	Yes
0057	C: Embodiment of its style and period	Yes
0061	C: Embodiment of its style and period	Yes
0078	C: Embodiment of its style and period	Yes
0081	C: Embodiment of a type and period	Yes
0091	B: Associated with a nationally-recognized journalist and Lincoln Administration official	Yes
0093	C: Embodiment of a type, style, and period	Yes
0111	C: Embodiment of its style and period	No
0136	C: Architecturally distinctive	Yes
0148	C: Embodiment of a type and period	Yes
0153	C: Embodiment of its style and period	Yes
0154	C: Architecturally distinctive	Yes
0156	C: Embodiment of its style and period	Yes
0164	C: Embodiment of its style and period, architecturally distinctive	Yes
0392	C: Architecturally distinctive	Yes



MN-0028



MN-0036



MN-0136



MN-0156



MN-0153

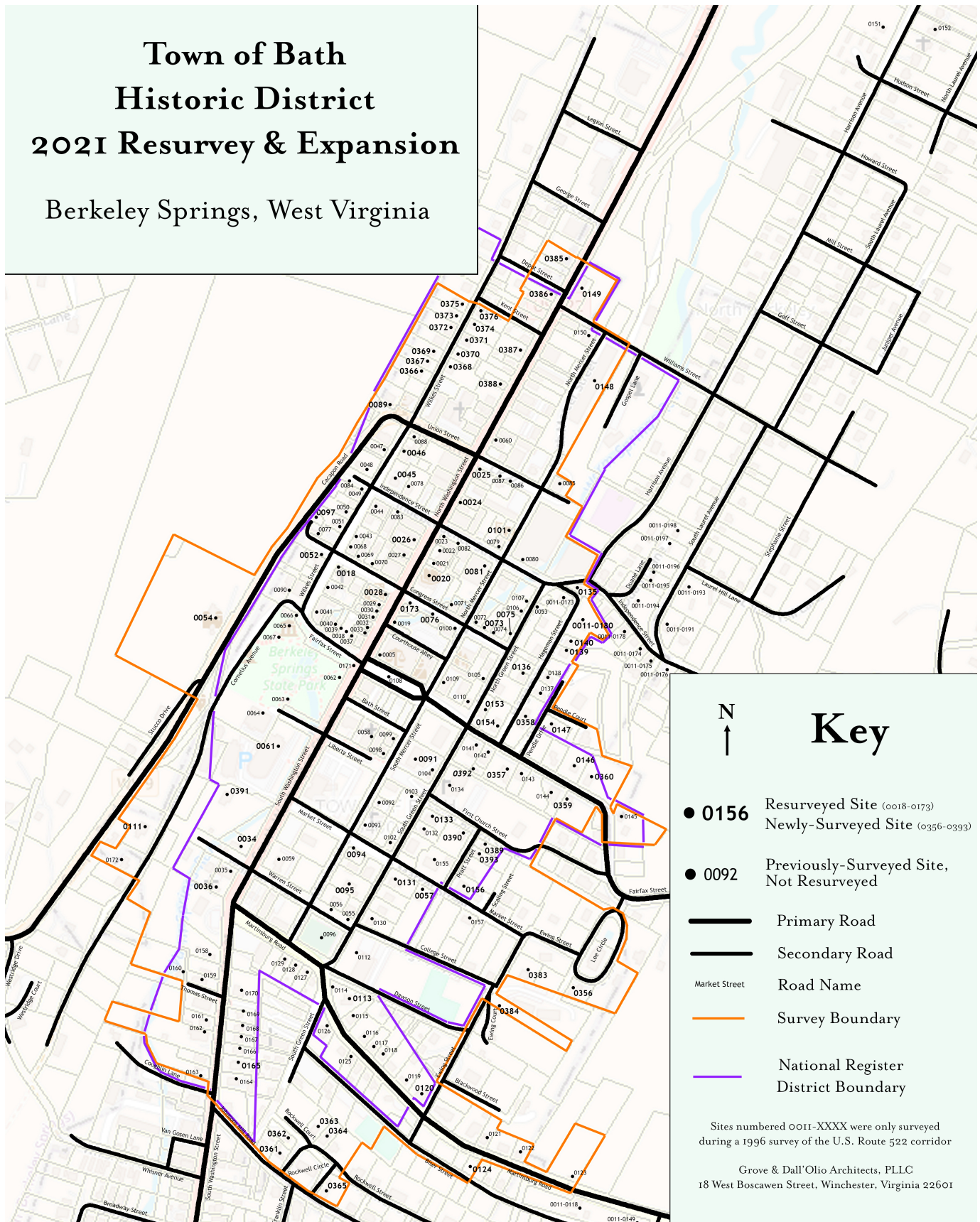


MN-0081



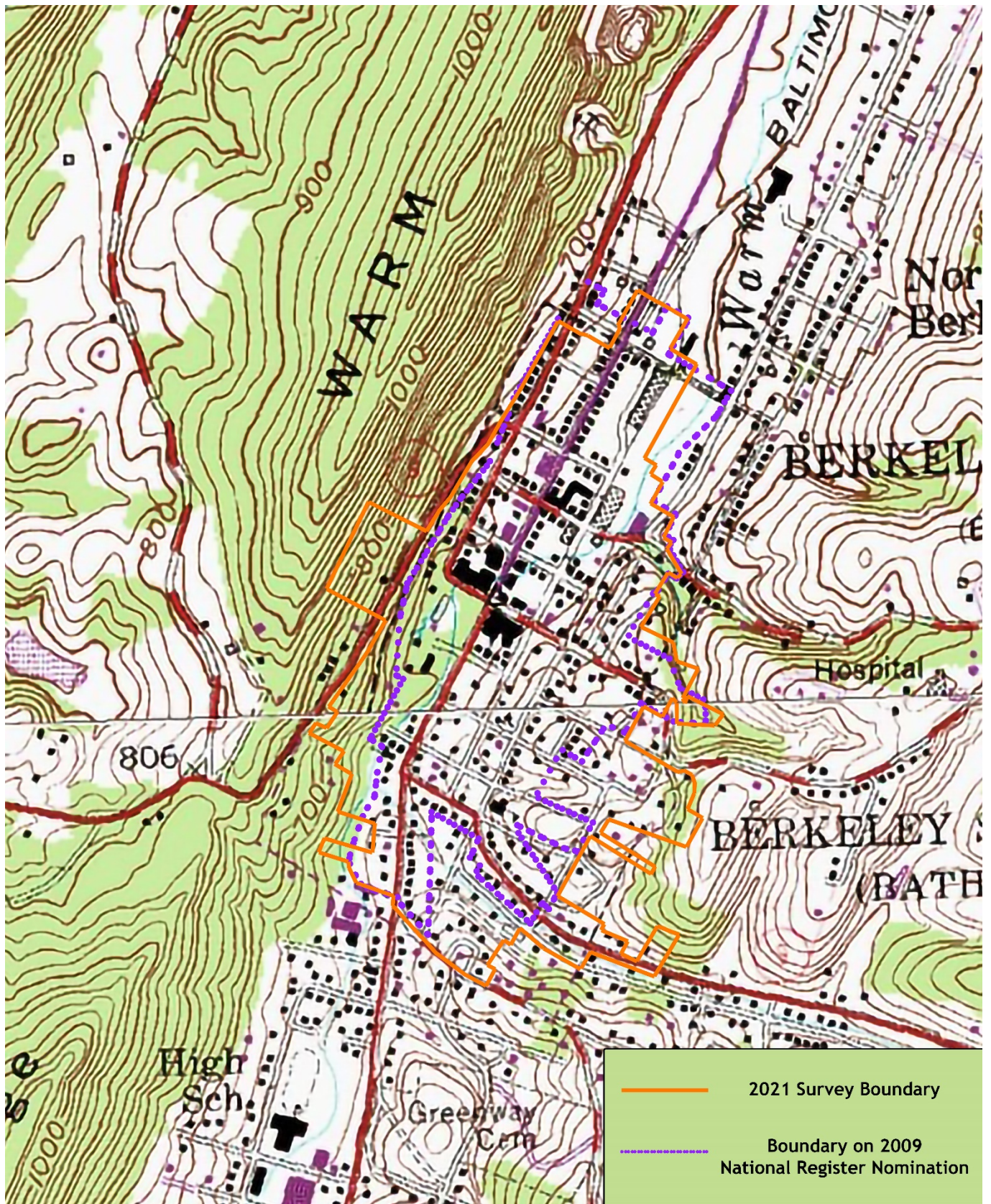
## Map of Survey Points of Interest

# Town of Bath Historic District 2021 Resurvey & Expansion Berkeley Springs, West Virginia





## USGS Topographic Map of Survey Area





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