

Updated Historic Resources Survey Report

Appalachian Highway Corridor H: Kerens to Parsons Project

Tucker County, West Virginia

State Project No. X142-H-38.99 (07)

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ABSTRACT

This report summarizes the results of an intensive-level historic resources survey and determination of National Register of Historic Places (NRHP) eligibility investigation within the area of potential effects (APE) of a portion of the Appalachian Highway Corridor H: Kerens to Parsons Project in Tucker County, West Virginia. This effort updates previous cultural resources surveys conducted for the project, which are now outdated, and identifies resources that were not previously surveyed due to age.

In 2024, project historians refined the project’s area of potential effects (APE) based on the latest roadway alignment, which included proposed improvements to intersecting roads and their respective approaches. Consistent with other phases of the Corridor H work, a 1,000-foot buffer from centerline was used to create this APE.

This update includes new documentation of previously surveyed resources that have not been evaluated in more than 10 years or were never given eligibility recommendations as well as resources that were last documented as part of the 2015 determination of eligibility (DOE) report for the entire Kerens to Parsons project. It also includes the survey and evaluation of mid-century residential properties that were not included in previous surveys as they did not meet the age threshold at the time.

Table 1. Composition of Historic Resources Surveyed in February 2024

Update of resources last documented over 10 years ago	2
Update of resources last documented in 2015 (and determined not eligible)	13
Evaluation of historic-age properties never previously documented	3
TOTAL	18 resources surveyed

Table 2. Results of 2024 Survey Effort

Previously recorded resources previously determined not eligible for the NRHP	13 (<i>not resurveyed</i>)
Previously recorded individual resources previously determined eligible for the NRHP	0
Previously recorded resources with no determination of eligibility	2 (resurveyed)
Newly recorded resources recommended not eligible for the NRHP	3
Newly recorded resources recommended eligible for the NRHP	0
TOTAL	18 historic-age resources within the APE

Please reference **Appendix A** for a map set showing the locations of all historic-age resources surveyed within the APE.

Please reference **Appendix B** for a table of all historic-age resources surveyed in 2024.

Please reference **Appendix C** for copies of the new West Virginia Historic Property Inventory (WVHPI) forms.

Please reference **Appendix C** for copies of the updated WVHPI forms.

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1.0 Introduction

1.1 Project Description

The West Virginia Department of Transportation (WVDOT) Division of Highways (WVDOH), with funding from the Federal Highway Administration (FHWA), proposes to undertake the Appalachian Highway Corridor H: Kerens to Parsons Project, located in Tucker County, West Virginia (Figure 1). Part of the larger Corridor H of the Appalachian Development Highway System, this segment is located at the eastern end of the proposed Kerens to Parsons alignment near the unincorporated community of Mackeyville. The project is an approximately 0.89-mile, four-lane divided highway interchange with off-ramps connecting to existing US Route 219 (US 219) and Mackeyville Road (County Route 219/4). The highway will help fulfill the goals of improving east-west travel and promoting economic development in the region. An Amended Record of Decision (AROD) for this project was signed by FHWA in 2003. WVDOH is now updating environmental studies, coordinating with resource agencies, and advancing the design.

1.2 Current Action

This determination of eligibility (DOE) report summarizes the results of an intensive-level historic resources survey and determination of National Register of Historic Places (NRHP) eligibility investigation within the area of potential effects (APE) for the project. This effort updates previous cultural resources surveys conducted for the project, which are now outdated.

Project architectural historians from Michael Baker International, Inc. (Michael Baker), Moon Township, Pennsylvania, completed this work on behalf of the WVDOT-DOH, Charleston, West Virginia.

All work associated with this report was performed in accordance with federal and state laws pertaining to cultural resources, including the Antiquities Act of 1906, the National Historic Sites and Buildings Act of 1935, Section 106 of the National Historic Preservation Act of 1966 as amended (16 U.S.C. §470f), Section 4(f) of the Department of Transportation Act of 1966 (49 U.S.C. §303), the National Environmental Policy Act of 1969 (42 U.S.C. §4332[2][C]), Executive Order 11593 (36 CFR 154) (1971), the Archaeological and Historic Preservation Act of 1974, the regulations of the Advisory Council on Historic Preservation (36 CFR 800, effective August 5, 2004), and the Federal-Aid Highway Act of 1968 as amended (23 U.S.C. §138).

All actions associated with the performance of the survey and the preparation of the report adhere to the standards set forth in the Secretary of the Interior's Standards and Guidelines (48 FR 44716-44742); the West Virginia State Historic Preservation Officer's Criteria for Comprehensive Statewide Historic Survey and Plans; and other guidelines and regulations promulgated by the West Virginia Division of Arts, Culture, and History (WVDACH), which is also referenced as the West Virginia State Historic Preservation Office (WV SHPO).

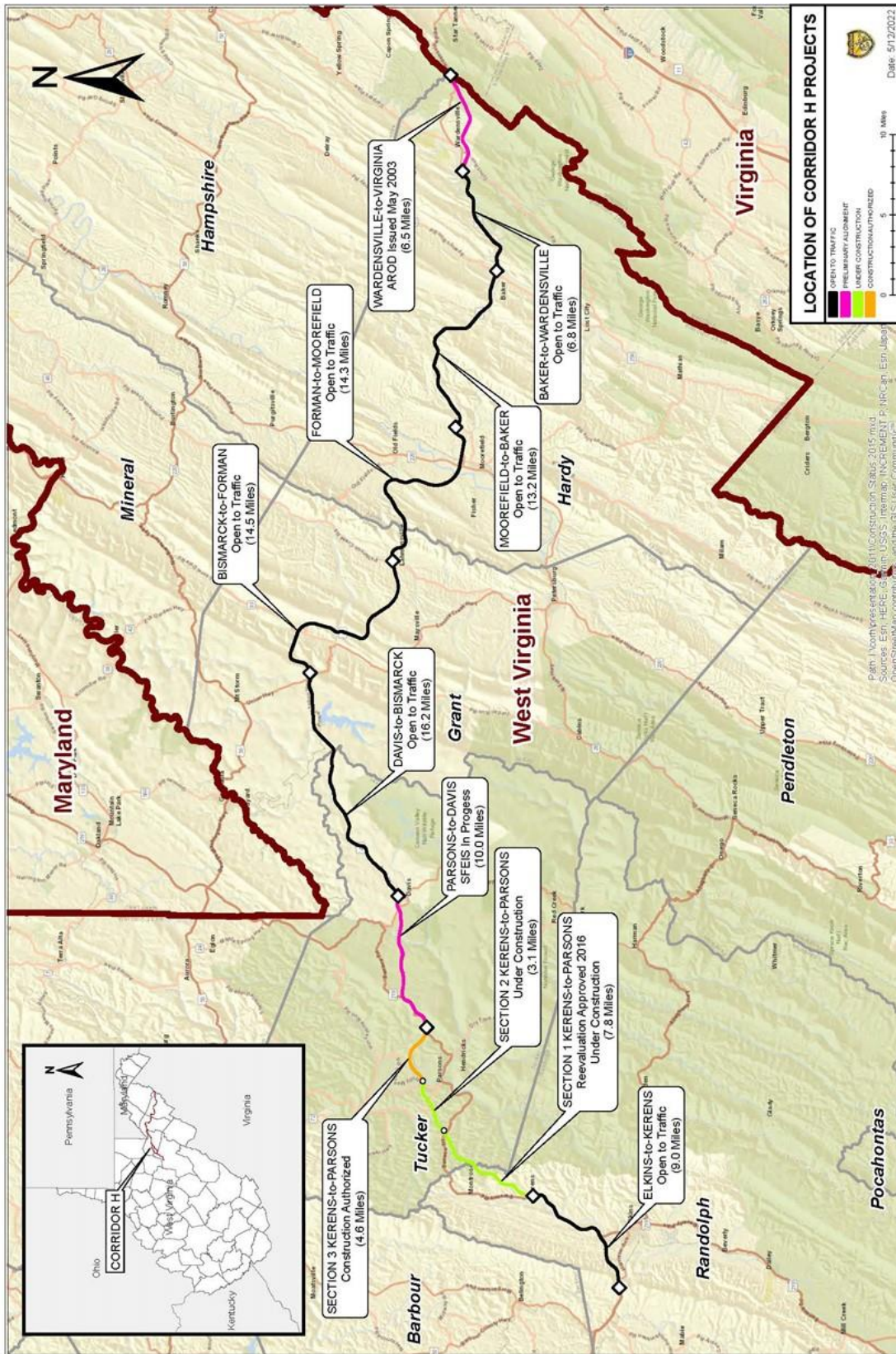


Figure 1. Appalachian Corridor H showing the Kerens to Parsons project area in green and orange.

1.3 History of the Project

1965-1990s

The Appalachian Corridor H Project, from Elkins, West Virginia, to the West Virginia-Virginia state line, was conceptualized in 1965 as part of the Appalachian Development Highway System (ADHS). Early alignment studies were conducted in the 1970s and culminated in the 1981 *Appalachian Corridor H: Elkins WV to Interstate 81, Virginia—Draft Environmental Impact Statement* (DEIS).

In preparation for the DEIS, a multi-volume *Historic and Architectural Resources Evaluation* (Kern 1979) was completed to identify cultural resources along Corridor H. The report identified 212 historic resources and provided preliminary eligibility recommendations. After a Draft Environmental Impact Statement (Draft EIS) was issued in 1981 for all of Corridor H, the project was put on hold due to funding issues.

In 1990, the WVDOT, WVDOH, and FHWA resumed the project. Following the initial re-evaluation efforts, WVDOH and FHWA agreed that subsequent project development would require the preparation of a Supplemental Draft Environmental Impact Statement (SDEIS).

In 1992, the Purpose and Need documentation and a Corridor Selection Draft Environmental Impact Statement (CSDEIS) were completed. The CSDEIS concentrated on the broad issue of corridor location, analysis, and identification for the project. Scheme Option D5 was identified as the preferred corridor on the basis that it best met the established project purpose and need and had the least involvement with sensitive resources.

In 1994, an Alignment Selection Draft Environmental Impact Statement (ASDEIS) was issued. This ASDEIS focused on the narrower issue of alignment location, analysis, and identification within the preferred corridor that was identified in the 1992 CSDEIS. The ASDEIS documented the development and analysis of 52 Build and Improved Roadway Alignments within the Preferred Corridor. After release of the ASDEIS, the state of Virginia withdrew from the project; therefore, while the Final SEIS addressed the complete corridor, the Preferred Alternative only included the West Virginia portion.

Cultural resources studies conducted in preparation of the ASDEIS included the *Historic & Archaeological Resources Technical Report* (Michael Baker Jr., Inc., 1992). An addendum to the report was issued in 1994, pertaining only to Corridor Scheme Options D and E between Bismarck, West Virginia, and Interstate-81 (outside of the current project area).

In 1995, Corridor H was included as a component of the National Highway System adopted by Congress and signed into law. Also in 1995, a *Cultural Resources Technical Report* (Michael Baker Jr., Inc., 1995) surveyed the project area for cultural resources, but only provided “preliminary” NRHP eligibility assessments.

In April 1996, a Final Environmental Impact Statement (FEIS) was issued. The FEIS responded to comments on both the CSDEIS and the ASDEIS. On August 2, 1996, FHWA issued a Record of Decision (ROD) approving the general location and design of the Appalachian Corridor H Highway between Elkins, West Virginia, and the West Virginia-Virginia state line. The ROD stated that FHWA and WVDOH would complete the evaluation of impacts on cultural resources for Corridor H in accordance with a Programmatic Agreement (PA), which was approved in 1995 by FHWA, WVDOH, the West Virginia Division of Culture and History (WVDCH [now the West Virginia Division of Arts, Culture, and History or WVDACH]), and the Advisory Council on Historic Preservation (ACHP). The PA allowed for the preparation of cultural resources reports for Corridor H on a section-by-section basis. The 1995 PA listed 14 sections, numbered 3-16, in West Virginia. Since the

1996 ROD was issued, FHWA and WVDOH have prepared numerous cultural resources reports for Corridor H. In accordance with the 1995 PA, all of the required reports have been completed by section (or groups of sections).

2000s

On February 24, 2000, a settlement agreement for various lawsuits was reached that allowed WVDOH to begin construction on identified segments of the project while remaining issues were resolved. As part of the mediation agreement, FHWA and WVDOT were required to prepare a SDEIS to examine one or more potential alignment shifts for the Kerens to Parsons portion of the Corridor H Project. The settlement agreement also required that a separate Amended ROD be issued for each of the project segments. The Amended ROD is issued for a project only after the required studies for that project have been completed and all other requirements specified in the settlement agreement for that project have been met.

In July 2000, Michael Baker Jr., Inc. submitted the *Appalachian Corridor H Battlefield Avoidance Study Determination of Eligibility for Architectural Resources* (Michael Baker Jr., Inc. 2000) to the WVDOT. A total of 17 historic-age resources were recorded, none of which were recommended eligible for the NRHP. This was followed a year later by the *Appalachian Corridor H Battlefield Avoidance Study Determination of Eligibility for Architectural Resources Addendum Memorandum* (Michael Baker Jr., Inc. 2001). Again, none of the surveyed resources were recommended for NRHP listing. After the completion of these studies, a Preferred Alternative known as the Alternative 3D–2005 Modified Alignment was developed for the Kerens to Parsons section of the project.

In 2015, Skelly & Loy, Inc. completed a *Determination of Eligibility For Architectural Resources Addendum Report, Corridor H Project Kerens to Parsons (Sections 2 and 3), Tucker County, West Virginia* (Skelly & Loy 2015) to update past determination of eligibility reports. The report surveyed 17 previously unrecorded historic resources, primarily consisting of mid-twentieth-century resources that had achieved historic age since the initial studies were conducted. None of the surveyed resources were recommended eligible for the NRHP.

This report is an update to the 2015 Skelly & Loy DOE report focusing only on the planned highway interchange at the eastern end of Section 3 of the Kerens to Parsons Project.

2.0 Research Design

2.1 Area of Potential Effects

According to 36 CFR 800.16(d), the area of potential effects (APE) is “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.” The APE includes the maximum extent of the undertaking’s potential direct and indirect effects on historic properties. Consistent with other phases of the Corridor H project, a 1,000-foot buffer from the roadway centerline was used to create the APE. The APE encompasses 337 acres (Figure 2).

2.2 Background Research Methodology

Project historians referenced past project reports and the WVDACH interactive GIS website (West Virginia SHPO Map Viewer) to identify all previously recorded resources within the APE, including any that were surveyed recently (between 2018 and 2022). Project historians also reviewed USGS topographic maps, historical aerial photographs, and county property records to identify properties that were not included in the initial or subsequent surveys or have since become 45 years of age. Project historians conducted property-specific deed research on all of the newly identified properties. Project historians also utilized other public records, including wills, tax assessments, maps, and census data. A historic context of the general project area was included in prior reports and thus was not included in this updated determination of eligibility report.

2.3 Field View

Upon completion of the background research and historic map review, project historians conducted an intensive-level field survey to document and evaluate previously un-surveyed properties containing buildings, structures, and objects 45 years of age or older within the APE and to document the current condition of previously surveyed resources identified in the background research task. The field survey occurred on February 20, 2024. Each resource was documented using field forms, field notes, sketches, and digital photography.

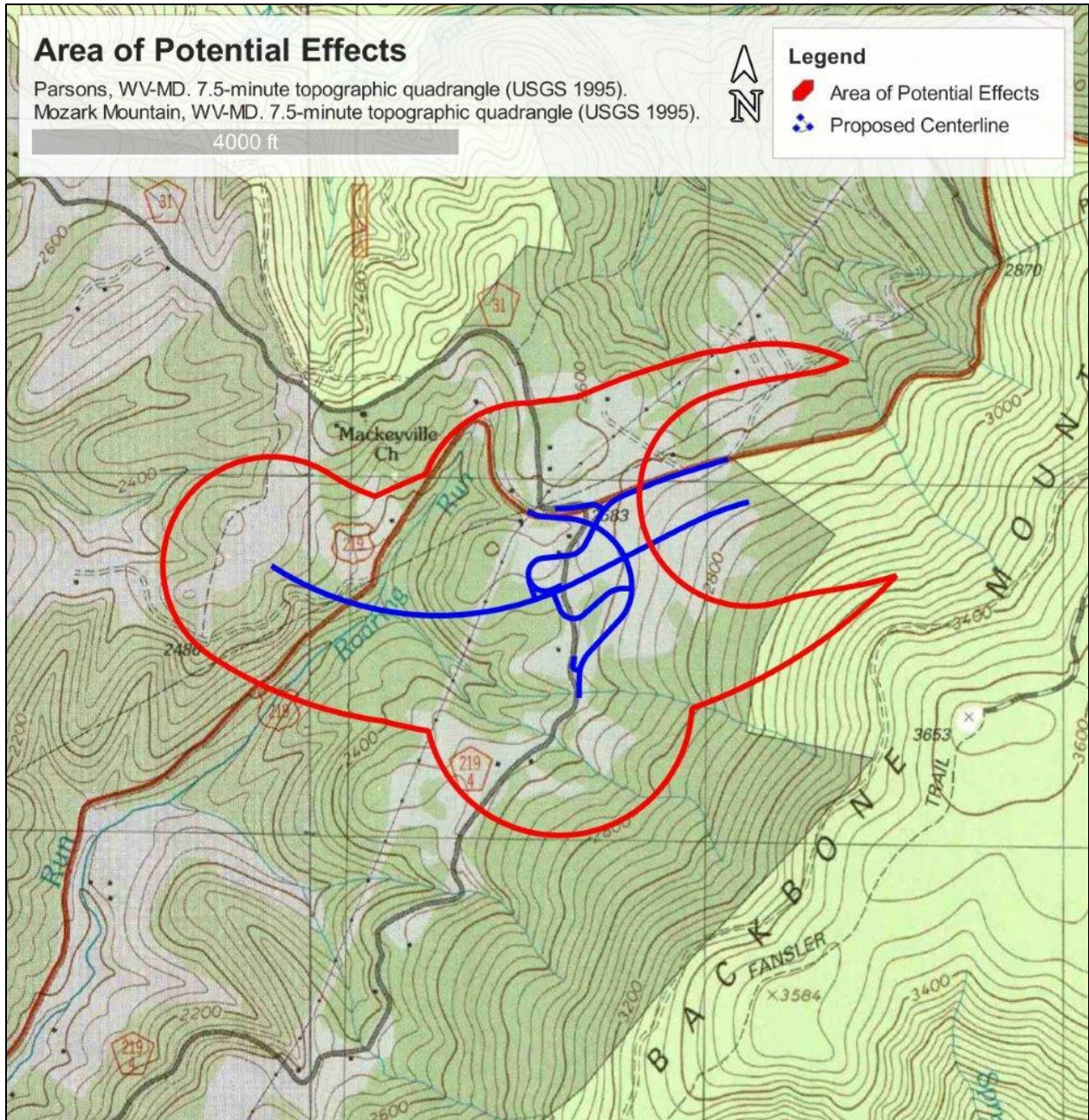


Figure 2. Area of potential effects (APE) depicted on topographic mapping.

2.4 Determinations of Eligibility

The newly identified historic-age resources within the APE were evaluated according to the guidelines established in *National Register Bulletin 15: "How to Apply the National Register Criteria for Evaluation"* (National Park Service 1991). The NRHP is a listing of historic resources significant in American history, architecture, archaeology, engineering, and culture. Historic resources include districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource must meet at least one of four criteria to be eligible for listing in the NRHP:

- Criterion A: Properties that are associated with one or more events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Properties that are associated with individuals whose specific contributions to history can be identified and documented.
- Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Properties that have yielded or may be likely to yield information important in history or prehistory.

Ordinarily cemeteries, birthplaces or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following criteria consideration categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or a property achieving significance within the past 50 years if it is of exceptional importance.

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3.0 Results of Historic Resources Investigation

3.1 Previously Surveyed Historic Resources

Seventeen previously recorded historic resources are present within in the APE. Some of these were initially surveyed during the 1979 effort while others were first documented in the following decades. Many of these studies provided recommendations of NRHP eligibility for the resources, but some provided no formal recommendations or did not address significance and eligibility at all. For the present update survey, Michael Baker’s project historians primarily focused on the properties that had not received formal eligibility recommendations or had not received survey updates in over 10 years, including the Parsons Cemetery (46-TU-268), Olson Observation Tower (TU-0050), and Olson Pit Toilet (TU-0051). Site TU-0009 Log Barn had been resurveyed in 2017 but the update form erroneously documented another building on the property and failed to address the subject barn. Photos and data gathered during the field effort were used to produce updated versions of existing West Virginia Historic Property Inventory (WVHPI) survey forms (see Appendix B, Table of All Historic-Age Resources and Appendix D, Updated WVHPI Forms).

The 13 properties that had been previously determined not eligible as part of the 2015 DOE report were field verified but did not receive full update surveys. In most cases the changes to the properties were minimal, although some had been demolished since the time of the last survey. No changes in eligibility evaluations were recommended. For each of these resources, updated photographs were taken and affixed to continuation sheets for the existing 2015 survey forms.

Table 3. Previously Surveyed Historic Resources that were Updated in 2024

2	Previously surveyed historic resources that were not evaluated for NRHP eligibility	Updated 2024
13	Properties previously determined not eligible for listing in the NRHP	Updated 2024
15	Total	

The following text describes each of the previously surveyed historic resources that were updated as a part of the current (2024) survey effort and provides updated recommendations of NRHP eligibility. For more information, please reference Appendix D, Updated WVHPI Forms.

46-TU-268, Parsons Cemetery, Mackeyville Road, Hambleton, WV

Eligibility: This property was initially surveyed as part of the Phase II archaeological investigations for the Corridor H project in 1999 (Michael Baker Jr., Inc. 1999).

Changes: The surviving headstone has continued to deteriorate, but the cemetery remains largely unchanged since the 1999 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 1. 46-TU-268, Parsons Cemetery.

TU-0009, Log Barn – **DEMOLISHED**, 80 Mackeyville Road, Hambleton, WV

Eligibility: This property was initially surveyed during the 1978 Corridor H field review project (Harding 1978). The resource was recommended possibly significant due to its mid-nineteenth-century log construction, but no formal recommendation of eligibility was provided. Although the property was resurveyed in 2017 as part of the Hurricane Sandy Reconnaissance Survey, the report erroneously documented the nearby dwelling (TU-616) on the property and did not mention the barn (Tetra Tech 2017).

Changes: The building has been demolished since the last survey in 1978.

Recommendation: Update to DEMOLISHED.



Photo 2. TU-0009, Log Barn - DEMOLISHED, photo ca. 1978.



Photo 3. TU-0009, Log Barn – DEMOLISHED, 80 Mackeyville Road, Hambleton, WV, showing

TU-0342, Residence – **DEMOLISHED**, 479 Mackeyville Road, Hambleton, WV

Eligibility: This property was noted as demolished as part of the Hurricane Sandy Reconnaissance Survey in 2017 (Tetra Tech 2017). The West Virginia SHPO Map Viewer records the location of TU-0342 (Alternate ID: RTU-17) as occupying parcel 47-01-0285-0027-0000, which has an address of 479 Mackeyville Road and is currently occupied by the modern mobile home pictured in Photo 6. The 2016 TU-0342 update form (Tetra Tech, Inc.) erroneously recorded the Pennington House at 549 Mackeyville Road on parcel 47-01-0285-0029-0002. The updated survey form indicated that resource TU-0342 was no longer extant and provided photographs and mapping of the Pennington House and not the modern house occupying tax parcel 47-01-0285-0027-0000.

Changes: The property was misidentified in the 2017 survey.

Recommendation: Update to DEMOLISHED.



Photo 4. TU-0342, Residence – DEMOLISHED, showing mobile home currently at the location of demolished resource.

TU-0437, Residence [Knotts House], 11136 Seneca Trail, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP as part of the Hurricane Sandy Reconnaissance Survey in 2017 (Tetra Tech 2017).

Changes: The property remains largely unchanged since the time of the 2017 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 5. TU-0437, Residence [Knotts House].

TU-0610, Okey C. Shahan House, 12053 Seneca Trail, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The property remains largely unchanged since the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 6. TU-0610, Okey C. Shahan House.

TU-0611, John J. Davis House, 74 Wild Maggie Way, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The property remains largely unchanged since the time of the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 7. TU-0611, John J. Davis House.

TU-0612, Sharon Hinkle House, 20 Wild Maggie Way, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The property remains largely unchanged since the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 8. TU-0612, Sharon Hinkle House.

TU-0613, Roger Pennington Homestead, 85 Wolf Run Road, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP during the 2015 DOE report (Skelly and Loy 2015).

Changes: The building has collapsed since the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 9. TU-0613, Roger Pennington Homestead, photo ca. 2015.



Photo 10. TU-0613, Roger Pennington Homestead, showing collapsed dwelling.

TU-0614, Gary Gwinn House, 166 Wolf Run Road, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The property remains largely unchanged since the time of the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 11. TU-0614, Gary Gwinn House, 166 Wolf Run Road, Hambleton, WV

TU-0615, Phillip D. Oaster House, 164 Wolf Run Road, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The property remains largely unchanged since the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are recommended.



Photo 12. TU-0615, Phillip D. Oaster House.

[TU-0616, Donald C. Gnegy House, 80 Mackeyville Road, Hambleton, WV](#)

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The building has partially collapsed since the time of the 2015 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 13. TU-616, Donald C. Gnegy House.

[TU-0617, Donald Gnegy House – DEMOLISHED, 516 Mackeyville Road, Hambleton, WV](#)

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The house has been demolished since the last survey in 2015.

Recommendation: Update to DEMOLISHED.



Photo 14. TU-617, Donald Gnegy House – DEMOLISHED, photo ca. 2015.



Photo 15. TU-617, Donald Gnegy House – DEMOLISHED, showing site of demolished house.

TU-0618, William Collette House – **DEMOLISHED**, 159 Silver Fox Road, Hambleton, WV

Eligibility: This property was recommended not eligible for listing in the NRHP in the 2015 DOE report (Skelly and Loy 2015).

Changes: The building has been demolished since the 2015 survey.

Recommendation: Update to DEMOLISHED.



Photo 16. TU-0618, William Collette House – **DEMOLISHED**, 159 Silver Fox Road, 2015



Photo 17. TU-0618, William Collette House – **DEMOLISHED**, showing modern barn on site of demolished dwelling.

TU-1122, Snyder-Davis House, 182 Butterfly Lane, Hambleton, WV

Eligibility: This property was recommended not eligible for the NRHP as part of the 2022 update survey for the Parsons to Davis section of Corridor H (MBI 2023).

Changes: The property remains largely unchanged since the 2022 survey.

Recommendation: NOT ELIGIBLE. No changes to the recommendation of eligibility are proposed.



Photo 18. TU-1122, Snyder-Davis House.

TU-1123, Sharp House, 48 Butterfly Lane, Hambleton, WV

Eligibility: This property was recommended not eligible for the NRHP as part of the 2022 update survey for the Parsons to Davis section of Corridor H (MBI 2023).

Changes: The property remains largely unchanged since the time of the 2022 survey.

Recommendation: NOT ELIGIBLE. No changes to the determination of eligibility are recommended.



Photo 19. TU-1123, Sharp House.

3.2 Newly Identified Historic Resources

The February 2024 field survey recorded three additional, newly identified historic-age resources 45 years of age or older (constructed in 1978 or earlier) within the APE (see Appendix A, APE Map Set Showing All Surveyed Historic-Age Resources for figures illustrating resource locations). As part of this study, project historians evaluated the potential NRHP eligibility of these resources. This evaluation, detailed in the WVHPI survey forms (Appendix C, New WVHPI Forms), found that none of the resources meet the NRHP Criteria for Evaluation (36 CFR 60.4) and thus are not eligible for listing in the NRHP. The identified resources consist entirely of residential buildings.

In general, the individual resources lacked historical significance, architectural distinction, and/or historic integrity. Several of the resources had been altered with additions or modified through material changes, although the majority of the buildings retained moderate to high levels of historic integrity. The larger issue with eligibility stemmed from a lack of historic significance. None of the properties exhibited any significance in the area of architecture, and based on research, did not present historic significance under Criterion A for association with events or under Criterion B for association with significant persons.

TU-1628 (MB-01) Minear Trailer, 777 Wolf Run Road, Hambleton, WV

Eligibility: Under Criterion A, this property is not known to be associated with events that have made a significant contribution to the broad patterns of our history. The property's agricultural activities, if any, are unknown and are unlikely to have greatly contributed to the wider development of the area. Under Criterion B, the property is not known to be associated with the lives of persons significant in our past. Under Criterion C, the Minear Trailer is a well-preserved but common example of a mobile home dating to the 1970s, an era in which this type of home was exceedingly popular. Although it exhibits a fairly high degree of integrity, the trailer does not exhibit any significant design or construction features and does not embody distinctive characteristics of a type, period, or method of construction. Under Criterion D, the resource does not appear to be eligible for the NRHP as research has not indicated any potential for it to yield information significant to history or prehistory.



Photo 20. TU-1628 (MB-01) Minear Trailer, 777 Wolf Run Road, Hambleton, WV.

Recommendation: NOT ELIGIBLE due to lack of significance.

TU-1629 (MB-02) Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

Eligibility: Under Criterion A, this property is not known to be associated with events that have made a significant contribution to the broad patterns of our history. Under Criterion B, the property is not known to be associated with the lives of persons significant in our past. Under Criterion C, the Snyder House is a common example of a split-level ranch dwelling dating to the 1970s. Although it exhibits a moderate level of historic integrity, the building does not exhibit any significant design or construction features and does not embody distinctive characteristics of a type, period, or method of construction. Under Criterion D, the property does not appear to be eligible for the NRHP as research has not indicated any potential for it to yield information significant to history or prehistory.

Recommendation: NOT ELIGIBLE due to lack of significance.



Photo 21. TU-1629 (MB-02) Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV.

TU-1630 (MB-03) Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

Eligibility: Under Criterion A, this property is not known to be associated with events that have made a significant contribution to the broad patterns of our history. The property's agricultural activities, if any, are unknown and are unlikely to have greatly contributed to the wider development of the area. Under Criterion B, the property is not known to be associated with the lives of persons significant in our past. Under Criterion C, Then Gnegy/Spradlin/Graham House is a common example of a Ranch-style dwelling dating to the 1970s. The building does not exhibit any significant design or construction features and does not embody distinctive characteristics of a type, period, or method of construction. The dwelling has been altered and had thus lost much of its physical integrity. Under Criterion D, the property does not appear to be eligible for the NRHP as research has not indicated any potential for it to yield information significant to history or prehistory.

Recommendation: NOT ELIGIBLE due to lack of significance and lack of integrity.



Photo 22. TU-1630 (MB-03) Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV.

4.0 Summary and Conclusions

4.1 Previously Surveyed Historic Resources

As a result of the 2024 historic resources update survey, Michael Baker recommends the following:

Update Status to Demolished:

- | | |
|------------|------------------------|
| 1) TU-0009 | Log Barn |
| 2) TU-0342 | Residence |
| 3) TU-0617 | Donald Gnegy House |
| 4) TU-0618 | William Collette House |

No Change – properties previously determined not eligible for listing in the NRHP:

- | | |
|--------------|----------------------------|
| 5) 46-TU-268 | Parsons Cemetery |
| 6) TU-0437 | Residence [Knotts House] |
| 7) TU-0610 | Okey C. Shahan House |
| 8) TU-0611 | John J. Davis House |
| 9) TU-0612 | Sharon Hinkle House |
| 10) TU-0613 | Roger Pennington Homestead |
| 11) TU-0614 | Gary Gwinn House |
| 12) TU-0615 | Phillip D. Oaster House |
| 13) TU-0616 | Donald C. Gnegy House |
| 14) TU-1122 | Snyder-Davis House |
| 15) TU-1123 | Sharp House |

4.2 Newly Identified Historic Resources

As a result of the 2024 historic resources update survey, Michael Baker recommends the following:

Recommended Not Eligible – properties newly identified and evaluated as not eligible:

- | | | |
|------------|-------|------------------------------|
| 1) TU-1628 | MB-01 | Minear Trailer |
| 2) TU-1629 | MB-02 | Ernest and Erma Snyder House |
| 3) TU-1630 | MB-03 | Gnegy/Spradlin/Graham House |

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5.0 References

- Harding, James E. 1978. *West Virginia Historic Properties Inventory Form for Log Barn (TU-0009)*. Report on file at the West Virginia Division of Culture and History, Charleston, West Virginia.
- Kern, John R. Ph.D. 1979. *Historic and Architectural Resources Evaluation, Appalachian Development Highway Corridor "H."* Commonwealth Associates, Inc., Jackson, Michigan.
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- Skelly and Loy. 2015. *Determination of Eligibility for Architectural Resources Addendum Report, Corridor H Project, Kerens to Parsons (Sections 2 and 3)*. Morgantown, West Virginia.
- Tetra Tech, Inc. 2017. *Hurricane Sandy Historic Resources Survey, Tucker, Barbour, and Webster Counties, West Virginia: Tucker County, Final Survey Report*. Report on file at the West Virginia Division of Culture and History, Charleston, West Virginia.
- United States Geological Survey (USGS). 1995a. Mozark Mountain, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 1995b. Parsons, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.



APPENDIX A APE MAP SET SHOWING
ALL SURVEYED
HISTORIC-AGE
RESOURCES

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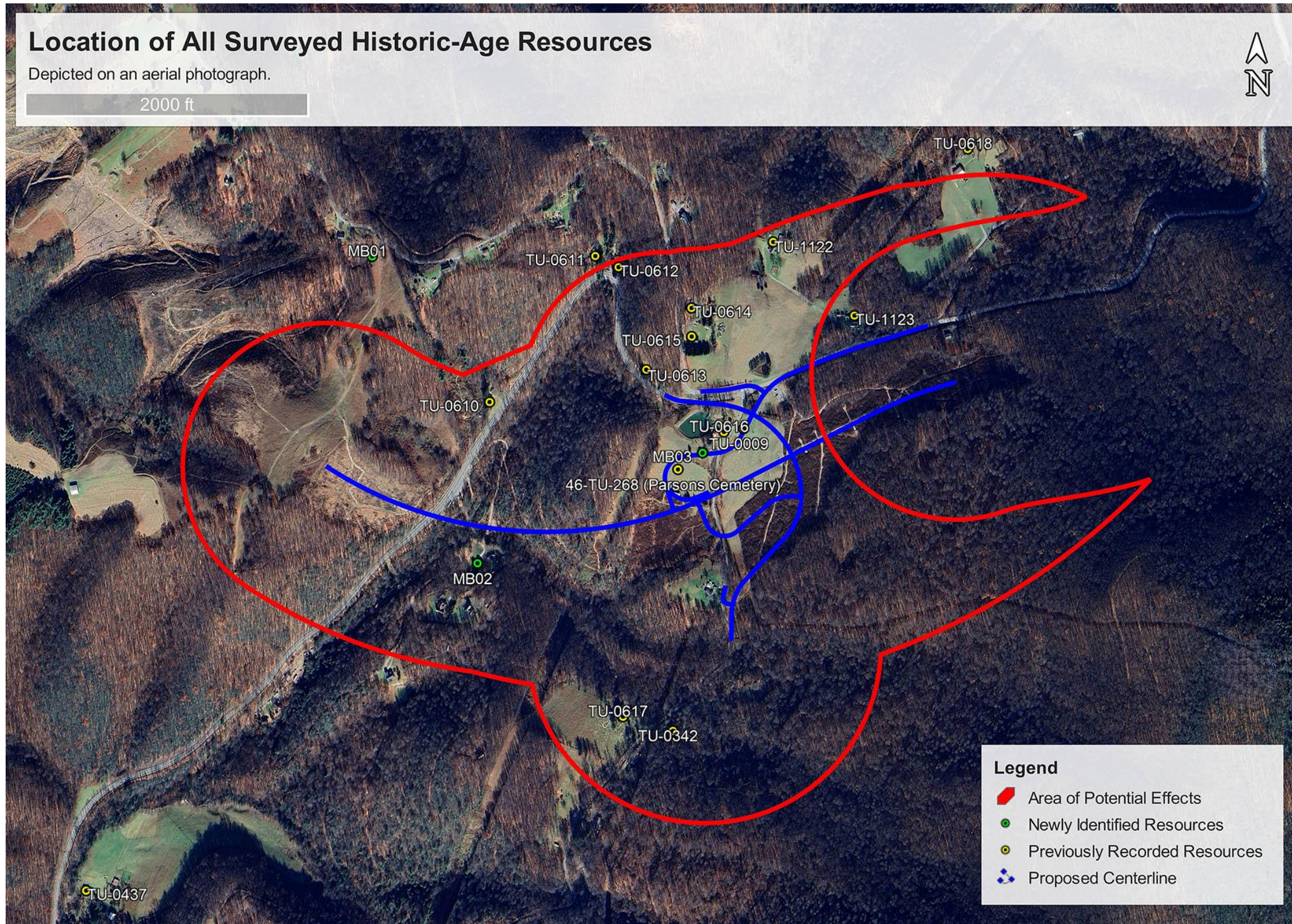


Figure 3.APE Map Set

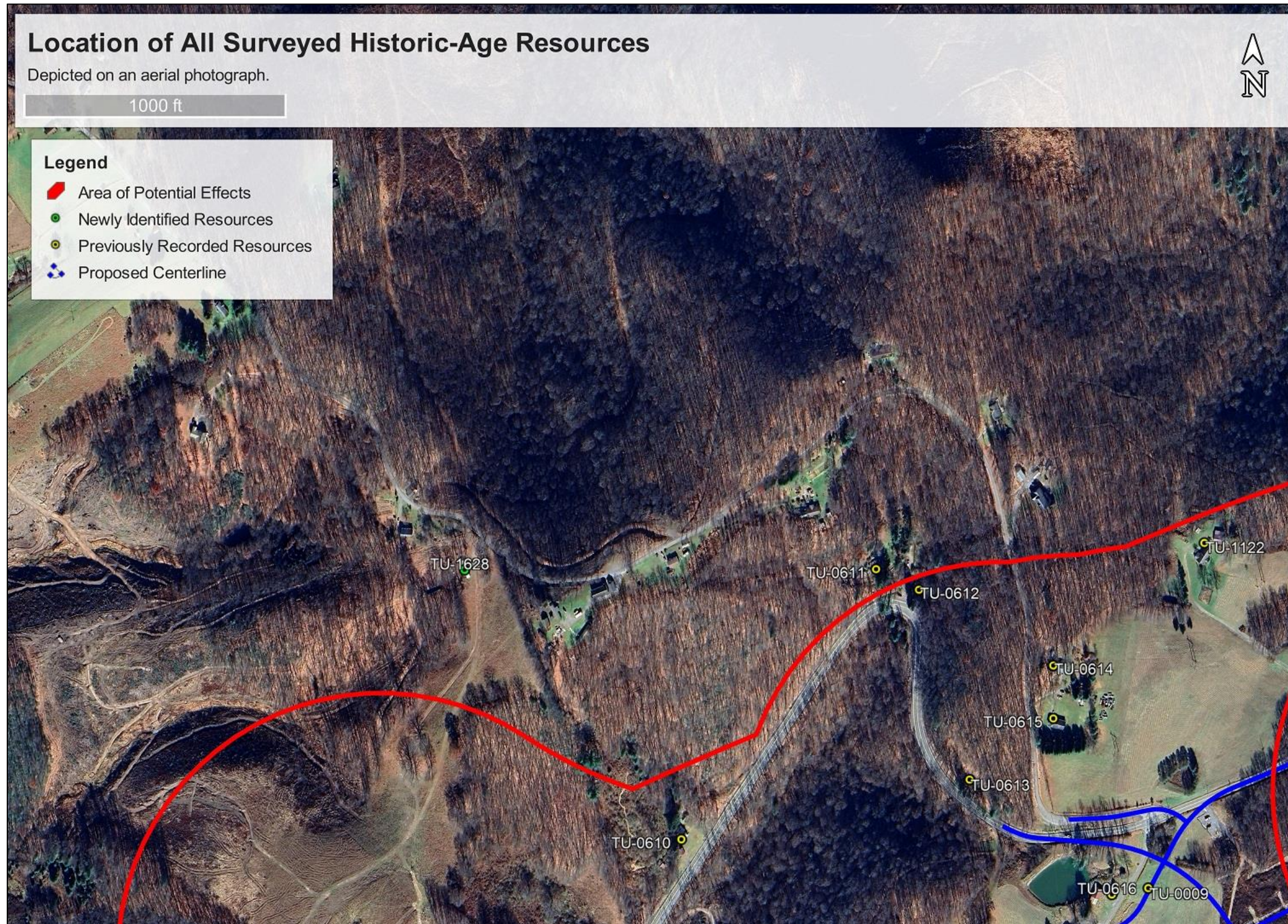


Figure 4.APE Map Set

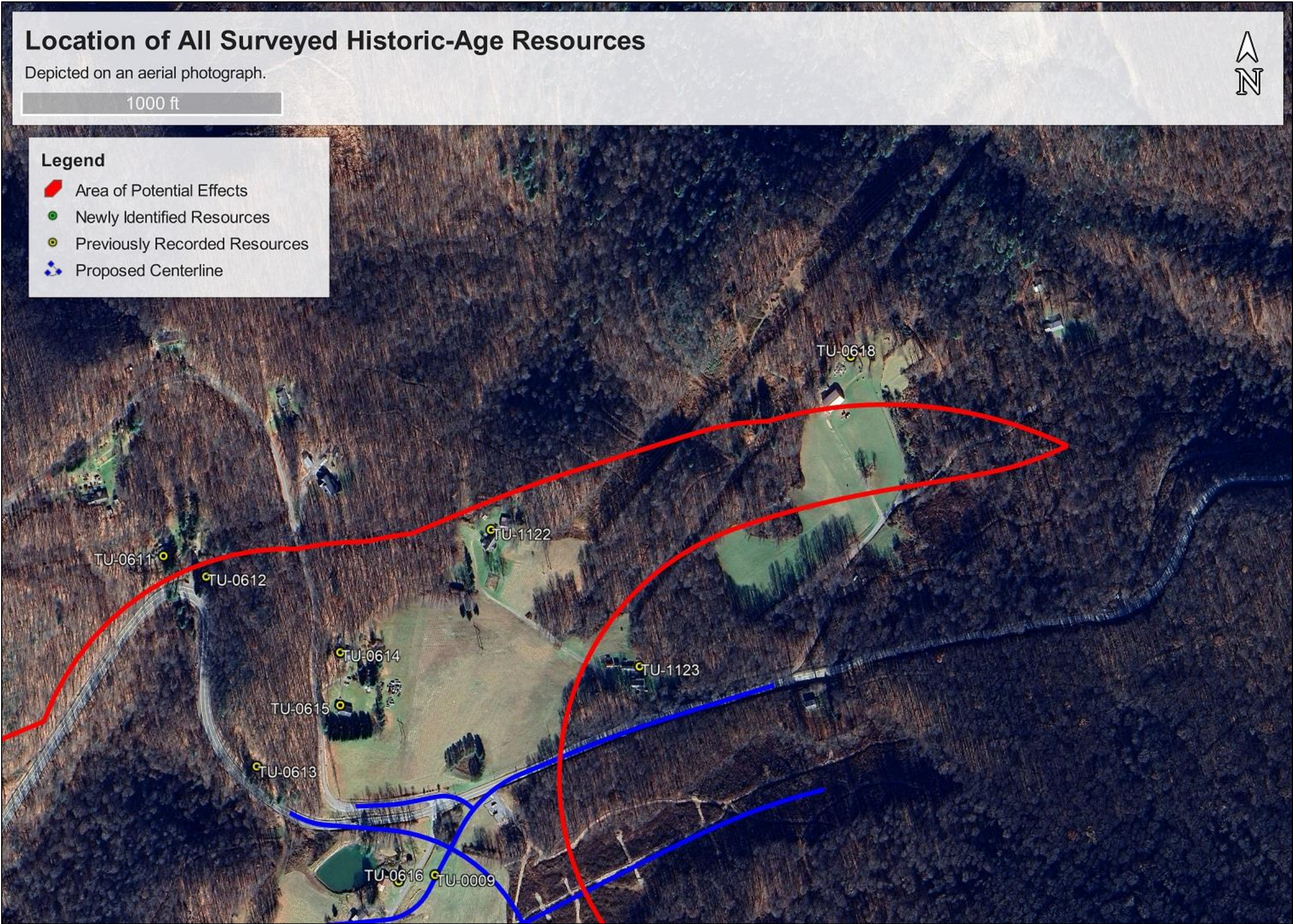


Figure 5.APE Map Set

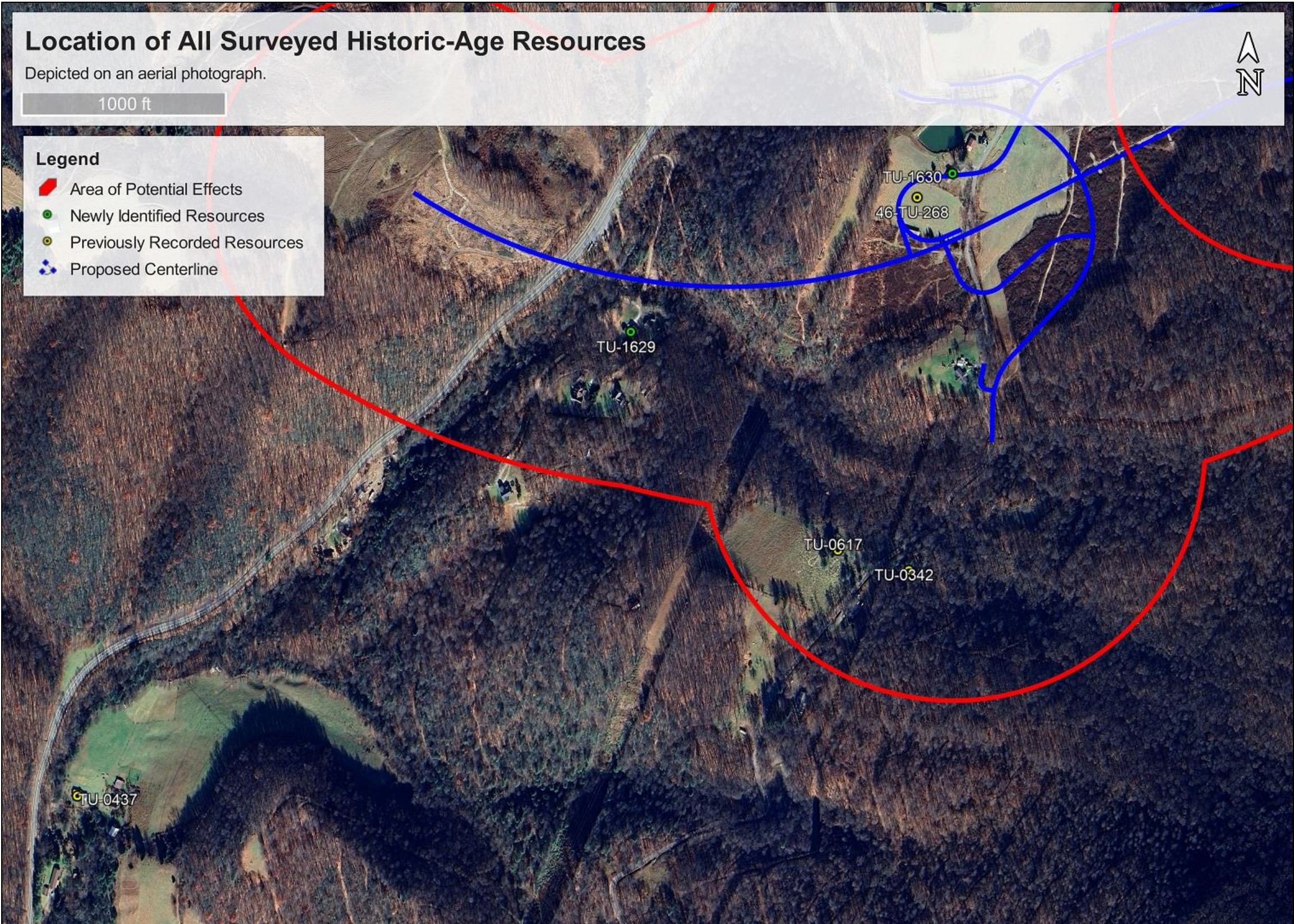


Figure 6.APE Map Set

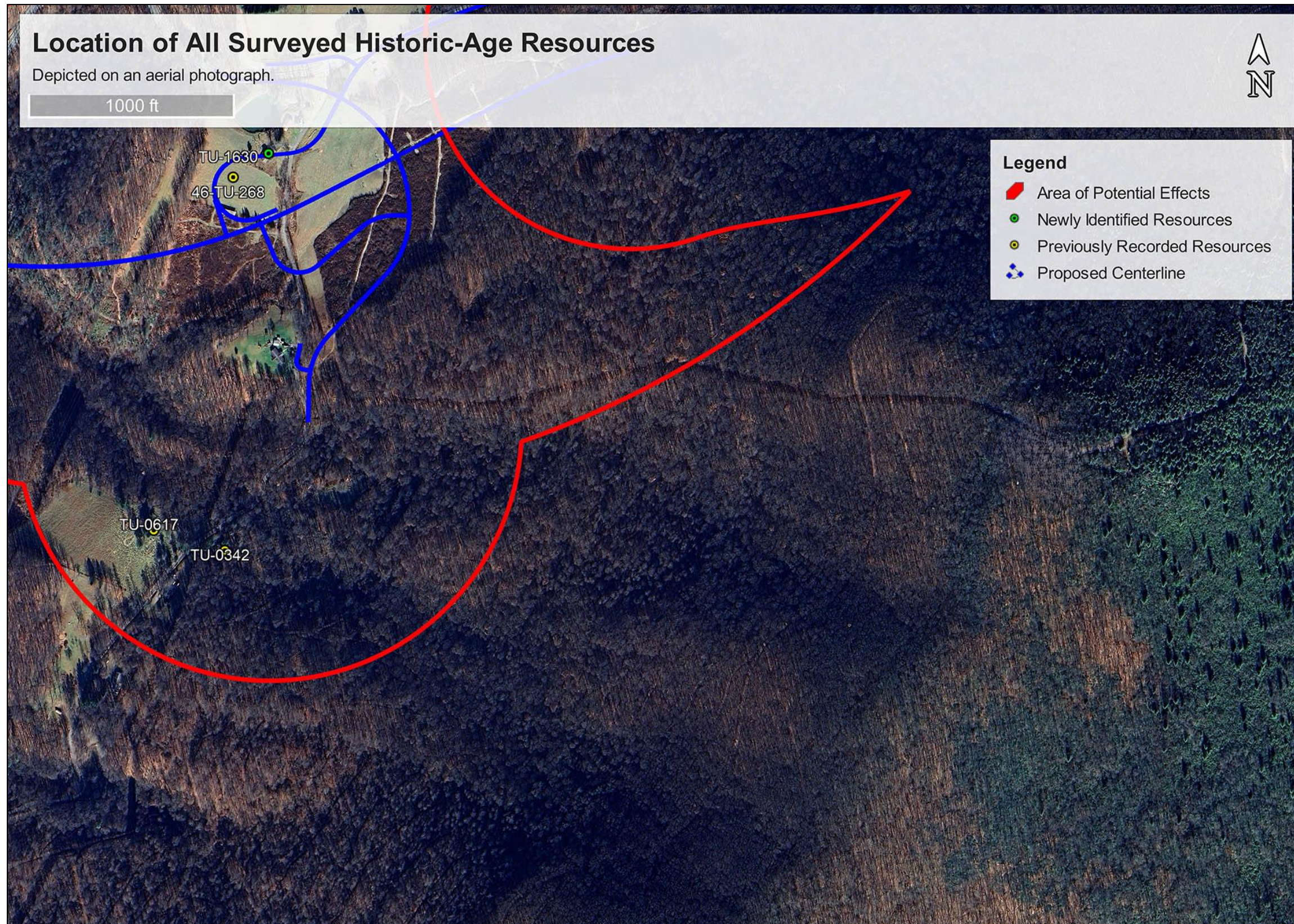


Figure 7.APE Map Set

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APPENDIX B

TABLE OF ALL HISTORIC-
AGE RESOURCES WITHIN
THE APE

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Table of All Historic-Age Resources within the APE					
WVHPI#	Internal Survey ID	Resource Name	Address/ Location	FORM TYPE	Current Status
46-TU-268	46-TU-268	Parsons Cemetery	Located in an open field near the intersection of US 219 and Mackeyville Road, Hambleton, WV	FULL UPDATE	NOT ELIGIBLE
TU-0009	TU-0009	Log Barn	80 Mackeyville Road, Hambleton, WV	FULL UPDATE	DEMOLISHED
TU-0342	TU-0342	Residence	479 Mackeyville Road, Hambleton, WV	BRIEF UPDATE	DEMOLISHED
TU-0437	TU-0437	Residence [Knotts House]	11136 Seneca Trail, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0610	TU-0610	Okey C. Shahan House	12053 Seneca Trail, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0611	TU-0611	John J. Davis House	74 Wild Maggie Way, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0612	TU-0612	Sharon Hinkle House	20 Wild Maggie Way, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0613	TU-0613	Roger Pennington Homestead	85 Wolf Run Road, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0614	TU-0614	Gary Gwinn House	166 Wolf Run Road, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0615	TU-0615	Phillip D. Oaster House	164 Wolf Run Road, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0616	TU-0616	Donald C. Gnegy House	80 Mackeyville Road, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-0617	TU-0617	Donald Gnegy House	516 Mackeyville Road, Hambleton, WV	BRIEF UPDATE	DEMOLISHED
TU-0618	TU-0618	William Collette House	159 Silver Fox Road, Hambleton, WV	BRIEF UPDATE	DEMOLISHED

Table of All Historic-Age Resources within the APE					
WVHPI#	Internal Survey ID	Resource Name	Address/ Location	FORM TYPE	Current Status
TU-1122	TU-1122	Snyder-Davis House	182 Butterfly Lane, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-1123	TU-1123	Sharp House	48 Butterfly Lane, Hambleton, WV	BRIEF UPDATE	NOT ELIGIBLE
TU-1628	MB-01	Minear Trailer	777 Wolf Run Road, Hambleton, WV	NEW	NOT ELIGIBLE
TU-1629	MB-02	Ernest and Erma Snyder House	330 Shady Lane, Hambleton, WV	NEW	NOT ELIGIBLE
TU-1630	MB-03	Gnegy/Spradlin/Graham House	80 Mackeyville Road, Hambleton, WV	NEW	NOT ELIGIBLE

APPENDIX C NEW WVHPI FORMS

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Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 777 Wolf Run Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Minear Trailer	Field Survey # MB #01	Site # (SHPO Only) TU-1628
Town or Community Hambleton	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1979	Style [WV SHPO Only]	
Exterior Siding/Materials Aluminum	Roofing Material Synthetic	Foundation Concrete Block	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 618883.00 N 4330413.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20, 2024	Quadrangle Name Mozark Mountain, WV Part of What Survey/FR# Appalachian Highway Corridor H: Kerens to Parsons Project State Project No. X142-H-38.99 (07) Federal Project No. APD-0484 (313)		

Sketch Map of Property
Or Attach Copy of USGS Map

- PLEASE SEE ATTACHED -

TU-1628

Site No.

MB #01

Present Owners James W. Minear and William P. Minear, Jr. Phone #:		Owners Mailing Address 168 Heather Ln, Elkins, WV 26241 Parcel ID: 47-01-0285-0002-0000	
Describe setting See Continuation Sheets		<u>310</u> acres archaeological artifacts present	
Description of Building or Site (Original and Present) See Continuation Sheets		<u>1</u> Stories <u>5</u> Front Bays (Use Continuation Sheets)	
Alterations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, describe:	
Additions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, describe: A porch has been appended to the trailer's northeast (front) façade.	
Describe All Outbuildings (1) Prefabricated Mobile Home (1) Frame Barn		Total Number of Buildings: 3 (Use Continuation Sheets)	
Statement of Significance See Continuation Sheets		(Use Continuation Sheets)	
Bibliographical References See Continuation Sheets		(Use Continuation Sheets)	
Form Prepared By: Tom Lucy and Christopher Halderman		Date: April 23, 2024	
Name/Organization: Michael Baker International, Inc.			
Address: 100 Airside Drive, Moon Township, PA 15108			
Phone #: 412-269-2014			



West Virginia Division of Culture and History
State Historic Preservation Office

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WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Minear Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »

Description of Building and/or Site (Original and Present)

The Minear Trailer is located near Hambleton, Tucker County, West Virginia. The parcel encompasses 310 acres and is located between Wolf Run Road on northeast and Seneca Trail (US 219) on the southeast. The property contains a mobile home, a secondary mobile home, and a barn that is located approximately 0.5 mile to the southwest. The rest of the parcel is heavily wooded with pastureland interspersed throughout. The character of the area is rural, consisting of woods and several farms much like the subject property. The topography of the area consists of hills and valleys. Because several no trespassing signs were located around the property, all information was gathered from the public right-of-way.

The Minear Trailer is a one-story, frame, prefabricated mobile home in the single-wide style. The trailer measures five bays wide by two bays deep and has a concrete block pier foundation clad in aluminum siding. The trailer's exterior walls are clad in aluminum siding, and its roof is clad in a synthetic membrane roofing material. Its window openings are fitted with one-light and three-light, aluminum-sash jalousie windows and one-light fixed-sash windows. A one-story, one-bay porch fronts the northeast (front) façade. The porch has a wood pier foundation, a wood deck, square wood support posts, an open-rail latticework balustrade, and a shed roof clad in corrugated metal. There are no discernable additions to the home.

Other buildings occupying the parcel include an abandoned mobile home located approximately 115 feet to the west of the primary mobile home. It is generally obscured from view due to the lack of access to the property. A frame barn is located approximately 0.5 mile southwest of the primary mobile home. Access to the barn was not possible as the property is posted. The barn was not visible from the public right-of-way due to its distance from the roads and the heavily wooded nature of the area. However, based on historic mapping and aerials, it appears to have been built well before the current mobile home.

Property History

West Virginia real estate assessment records indicate that the mobile home has occupied the property since 1979 (WVPTD 2024). This date can be corroborated by historical topographic mapping data and historical aerial imagery. The Minear Trailer does not appear on topographic mapping from 1968 (USGS 1968) or aerial imagery dating from 1976 (USGS 1976) but does appear on later imagery. Additionally, topographic mapping indicates that the barn located approximately 0.5 mile southwest of the mobile home was present on the property at a far earlier date. Mapping from 1908 (USGS 1908) and 1926 (USGS 1926) shows a building present at the location of the current barn. Thus, it can be concluded that the barn was constructed far earlier than the mobile home.

By 1956, the property was owned by S.S. Hinkle and Maggie B. Hinkle of Elkins, West Virginia. On March 31, 1956, they sold the property to William P. Minear and Leah P. Minear of St. George, West Virginia, for a consideration of ten dollars. The total consideration of the property was the sum of \$10,000 of which \$2,950 was cash in hand and the remaining balance was to be paid by 1959 (TCDB 67: 375-376).

In 1999, Leah P. Minear, the widow of William P. Minear and sole grantor of the property according to William's will (TCWB 9: 14), conveyed a one-third undivided interest to James W. Minear, William P. Minear, Jr., and Donald L Minear for a consideration of ten dollars (TCDB 166: 161).

By 2020, Donald L. Minear had passed away and left his one-third undivided interest in the property to Stephen Allen Minear and Marjorie Ellen Minear of Buckhannon. They, for a consideration of ten dollars, conveyed all of their right, title, and interest in the property to James W. Minear and William P. Minear on July 8, 2020 (TCDB 236: 613-616). The property remains under their ownership as of 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Minear Trailer, 777 Wolf Run Road, Hambleton, WV SITE# TU-1628«Site »

Statement of Significance and Integrity

Integrity

The Minear Trailer exhibits an overall moderate to high degree of historic integrity. However, the listed construction date of 1979 does not mean that the home was constructed at that date, but may indicate that it was moved onto the property at that time. Therefore, it is difficult to identify the exact construction date of the home. The mobile home retains integrity of location as it has not been moved from its location. Integrity of setting is also high as the general rural character has remained constant. The integrity of form and design is also high, as it retains its original appearance. Integrity of materials and workmanship is high as the home retains its original siding and appearance. Integrity of feeling is high as the property retains the ability to express a historic sense of a particular period of time. Integrity of association is the direct link between an important historic event or person and a historic property; there are no known historic events or persons associated with this house.

Statement of Significance

The property does not appear to be eligible for the National Register of Historic Places (NRHP) under any applicable criteria.

- Criterion A: The property is not eligible under Criterion A as research indicates no connection between the property and events that have made significant contributions to the broad patterns of local or national history.
- Criterion B: The property not eligible under Criterion B as research has found it not to be associated with the lives of persons significant in our past..
- Criterion C: Although the dwelling is a good example of a single-wide mobile home, it is an unremarkable example of this common style. Additionally, while the house retains an overall moderate to high degree of historic integrity, it is generally lacking in the exemplary attributes necessary for eligibility under Criterion C.
- Criterion D: The property does not appear to be eligible under Criterion D as research has not indicated any potential to yield information significant in history or prehistory.

Bibliographic References

McAlester, Virginia Savage. 2013. *A Field Guide to American Houses*. Alfred A. Knopf, New York, New York.

Tucker County, West Virginia. Various Dates. Tax Maps (TCTM), Assessor's Property Cards (TCPC), Plans, Deed Books (TCDB), Deed of Trust Books (TCDoTB), and Wills (TCWB) on file at the Tucker County Clerk and Tax Assessors Offices, Parsons, Tucker County, West Virginia.

United States Geological Survey (USGS). 1908. Parsons, W.VA, 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1926. Parsons, W.VA, 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1968a. Mozark Mountain, W.VA., 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1968b. Parsons, W.VA, 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995a. Mozark Mountain, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Miner Trailer, 777 Wolf Run Road, Hambleton, WV **SITE#** TU-1628«Site »

United States Geological Survey (USGS). 1995b. Parsons, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 30, 1976. United States Geological Survey, Reston, Virginia.

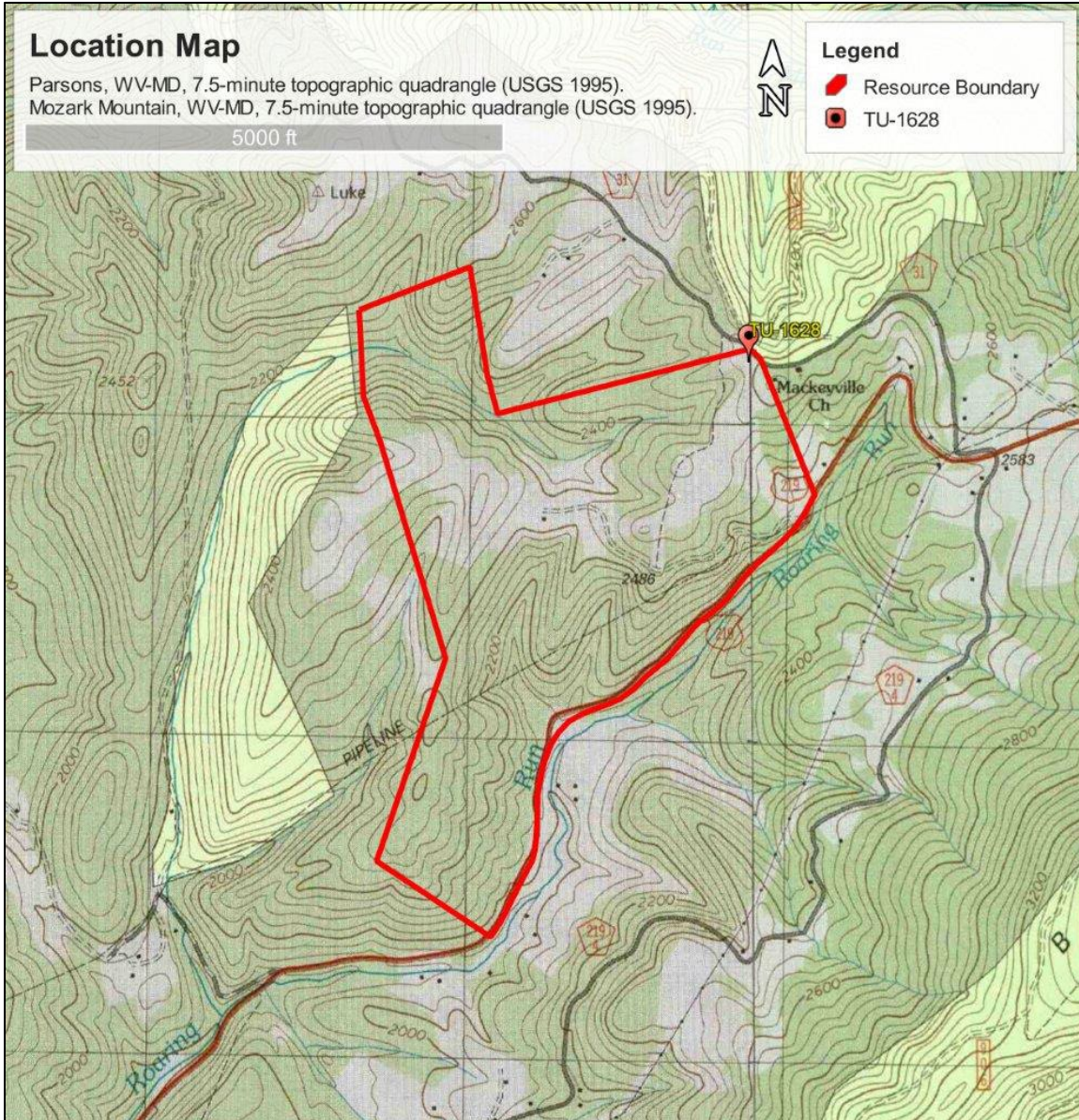
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Miner Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »

Location Map

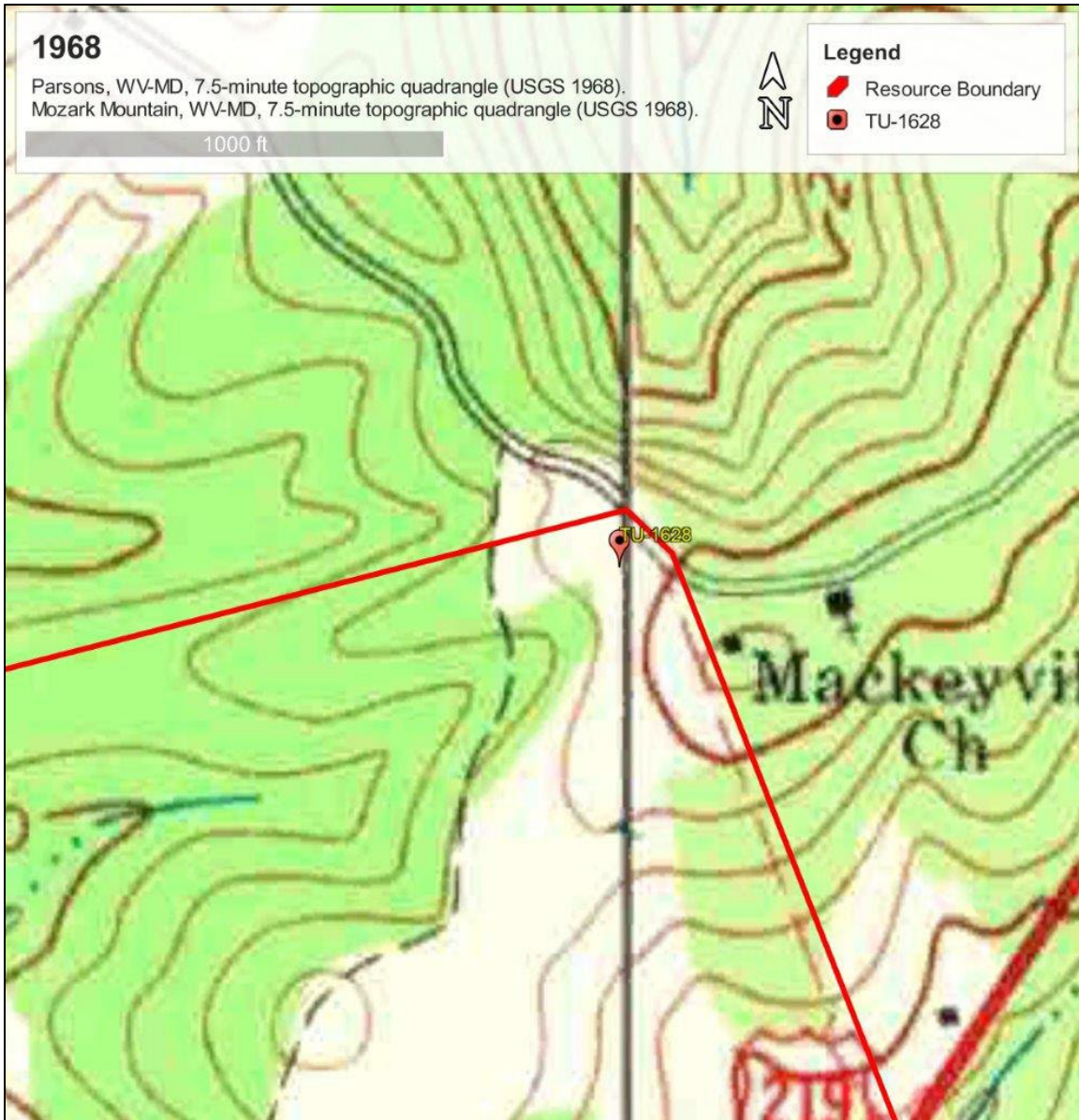


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Miner Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »

Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Miner Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »

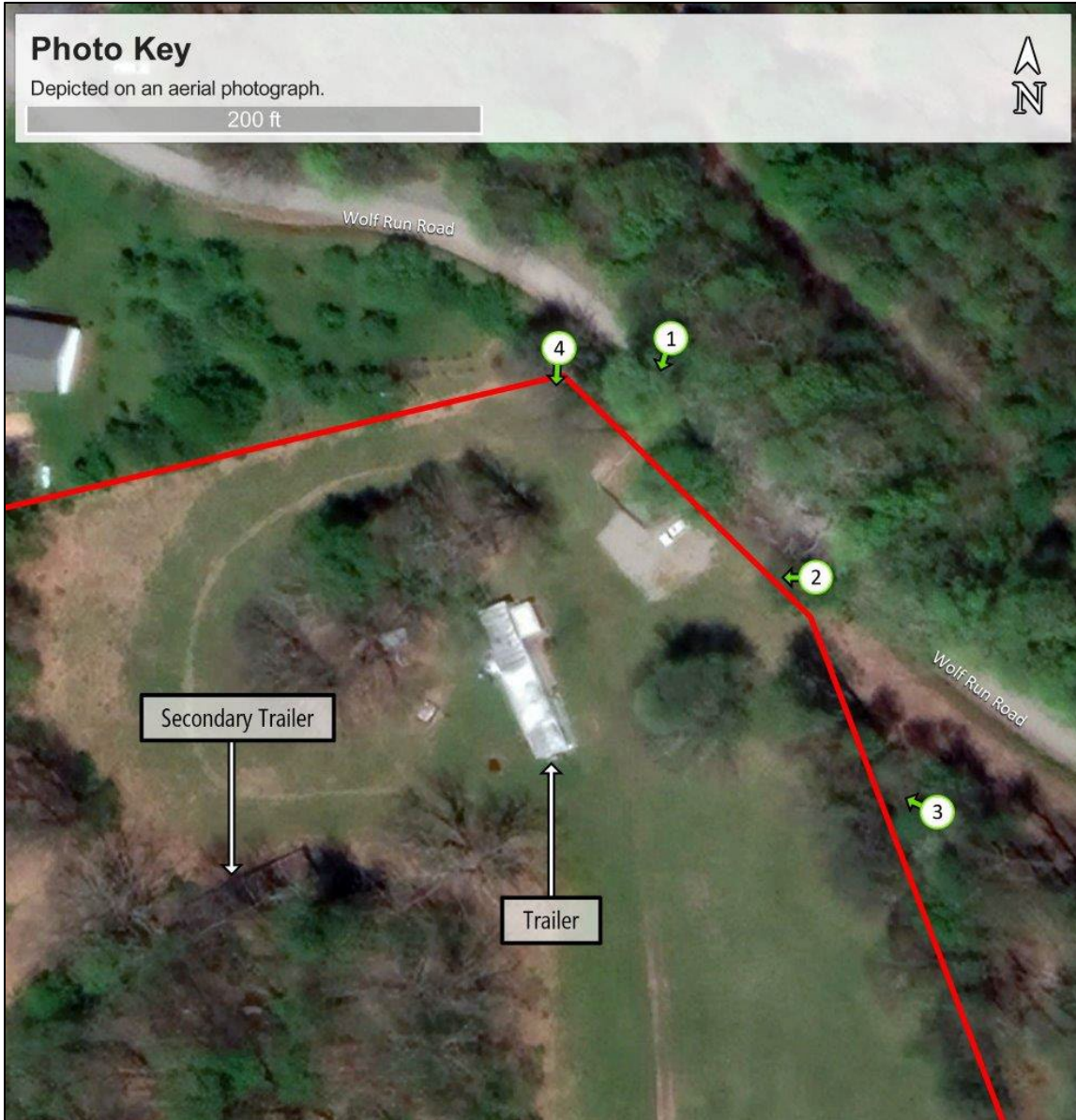


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Minear Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »

Photographs



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Minear Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »



Photo 1. Minear Trailer showing northeast (front) and northwest (side) façades, facing southwest.



Photo 2. Minear Trailer showing northeast (front) façade, facing west.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Minear Trailer, 777 Wolf Run Road, Hambleton, WV

SITE# TU-1628«Site »



Photo 3. Minear Trailer showing northeast (front) façade, facing northwest.




Photo 4. Minear Trailer showing northeast (front) and northwest (side) façades, facing southwest.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 330 Shady Lane	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Ernest and Erma Snyder House	Field Survey # MB #02	Site # (SHPO Only) TU-1629
Town or Community Hambleton	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1978	Style [WV SHPO Only]	
Exterior Siding/Materials Vinyl; Brick Veneer	Roofing Material Asphalt Shingles	Foundation Concrete Block	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 619119.00 N 4329764.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20, 2024	Quadrangle Name Mozark Mountain, WV Part of What Survey/FR# Appalachian Highway Corridor H: Kerens to Parsons Project State Project No. X142-H-38.99 (07) Federal Project No. APD-0484 (313)		

Sketch Map of Property
Or Attach Copy of USGS Map

TU-1629

Site No.

- PLEASE SEE ATTACHED -

MB #02

Present Owners Ernest and Erma Snyder Phone #:		Owners Mailing Address 330 Shady Lane, Hambleton, WV 26269 Parcel ID: 47-01-0285-0018-0003	
Describe setting See Continuation Sheets		<u>7.2</u> acres archaeological artifacts present	
Description of Building or Site (Original and Present) See Continuation Sheets		<u>1</u> Stories <u>4</u> Front Bays (Use Continuation Sheets)	
Alterations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, describe:	
Additions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, describe:	
Describe All Outbuildings (1) Detached Frame Garage (2) Frame Sheds		Total Number of Buildings: 4 (Use Continuation Sheets)	
Statement of Significance See Continuation Sheets		(Use Continuation Sheets)	
Bibliographical References See Continuation Sheets		(Use Continuation Sheets)	
Form Prepared By: Tom Lucy and Christopher Halderman		Date: April 23, 2024	
Name/Organization: Michael Baker International, Inc.			
Address: 100 Airside Drive, Moon Township, PA 15108			
Phone #: 412-269-2014			



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State Historic Preservation Office

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WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »

Description of Building and/or Site (Original and Present)

The Ernest and Erma Snyder House is located near Hambleton, Tucker County, West Virginia. The 7.2-acre parcel is located approximately 437 feet to the southeast of Seneca Trail (US 219) and approximately 2.2 miles to the northeast of Hambleton. The parcel contains a dwelling and three ancillary buildings. The rest of the parcel is heavily wooded, and the character of the area is rural, consisting of woods and a stream (Roaring Run). The topography of the area consists of hills and valleys. The dwelling is sited on a hillslope next to the roadway.

The Ernest and Erma Snyder House is a one-story, frame single-family dwelling built in the Ranch style. The house measures four bays wide by four bays deep and has a continuous concrete block foundation. Its exterior walls are clad in vinyl and brick-veneer siding. The side-gable roof is clad in asphalt shingles. Two exterior, gable-end brick chimneys are present at both the northwest and southeast façades of the main section of the house. The house's window openings are fitted with six-over-six-light, double-hung vinyl sash windows and one-over-one-light, double-hung vinyl sash windows, which are present on the partially exposed basement level of the house. A one-story, one-bay porch fronts the northwest façade of the hyphen between the main house and the garage wing. The porch has a poured concrete deck, square wood posts, and an asphalt-shingle clad shed roof. There are no discernable additions to the house.

Outbuildings consist of one detached garage and two frame sheds. A one-story, masonry detached garage is located approximately 40 feet to the northeast of the house. The garage measures two bays wide by one bay deep and has a poured concrete pad foundation. Its exterior walls are constructed of concrete block, and its northwest (front) façade is clad in brick veneer; the gables are clad in vinyl siding. The garage's front-gable roof is clad in asphalt shingles. The garage bays are fitted with paneled metal retractable garage doors. The two prefabricated frame storage sheds are located directly behind (southeast) of the house and detached garage. They are of a similar construction, with T1-11 plywood siding and gambrel roofs clad in corrugated metal roofing.

Property History

West Virginia real state assessment records indicate that the dwelling was constructed in 1978 (WVPTD 2023). This date can be partially confirmed by historical topographic mapping data and historical aerial photography. The Ernest and Erma Snyder House does not appear on historic aerial imagery from 1976 (USGS 1976) but does appear on later topographic mapping. However, deed research indicates that the Snyders purchased the property in 1979.

In 1953, the property was owned E.E. Hinkel and his wife, Myra Hinkel. On February 9, 1953, they sold 236 acres of the property to William W. Roth and Ernest Eugene Batchel for a consideration of one dollar (TCDB 2654: 437-438).

On May 21, 1955, William Roth and Ernest Batchel and their wives, Grace Roth and Bernadine Batchel respectively, sold the property to Clayton A. Knotts and Rosalie N. Knotts as joint tenants with full right of survivorship and not as tenants in common, for a consideration of one dollar (TCDB 4566: 332-333).

On May 2, 1979, Clayton Knotts and Rosalie Knotts, individually and as husband and wife, sold 7.2 acres of the property to Earnest L. Snyder and Erma C. Snyder, husband and wife, with full right of survivorship and not as tenants in common, for a consideration of ten dollars (TCDB 31032: 407-409).

Statement of Significance and Integrity

Integrity

The Ernest and Erma Snyder House exhibits an overall high degree of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains moderate integrity of setting—the wooded rural character of the vicinity has remained largely unchanged since the time of the house's construction; however surrounding parcels have been developed with nearby houses and outbuildings since the house's construction. The

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »

integrity of design is high, as it retains its original appearance. Integrity of materials and workmanship has been diminished by the installation of new doors and windows. Integrity of feeling is high as the property retains the ability to express a historic sense of a particular period of time. Integrity of association is the direct link between an important historic event or person and a historic property; although there are no known historic events or persons associated with this house, continued residential use contributes to the property's integrity.

Statement of Significance

The property does not appear to be eligible for the National Register of Historic Places (NRHP) under any applicable criteria.

- Criterion A: The property is not eligible under Criterion A as research indicates no connection between the property and events that have made significant contributions to the broad patterns of local or national history.
- Criterion B: The property not eligible under Criterion B as research has found it not to be associated with the lives of persons significant in our past.
- Criterion C: As a Ranch-style home, the dwelling is a fairly unremarkable example of this common style. Additionally, while the house retains an overall high degree of historic integrity, it is generally lacking in the exemplary attributes necessary for eligibility under Criterion C. The property does not embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value.
- Criterion D: The property does not appear to be eligible under Criterion D as research has not indicated any potential to yield information significant in history or prehistory.

Bibliographic References

Tucker County, West Virginia. Various Dates. Tax Maps (TCTM), Assessor's Property Cards (TCPC), Plans, Deed Books (TCDB), Deed of Trust Books (TCDoTB), and Wills (TCWB) on file at the Tucker County Clerk and Tax Assessors Offices, Parsons, Tucker County, West Virginia.

United States Geological Survey (USGS). 1968a. Mozark Mountain, W.VA., 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1968b. Parsons, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995a. Mozark Mountain, WV-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 1995b. Parsons, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 30, 1976. United States Geological Survey, Reston, Virginia.

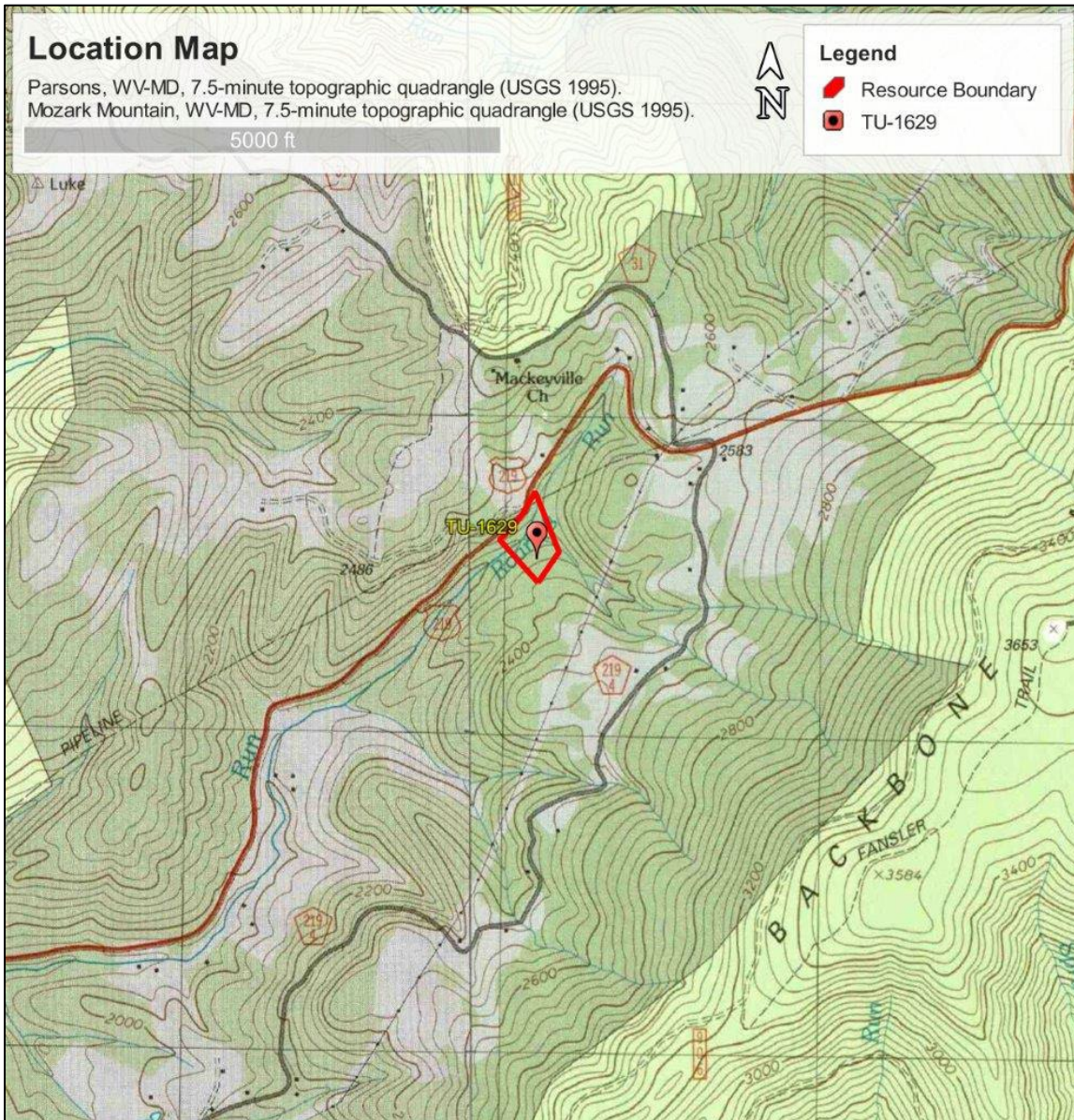
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »

Location Map

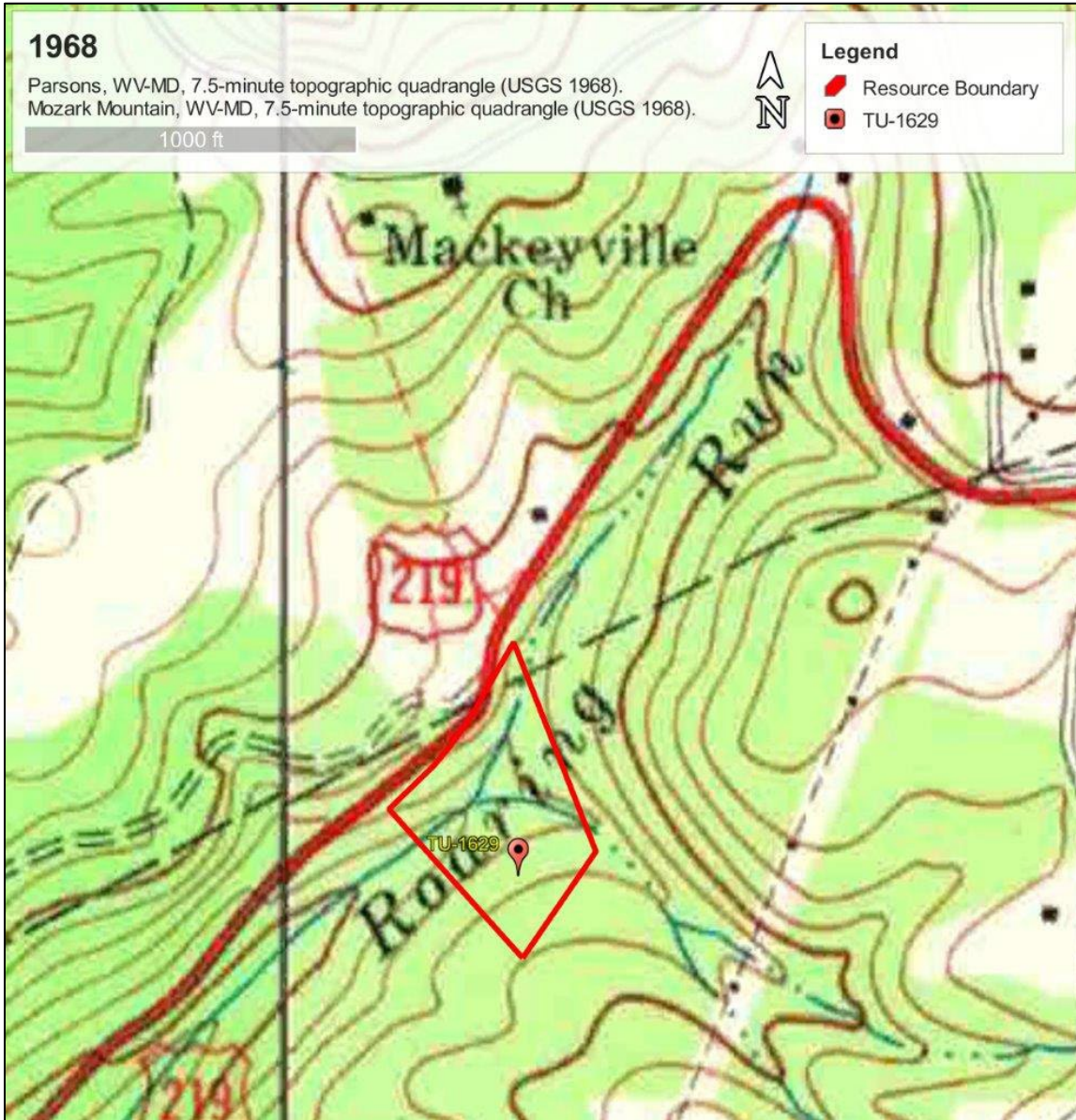


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »

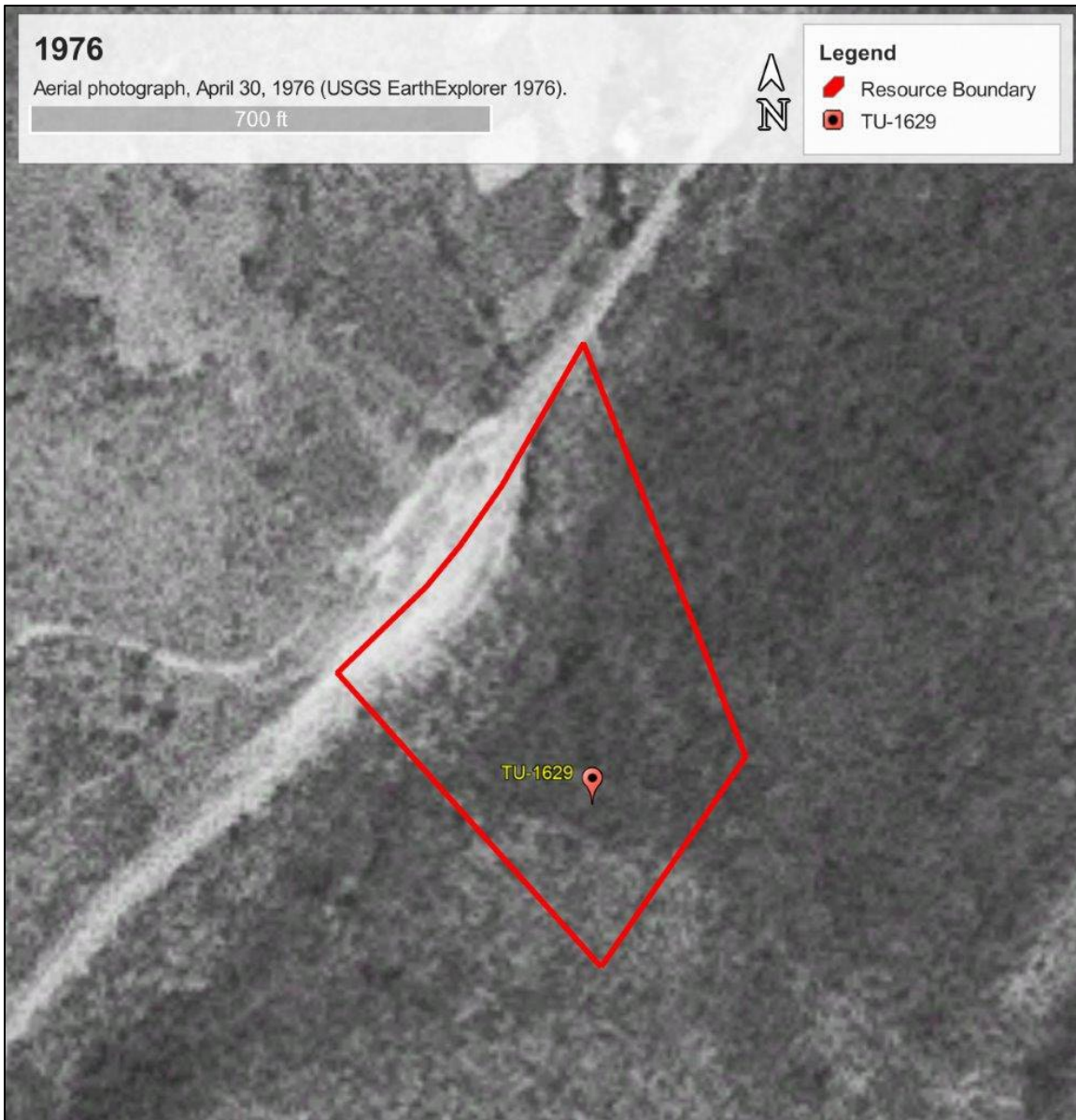
Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »

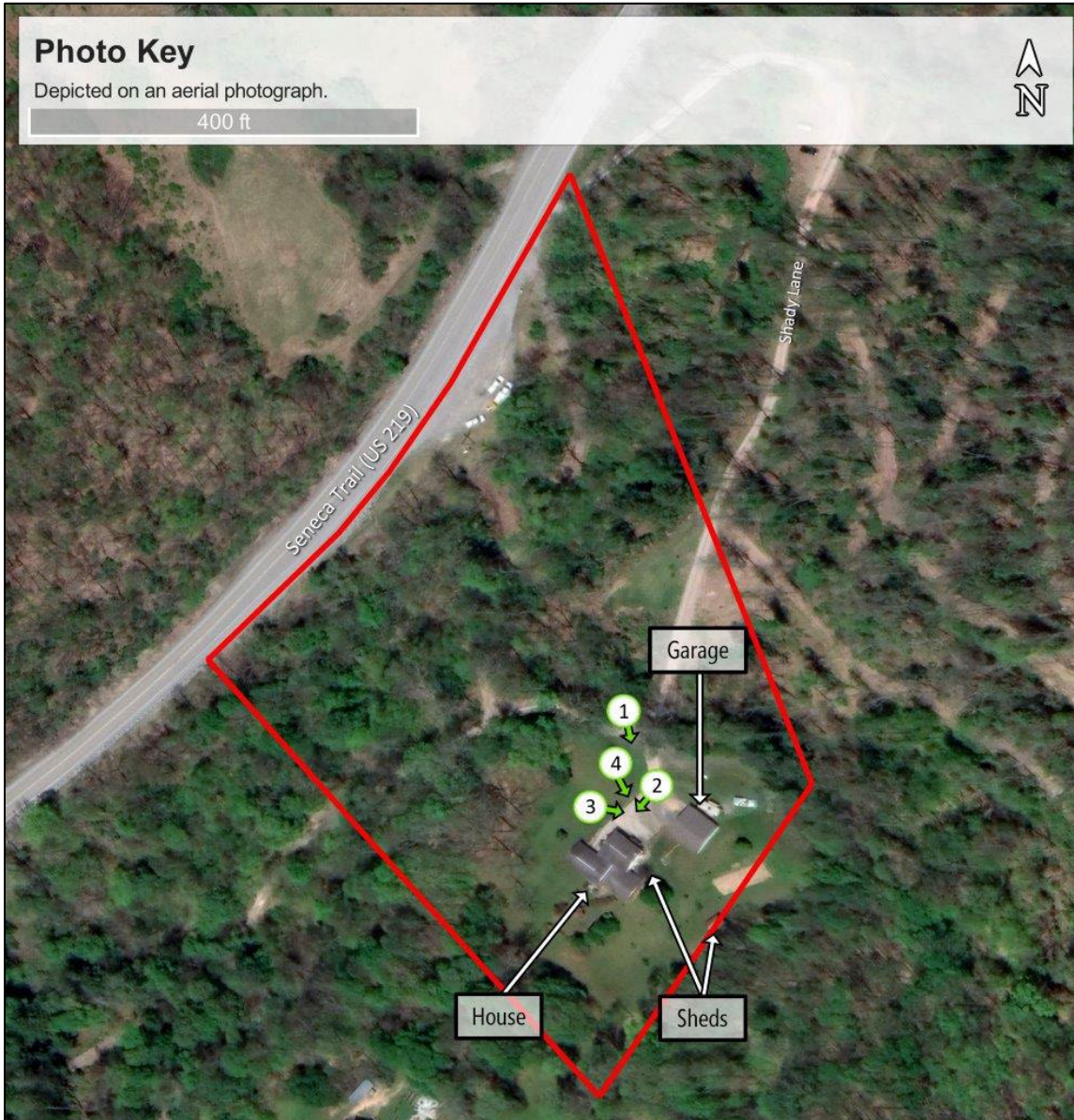


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »

Photographs



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »



Photo 1. Ernest and Erma Snyder House showing general view of property from driveway, facing southeast.



Photo 2. Ernest and Erma Snyder House showing northeast (front) façade, facing southwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Ernest and Erma Snyder House, 330 Shady Lane, Hambleton, WV

SITE# TU-1629«Site »



Photo 3. Ernest and Erma Snyder House showing northwest (front) and southwest (side) façades of garage, facing east.




Photo 4. Ernest and Erma Snyder House showing frame sheds, facing southeast.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Field Survey 80 Mackeyville Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Gnegy/Spradlin/Graham House	Field Survey MB #03	Site # (SHPO Only) TU-1630
Town or Community Hambleton	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1972	Style [WV SHPO Only]	
Exterior Siding/Materials Vinyl	Roofing Material Asphalt Shingles	Foundation Concrete Block	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 619594.00 N 4330005.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20, 2024	Quadrangle Name Mozark Mountain, WV Part of What Survey/FR# Appalachian Highway Corridor H: Kerens to Parsons Project State Project No. X142-H-38.99 (07) Federal Project No. APD-0484 (313)		

Sketch Map of Property
Or Attach Copy of USGS Map

- PLEASE SEE ATTACHED -

TU-1630

Site No.

MB #03

Present Owners Donald C. Gnegy, Donna Spradlin, Bernettie P. Gnegy, and Deborah Graham Phone #:		Owners Mailing Address Donna Spradlin 342 Carriage Lane, Troutville, VA 24175 Parcel ID: 47-01-0285-0022-0000	
Describe setting See Continuation Sheets		148.59 acres archaeological artifacts present	
Description of Building or Site (Original and Present) See Continuation Sheets		1 Stories 6 Front Bays <i>(Use Continuation Sheets)</i>	
Alterations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, describe:	
Additions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, describe:	
Describe All Outbuildings (1) Abandoned Dwelling (1) Frame and Concrete Block Garage (2) Frame Sheds		Total Number of Buildings: 5 <i>(Use Continuation Sheets)</i>	
Statement of Significance See Continuation Sheets		<i>(Use Continuation Sheets)</i>	
Bibliographical References See Continuation Sheets		<i>(Use Continuation Sheets)</i>	
Form Prepared By: Tom Lucy and Christopher Halderman		Date: April 23, 2024	
Name/Organization: Michael Baker International, Inc. Address: 100 Airside Drive, Moon Township, PA 15108 Phone #: 412-269-2014			



West Virginia Division of Culture and History
State Historic Preservation Office

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WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV **SITE#** TU-1630«Site »

Description of Building and/or Site (Original and Present)

The 148.59-acre Gnegy/Spradlin/Graham property is located in Mackeyville, an unincorporated rural community located approximately 2.5 miles northeast of the town of Hambleton in the Black Fork District of Tucker County, West Virginia. The topography of the area is characterized by rolling hills through which Seneca Trail/US Route 219 (US 219) runs northeast to southwest, and Mackeyville Road runs north to south. The subject parcel consists straddles Mackeyville Road along the south side of US 219 and extends to the north side of US 219. The property contains two dwellings, a pond, a cemetery, and three ancillary buildings, all of which are situated in a gently sloping open field near the intersection of US 219 and Mackeyville Road. The remainder of the property is heavily wooded.

The Gnegy/Spradlin/Graham House is a vacant, one-story, frame single-family dwelling constructed in the Ranch style. The house measures six bays wide by two bays deep and is constructed on a continuous concrete block foundation. Its exterior frame walls are clad in vinyl siding and its cross-gable roof is clad in asphalt shingles. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows and a single fixed sash picture window flanked by one-over-one-light windows. A one-story, two-bay central porch fronts the house's southeast (front) façade. The porch has a continuous concrete block foundation, a poured concrete deck and fluted aluminum columns that support its gable-front roof. A one-story, two-bay porch fronts the house's northwest (rear) façade. The porch has a wood pier foundation, a wood deck with an open-rail wood balustrade, and square wood posts that support its gable-front roof.

A secondary abandoned dwelling (TU-0616) is located approximately 175 feet northwest of the subject dwelling. It is a one-story, frame, single-family dwelling built on a gable-front-and-wing plan. Its exterior frame walls are clad in a mixture of asphalt siding and wood siding. The cross-gable roof is clad in corrugated metal and has collapsed over the northeast wing. The house's window openings are fitted with two-over-two-light and three-over-one-light, double-hung, wood sash windows. The front porch roof has also collapsed.

Three additional outbuildings are located on the property. A one-story garage is located just west of the secondary dwelling. The southern portion of the garage measures two bays wide by one bay deep and has a continuous concrete block foundation. Its exterior frame walls are clad in vinyl siding, and its side-gabled roof is clad in corrugated metal. The building contains a pedestrian doorway and a single garage bay on its southeast (front) façade. The northern section measures two bays wide by one bay deep and has a continuous concrete block foundation. Its exterior walls are constructed of concrete block, and its side-gabled roof is clad in corrugated metal. The building contains a pedestrian doorway and a single garage bay on its southeast (front) façade. A one-story, frame storage shed is located roughly 50 feet northeast of the secondary dwelling. The building measures one bay wide by one bay deep and has a continuous poured concrete foundation. Its exterior walls are clad in asphalt siding, and its gable-front roof is clad in asphalt shingles. A one-story frame tractor shed is located approximately 300 feet southwest of the main dwelling. The shed measures seven bays wide by one bay deep. Its northeast and southeast exterior walls are open and its remaining walls and shed roof are clad in corrugated metal.

Property History

The county tax assessor lists 1972 as the construction date for the subject dwelling (WVPTD 2024). This date is consistent with other available evidence. The house does not appear on aerial photography from 1965 (USGS Earth Explorer 1965) or on a United States Geological Survey (USGS) topographic map from 1968 (USGS 1968). The house does appear, however, on an aerial photograph from 1976 (USGS Earth Explorer 1976) and on subsequent USGS topographic mapping from 1995 (USGS 1995). The assessor records do not list the abandoned dwelling, but USGS topographic mapping indicates that it was constructed between 1903 and 1908 (USGS 1903; 1908). The garage was built in 1986, the tractor shed was constructed in 1997, and the small storage shed was built in 1901 (WVPTD 2024).

In 1954, Junior Pennington conveyed a 48.25-acre parcel consisting of a portion of the subject property to his niece Bernettie Pennington for a total consideration of \$150 (TCDB 66: 120). In 1972, she acquired a second parcel containing the remaining acreage of the subject property as a gift from her mother Gladys Pennington (TCDB 84: 34). By this point Bernettie had married Donald C. Gnegy, and in 1996 they transferred their shared interest in both tracts of the property from

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV **SITE#** TU-1630«Site »

ownership as tenants in common to ownership as tenants with full right of survivorship (TCDB 153: 366). As a part of this deed agreement, the tracts were also consolidated into a single parcel (TCDB 153: 366). In 2014, Bernettie and Donald Gnegy transferred part of their ownership to Donna Gnegy Spradlin and Deborah G. Graham and the four parties retain joint ownership of the property to this day.

The most likely builders of the house were Bernettie and Donald Gnegy, as they owned the property at the time of its construction in 1972. The garage and tractor shed also date to their ownership over the subsequent decades. The abandoned dwelling and small storage shed were likely built by the Hansford family, who owned the property during the early 1900s (TCDB 23: 312).

Statement of Significance and Integrity

Integrity

The property retains a moderate to high level of historic integrity. The property retains integrity of location as it exists in the place in which it was built. The property retains integrity of setting, with minimal changes to the property and its surroundings since the time of its construction. The house retains high integrity of design, as no additions or substantial physical alterations have been made. Integrity of workmanship and materials has been diminished by the replacement siding, roofing, and windows. Integrity of feeling is high, as the setting and appearance of the property and surroundings have undergone few significant changes since the dwelling was built. Integrity of association is the direct link between an important historic event or person and a historic property; there are no known historic events or persons associated with the property.

Statement of Significance

The property does not appear to be eligible for the National Register of Historic Places (NRHP) under any applicable criteria.

- Criterion A: The property is not associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The Gnegy/Spradlin/Graham House does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The primary dwelling is an unexceptional example of the common Ranch-style house with diminished integrity. It is generally lacking in the exemplary attributes necessary for eligibility under Criterion C.
- Criterion D: The property does not appear to be eligible for the NRHP under Criterion D as research has not indicated any potential for it to yield information significant in history or prehistory.

Bibliographic References

Tucker County, West Virginia. Various Dates. Tax Maps (TCTM), Assessor's Property Cards (TCPC), Plans, Deed Books (TCDB), Deed of Trust Books (TCDoTB), and Wills (TCWB) on file at the Tucker County Clerk and Tax Assessors Offices, Parsons, Tucker County, West Virginia.

United States Geological Survey (USGS). 1903. St. George, W. VA, 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1908. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1968a. Mozark Mountain, W.VA, 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV **SITE#** TU-1630«Site »

United States Geological Survey (USGS). 1968b. Parsons, W.VA., 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995a. Mozark Mountain, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 1995b. Parsons, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 14, 1965. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 30, 1976. United States Geological Survey, Reston, Virginia.

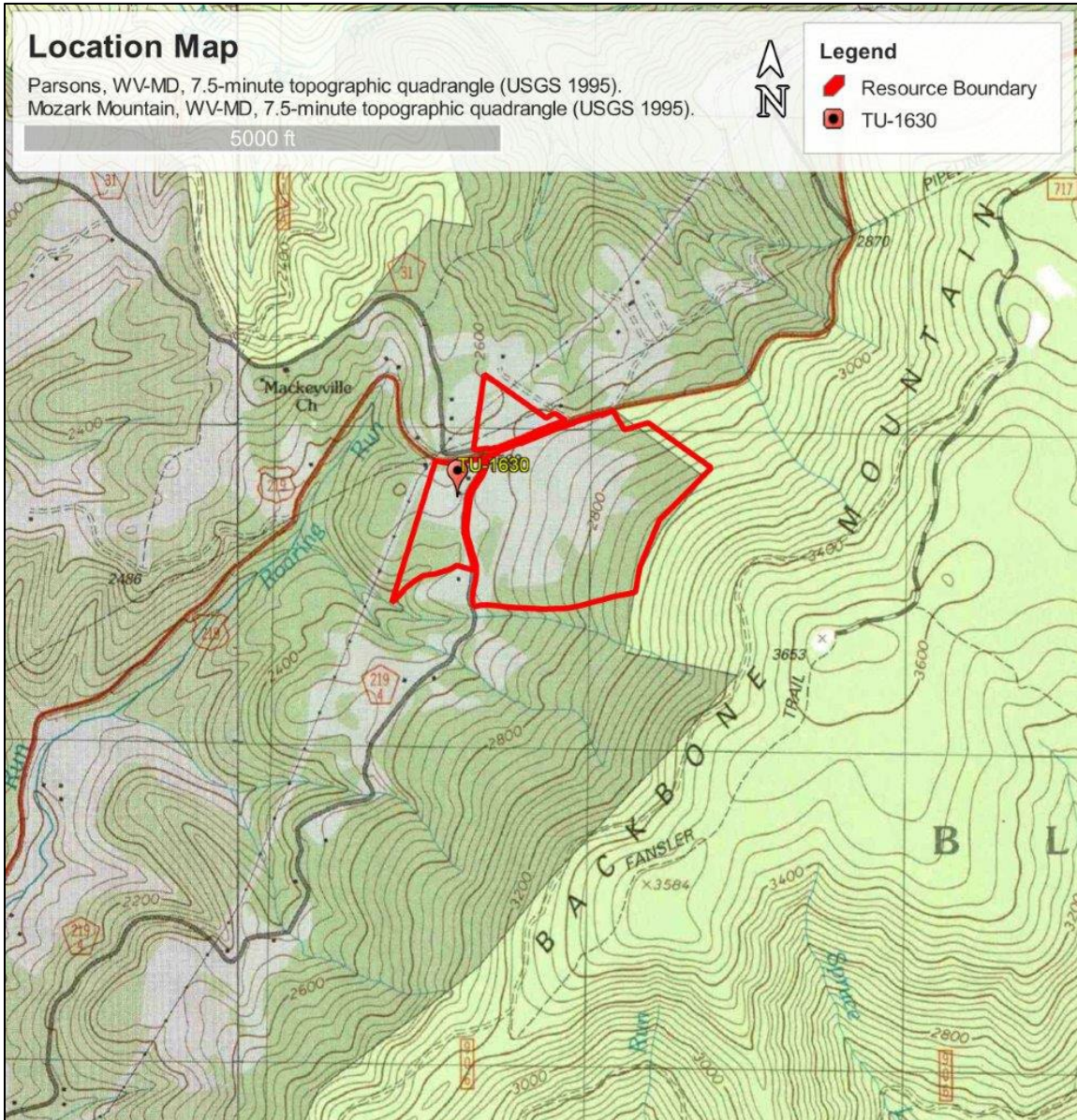
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »

Location Map



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »

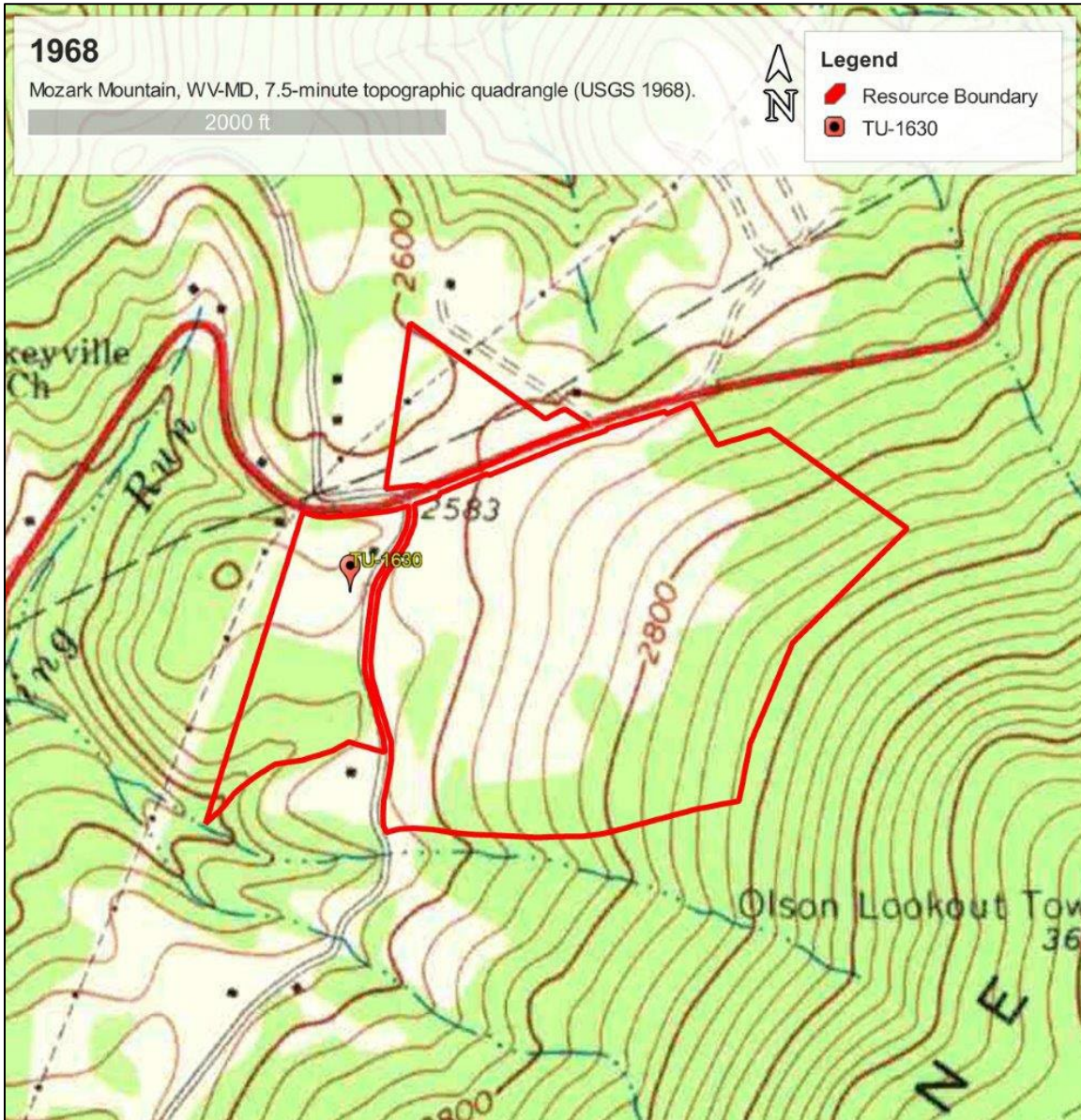
Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »

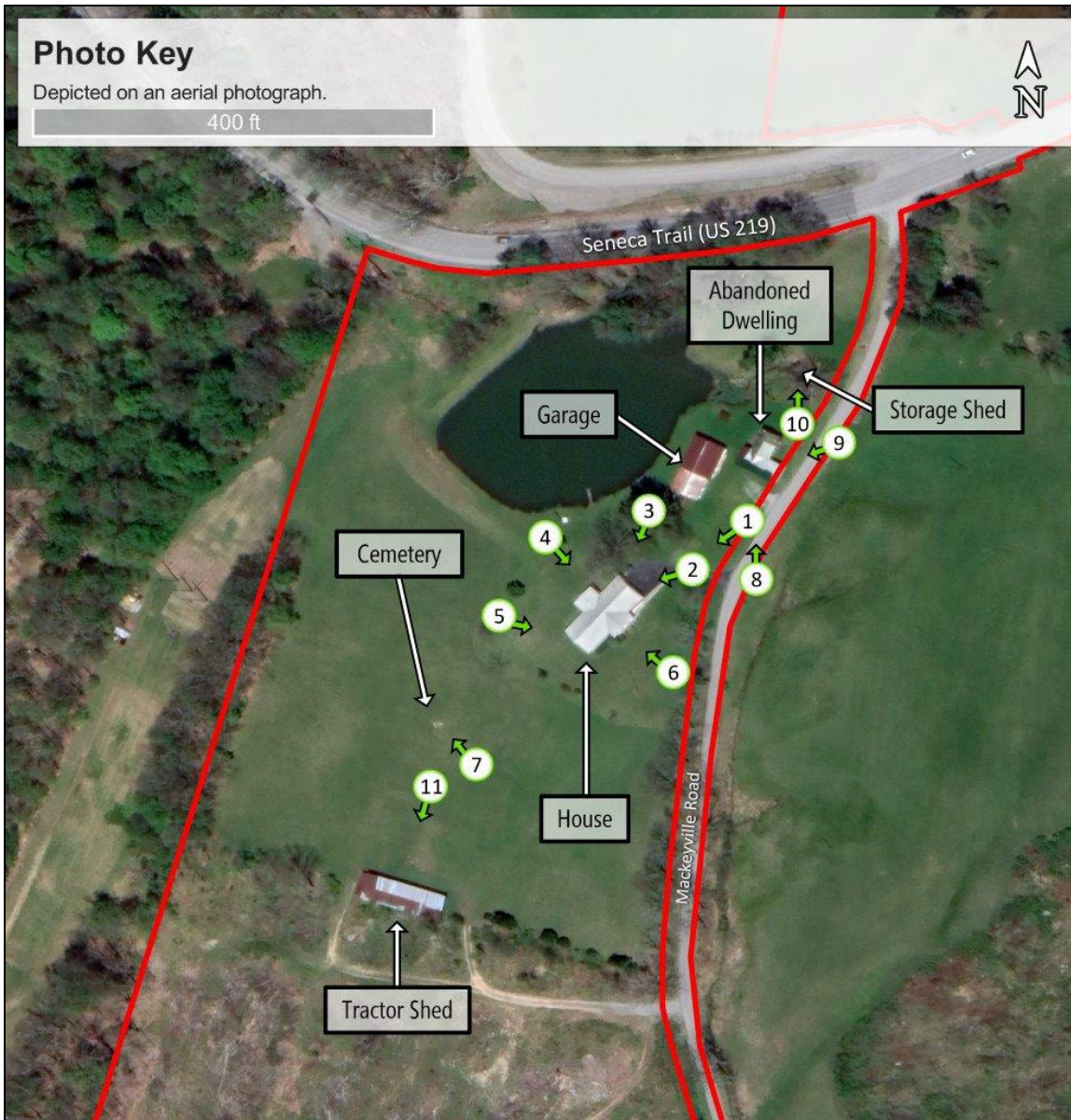


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »

Photographs



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



Photo 1. Gnegy/Spradlin/Graham House showing general view of property, facing southwest.



Photo 2. Gnegy/Spradlin/Graham House showing southeast (front) and northeast (side) façades, facing southwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



Photo 3. Gnegy/Spradlin/Graham House showing northeast (side) façade, facing southwest.



Photo 4. Gnegy/Spradlin/Graham House showing northwest (rear) façade, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



Photo 5. Gnegy/Spradlin/Graham House showing northwest (rear) and southwest (side) façades, facing east.



Photo 6. Gnegy/Spradlin/Graham House showing southeast (front) façade, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



Photo 7. Gnegy/Spradlin/Graham House showing cemetery (46-TU-268 Parsons Cemetery), facing northwest.



Photo 8. Gnegy/Spradlin/Graham House showing southwest (side) and southeast (front) façades of abandoned garage, and southwest (side) façade of abandoned dwelling (TU-0616), facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



Photo 9. Gnegy/Spradlin/Graham House showing southeast (front) and northeast (side) façades of abandoned dwelling (TU-0616), facing southwest.



Photo 10. Gnegy/Spradlin/Graham House showing southwest (front) and southeast (side) façades of storage shed adjacent to abandoned dwelling (TU-0616), facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gnegy/Spradlin/Graham House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-1630«Site »



Photo 11. Gnegy/Spradlin/Graham House showing northeast (front) façade of tractor shed at southern end of property, facing south.

APPENDIX D UPDATED WVHPI FORMS

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West Virginia Cemetery Inventory Form

NR rating: _____

-
1. Trinomial Number (OFFICE USE ONLY): 46-TU-268

 2. Cemetery Name, Historic: Parsons Cemetery
Cemetery Name, Common: Parsons Cemetery

 3. County: Tucker
 4. 7.5' Quadrangle Name: Mozark Mountain, W.VA.

 5. UTM: Zone: 17S NAD: 83
Easting: 619542.00 Northing: 4329969.00
Easting: _____ Northing: _____

 6. Location: Located approximately 700 feet southwest of the intersection of US 219 and Mackeyville Road in an open field on the Gnegy/Spradlin/Graham property

 7. Ownership: Public: Municipal County State Federal
Private: Family Church Denomination: _____
Fraternal Other

 8. Burial Population: Unknown

 9. Predominant Surnames: Parsons

 10. Mass Grave: Yes No Explain: _____

 11. Public Accessibility: Unrestricted
Restricted
For permission to visit, contact: Donna Spradlin
342 Carriage Lane, Troutville, VA 24175

 12. Access into cemetery: By foot By car

 13. Terrain: Open field

 14. Bounded by: Fence Wall
Hedge Other: Survey stakes

 15. Condition: Well-maintained Poorly maintained
Overgrown, easily identifiable Overgrown, unidentifiable
Unidentifiable, but known to exist through tradition or other means
(identify source) _____

 16. Disturbances: None

 17. Cemetery Size and Orientation (please give dimensions in feet, and indicate compass direction for long and short axis): approx. 25ft north to south and 25ft west to east

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268 Cemetery Name: Parsons Cemetery

18. Historical Background (use continuation sheet if necessary): See Continuation Sheets.

19. Gravestones (Please list the number of gravestones that fit in the categories below. If this is a guess or an approximation, put "circa" before the number. Include photographs and/or sketches of representative decorative carvings.):

Number of headstones: 1 Number of burials: c. 2 Footstones? Yes No

Number of gravestones with burial dates from the 18th century: _____ 19th century: 1
20th century: _____ 21st century: _____

Please list the earliest headstone date: 1866 Most recent date: 1866

Number of gravestones of each material: Slate _____ Marble 1 Granite _____
Sandstone _____ Fieldstone _____
Other _____

Number of gravestones that are: Readable _____ Badly Tilted _____ Eroded _____
Cracked/Broken _____ Broken but standing _____ Broken, no longer standing 1
Location of stones no longer standing _____

Restoration efforts, if any: None

20. Attachments: 1) a copy of the topographic quadrangle map indicating the cemetery's location, 2) general photograph(s) of the cemetery showing its setting and/or location, and 3) a list or copies of any reference information about the cemetery (books, personal communication, etc.).

21. Recorder: Tom Lucy and Christopher Halderman

Date: April 23, 2024

Address: 100 Airside Drive
Moon Township, PA
15108

Telephone Number: 412-269-4619

Please return form to:

WV State Historic Preservation Office
The Cultural Center
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305-0300

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

18. Historical Background, Continuation Sheet:

This family cemetery contains two known burials: that of William W. Parsons (1818-1866) and his wife Hester (Ward) Parsons (1821-1861). A marble headstone belonging to William W. Parsons has cracked and fallen but remains legible. What appears to be a marble footstone is also present and is inscribed with the initials "W.W. P."

William W. Parsons was a farmer and minister who was born in Randolph County, Virginia (present-day Tucker County, West Virginia) in 1818 (MacCabe 85). He married Hester Ward in 1837, with whom he had ten children (Indalecio 2021). The family operated a large farm and several orchards on their homestead at the foot of Backbone Mountain, roughly in the vicinity of where the cemetery is located today (MacCabe 85). Parsons was heavily involved in the local Methodist Episcopal church and eventually became an ordained minister (MacCabe 85). He went on to achieve success preaching up and down the Cheat River valley with contemporary accounts describing him as having "a mystic power that awakened men to new duties and convictions" (MacCabe 85). Hester Parsons died in 1861 and was interred at the family homestead, presumably becoming the first burial at the Parsons Cemetery (Indalecio 2021). William Parsons remarried in 1863 and had two additional children before passing away in 1866 at the age of 47 years old (Indalecio 2021).

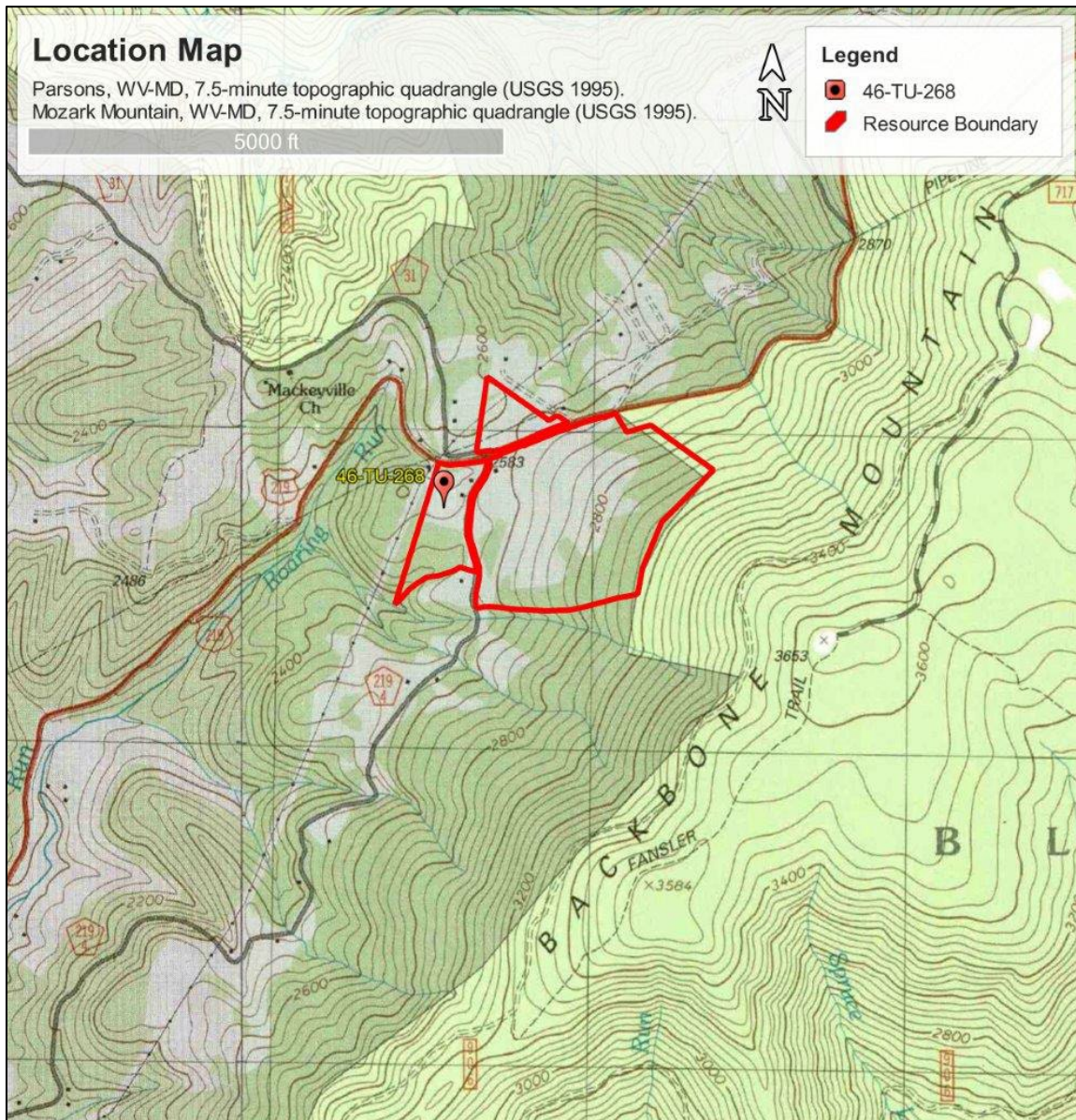
West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

Attachment 1: Cemetery Location Map



West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

Attachment 2: Photographs



West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery



Photo 1. Parsons Cemetery showing general view of property, facing southwest.



Photo 2. Parsons Cemetery showing broken headstone of William W. Parsons, facing northwest.

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery



Photo 3. Parsons Cemetery showing detail of broken headstone of William W. Parsons, facing west.



Photo 4. Parsons Cemetery showing footstone of William W. Parsons, facing northeast.

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

Attachment 3: References

Indalecio, Lauren Lynn. 2021. Marriages and Children of William W Parsons 1818-1866. Electronic document, https://www.laurelynn.com/genealogy/parsons/william_parsons_marriage_children_1818.htm, accessed March 27, 2024.

MacCabe, Virginia Parsons. 1913. *Parsons' Family History and Record*. Charles W. Nickey Publishers, Dacatur, Illinois.

Michael Baker Jr., Inc. 1999. *West Virginia Cemetery Survey Form for Parsons Cemetery (46-TU-268)*. Report on file at the West Virginia Division of Culture and History, Charleston, West Virginia.

Tucker County, West Virginia. Various Dates. Tax Maps (TCTM), Assessor's Property Cards (TCPC), Plans, Deed Books (TCDB), and Wills (TCWB) on file at the Tucker County Clerk and Tax Assessors Offices, Parsons, Tucker County, West Virginia.

United States Geological Survey (USGS). 1886. St. George, W.VA., 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1908. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

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United States Geological Survey (USGS). 1968. Mozark Mountain, W.VA., 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995. Mozark Mountain, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 14, 1965. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 30, 1976. United States Geological Survey, Reston, Virginia.

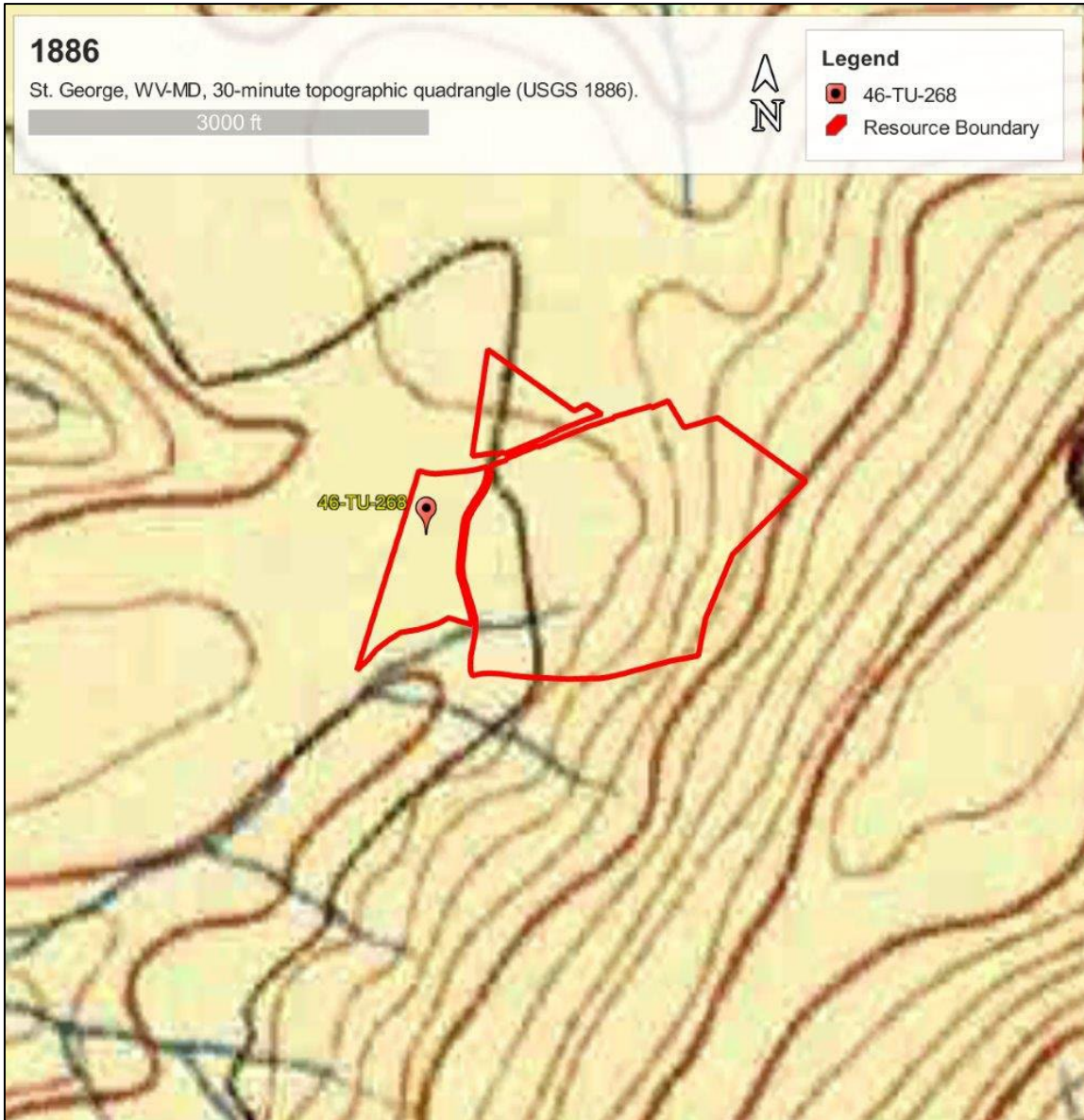
West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

Attachment 4: Historical Images

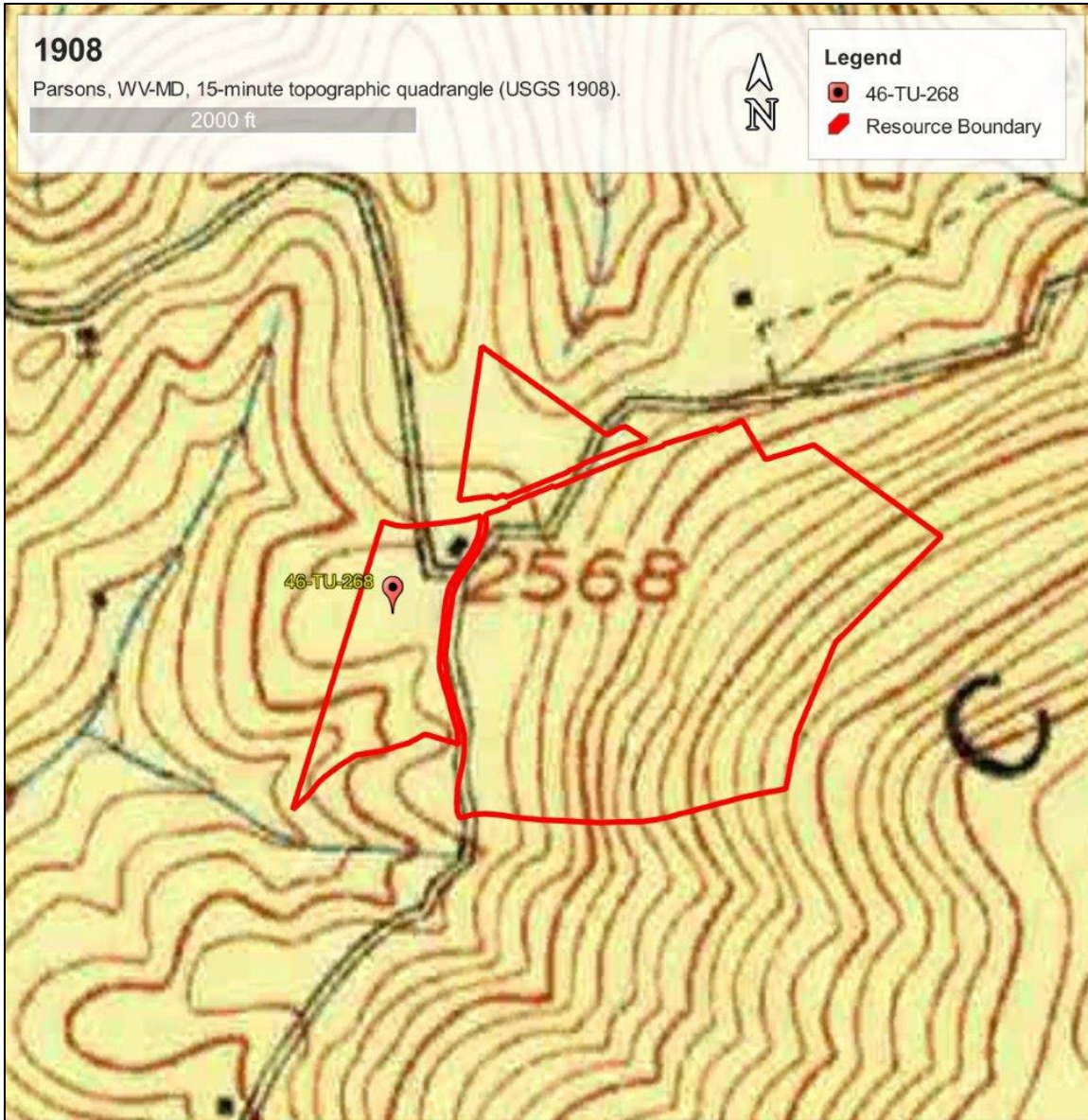


West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

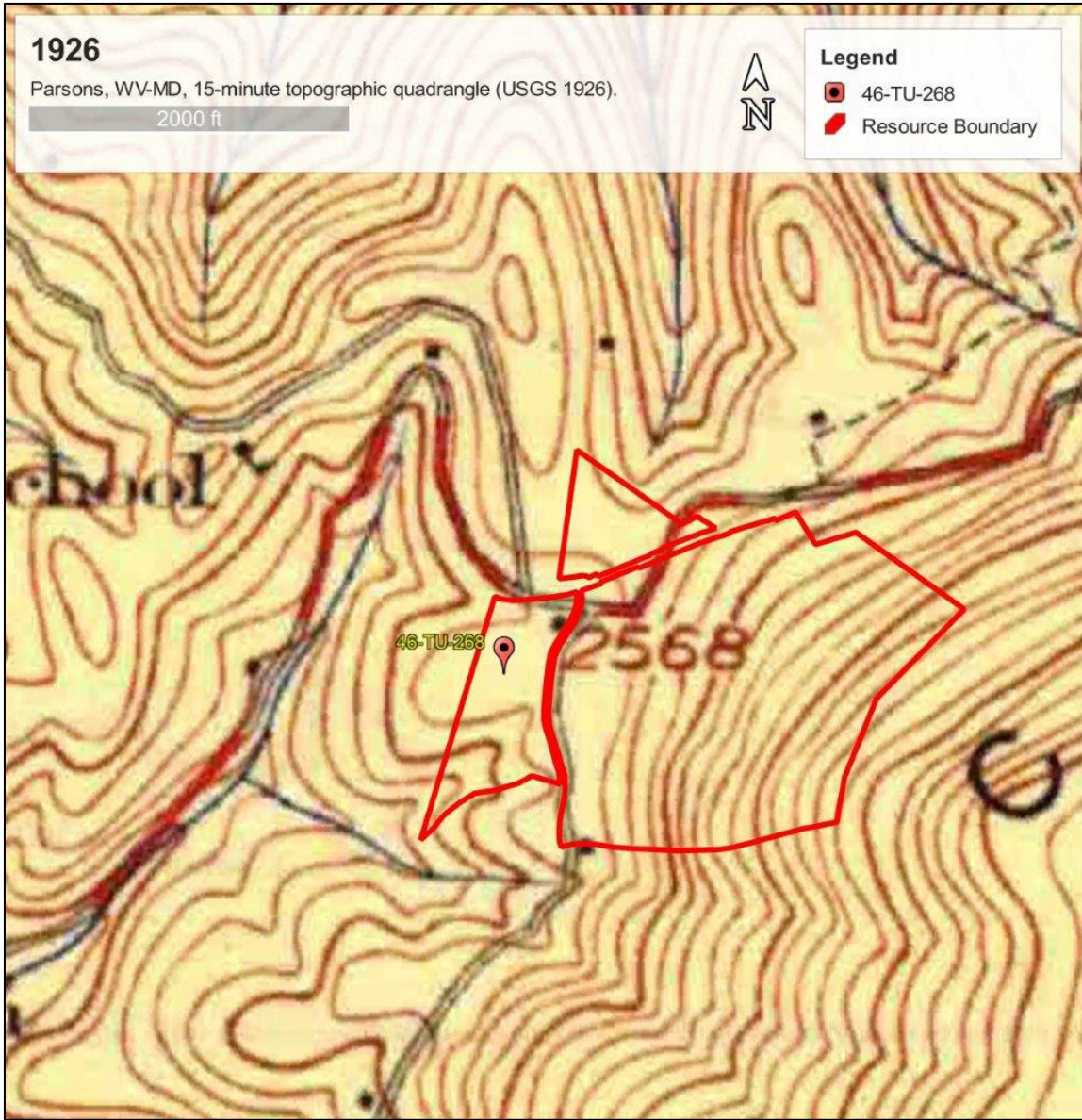


West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

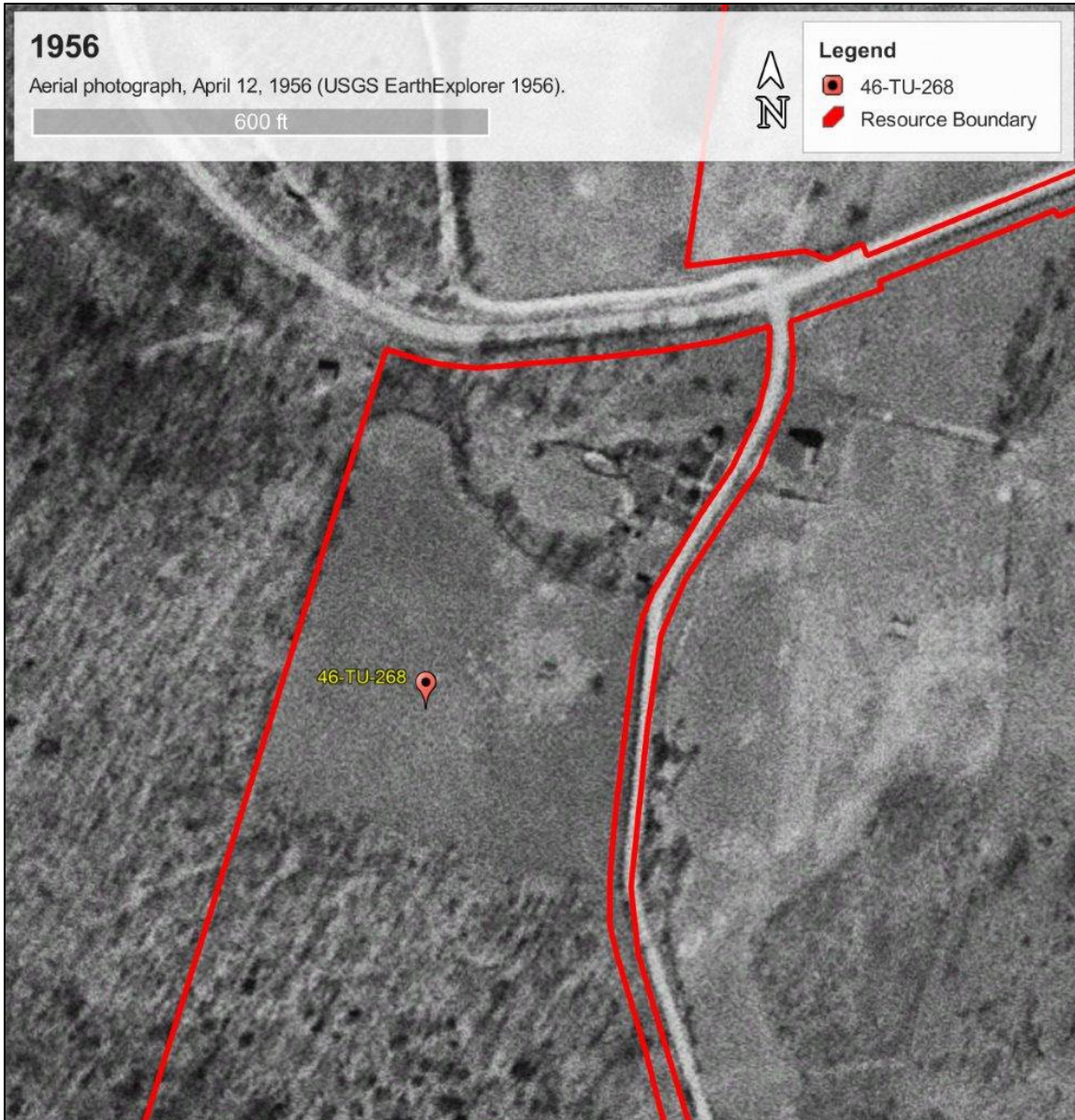


West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery



West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery

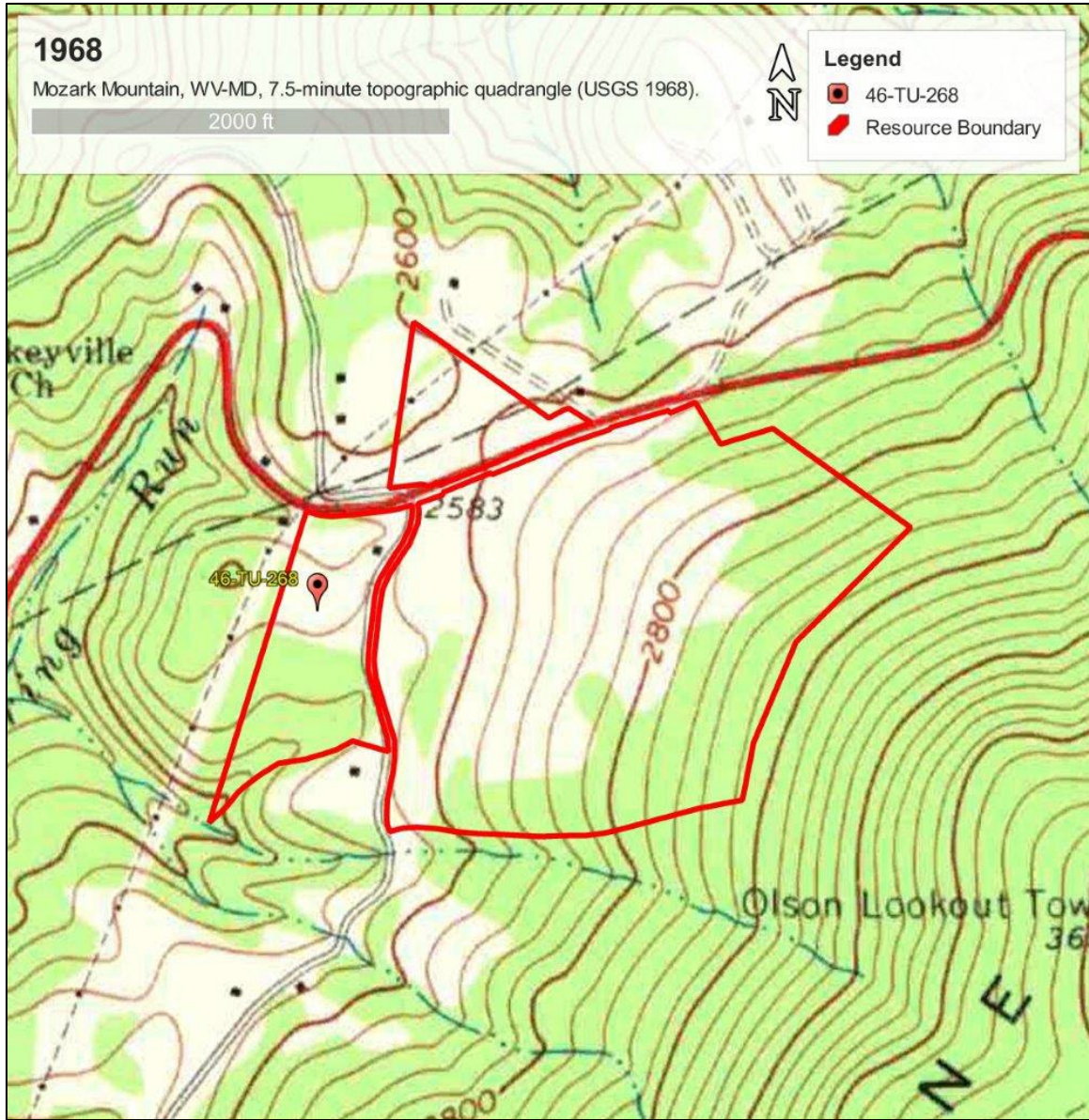


West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery



West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-268

Cemetery Name: Parsons Cemetery







Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 80 Mackeyville Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <div style="text-align: center;">Log Barn</div>	Field Survey # 	Site # (SHPO Only) TU-0009
Town or Community Hambleton	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 	Style [WV SHPO Only]	
Exterior Siding/Materials 	Roofing Material 	Foundation 	
Property Use or Function Residence <input type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Agriculture	UTM# ZONE 17S E 619681.72 N 4330058.84		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20, 2024	Quadrangle Name Mozark Mountain, W. VA		
	Part of What Survey/FR# Appalachian Highway Corridor H: Kerens to Parsons Project State Project No. X142-H-38.99 (07) Federal Project No. APD-0484 (313)		

Sketch Map of Property
Or Attach Copy of USGS Map

TU-0009

Site No.

- PLEASE SEE ATTACHED -

Present Owners Donald C. Gnegy, Donna Spradlin, Bernettie P. Gnegy, and Deborah Graham Phone #:		Owners Mailing Address Donna Spradlin 342 Carriage Lane, Troutville, VA 24175 Parcel ID: 47-01-0285-0022-0000	
Describe setting See Continuation Sheets		148.59 acres _____ archaeological artifacts present	
Description of Building or Site (Original and Present) See Continuation Sheets		0 Stories 0 Front Bays (Use Continuation Sheets)	
Alterations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, describe: The barn has been demolished.	
Additions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, describe:	
Describe All Outbuildings		Total Number of Buildings: 0 (Use Continuation Sheets)	
Statement of Significance See Continuation Sheets		(Use Continuation Sheets)	
Bibliographical References See Continuation Sheets		(Use Continuation Sheets)	
Form Prepared By: Tom Lucy and Christopher Halderman		Date: April 23, 2024	
Name/Organization: Michael Baker International, Inc.			
Address: 100 Airside Drive, Moon Township, PA 15108			
Phone #: 412-269-2014			



West Virginia Division of Culture and History
State Historic Preservation Office

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WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV **SITE#** TU-0009 «Site »

Description of Building and/or Site (Original and Present)

The 148.59 Gnegy/Spradlin/Graham property is located in the town of Mackeyville, an unincorporated rural community located approximately 2.5 miles northeast of the town of Hambleton in the Black Fork District of Tucker County. The topography of the area is characterized by a series of rolling hill through which Seneca Trail/US Route 219 (US 219) runs northeast to southwest and Mackeyville Road runs north to south. The subject parcel consists of two tracts that straddle Mackeyville Road along the south side of US 219 and a small portion extending to the north side of US 219. The property contains two dwellings (TU 0616 and TU-1630), a pond, a cemetery (46-TU-268), and three ancillary buildings, all of which are situated in a gently sloping open field near the intersection of US 219 and Mackeyville Road. The remainder of the property is heavily wooded.

The subject barn has been demolished. It was located along the east side of Mackeyville Road near its intersection with US 219. Previous documentation of the property shows that the resource was a mid-nineteenth-century log barn with a gable-front roof, wood weatherboard cladding, and a shed addition along the west (side) façade (Harding 1978). Although an update survey was performed in 2016, this recordation erroneously documented the nearby dwelling (Site No. TU-0616) and did not address the barn. Currently, the site is vacant.

Property History

Previous recordation of the demolished resource estimated a mid-nineteenth-century construction date for the barn (Harding 1978). This seems plausible based on available evidence but could not be corroborated. Log barns were most common prior to the proliferation of the railroad in the mid-1800s and were largely supplanted by timber frame structures by the turn of the century (Milnes 2023). In rural areas such as Tucker County, however, log barns continued to be built well into the twentieth century (Milnes 2023). Being an agricultural outbuilding rather than a residence, the barn does not appear on any United States Geological Survey (USGS) topographic mapping, although it does appear on the earliest available aerial photography from 1956 (USGS EarthExplorer 1956). Prior documentation of the site indicates that the barn was demolished at some point between 1978 and 1993 (Harding 1978; Michael Baker Jr., Inc. 1993).

In 1848, William Hansford purchased a 179-acre tract containing part of the subject property from Davis Richardson and Elizabeth Richardson for a total consideration of \$238.66 (RCDB 17: 348). The property remained in the Hansford family for the remainder of the nineteenth century, eventually passing to L. Hansford in 1903 (TCDB 23: 312). In 1907, Isaac H. Miller purchased the tract along with several other properties for a total sum of \$2,500 (TCDB 29: 87). Four years later, Isaac and his wife Rebecca Miller sold the 179 acres as part of a larger transfer to L. Zonie Fansler for a total consideration of \$1,300 to be paid in installments (TCDB 32: 472).

In 1912, Callie Pennington purchased a 48.25-acre portion of the original tract from L. Zonie and her husband O.C. Fansler for a total sum of \$350 (TCDB 35: 8). In 1928, Pennington conveyed the property in trust to J.P. Scott, Trustee, for a total consideration of \$330 (TCDoTB 16: 377). Scott subsequently sold the property to C.W. Minear in 1932 for a sum of \$135 (TCDB 48: 268). Ten years later, Junior Pennington purchased the property from C.W. and his wife Ruth Minear for a nominal consideration of \$1 (TCDB 54: 411).

In 1954, Junior Pennington conveyed the same 48.25-acre parcel to his niece Bernettie Pennington for a total consideration of \$150 (TCDB 66: 120). Two decades later in 1972, she acquired a second parcel containing the remaining acreage of the subject property as a gift from her mother Gladys Pennington (TCDB 84: 34). By this time Bernettie had married Donald C. Gnegy, and in 1996, they transferred their shared interest in both tracts of the property from ownership as tenants in common to ownership as tenants with full right of survivorship (TCDB 153: 366). As a part of this deed agreement, the tracts were also consolidated into a single parcel (TCDB 153: 366). In 2014, Bernettie and Donald Gnegy transferred part of their ownership to Donna Gnegy Spradlin and Deborah G. Graham and the four parties retain joint ownership of the property to this day.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV **SITE#** TU-0009 «Site »

Although the exact builders of the subject barn are not known, it appears likely that the barn may have been built by William Hansford, who owned the property throughout the latter half of the nineteenth century. It is also possible that the barn may have been built by Davis and Elizabeth Richardson who also owned the property during the estimated construction period.

Statement of Significance and Integrity

Being now demolished, the log barn retains no integrity or significance.

Bibliographic References

- Harding, James E. 1978. *West Virginia Historic Properties Inventory Form for Log Barn (TU-0009)*. Report on file at the West Virginia Division of Culture and History, Charleston, West Virginia.
- Michael Baker Jr., Inc. 1993. *West Virginia Historic Properties Inventory Form for Parsons House (Resource 154-01)*. Report on file at the West Virginia Division of Culture and History, Charleston, West Virginia.
- Milnes, Gerald. 2023. "Barns." *e-WV: The West Virginia Encyclopedia*. Electronic document, <https://www.wvencyclopedia.org/articles/365>, accessed March 27, 2024.
- Randolph County, West Virginia. Various Dates. Deed Books (TCDB) on file at the Randolph County Clerk and Tax Assessors Offices, Elkins, Randolph County, West Virginia.
- Tucker County, West Virginia. Various Dates. Tax Maps (TCTM), Assessor's Property Cards (TCPC), Plans, Deed Books (TCDB), Deed of Trust Books (TCDoTB), and Wills (TCWB) on file at the Tucker County Clerk and Tax Assessors Offices, Parsons, Tucker County, West Virginia.
- United States Geological Survey (USGS). 1886. St. George, W.VA., 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1908. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
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- United States Geological Survey (USGS). 1968a. Mozark Mountain, W.VA., 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1968b. Parsons, W.VA., 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1995a. Mozark Mountain, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS). 1995b. Parsons, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV **SITE#** TU-0009 «Site »

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 14, 1965. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS) EarthExplorer. Aerial photograph, April 30, 1976. United States Geological Survey, Reston, Virginia.

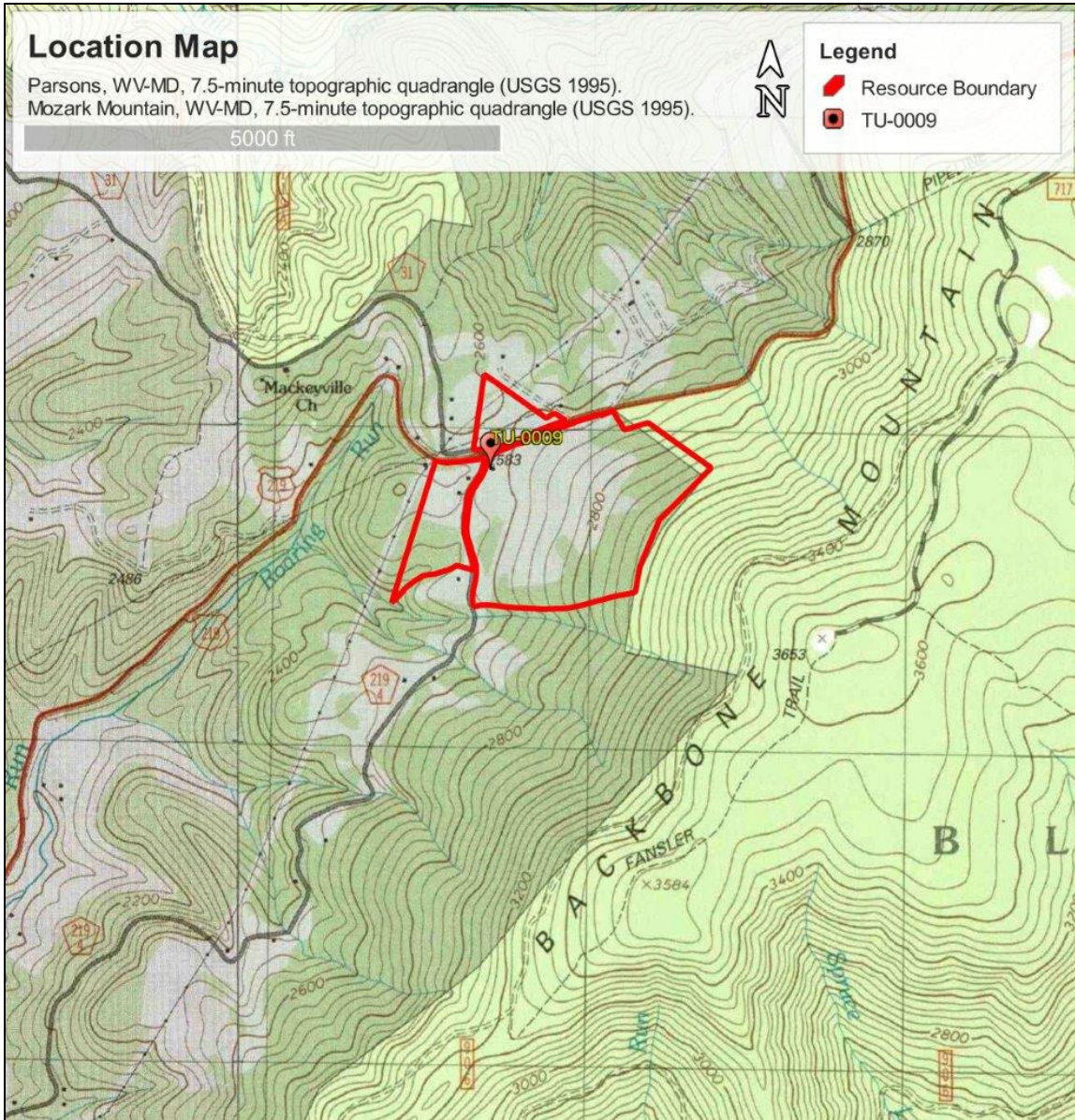
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »

Location Map

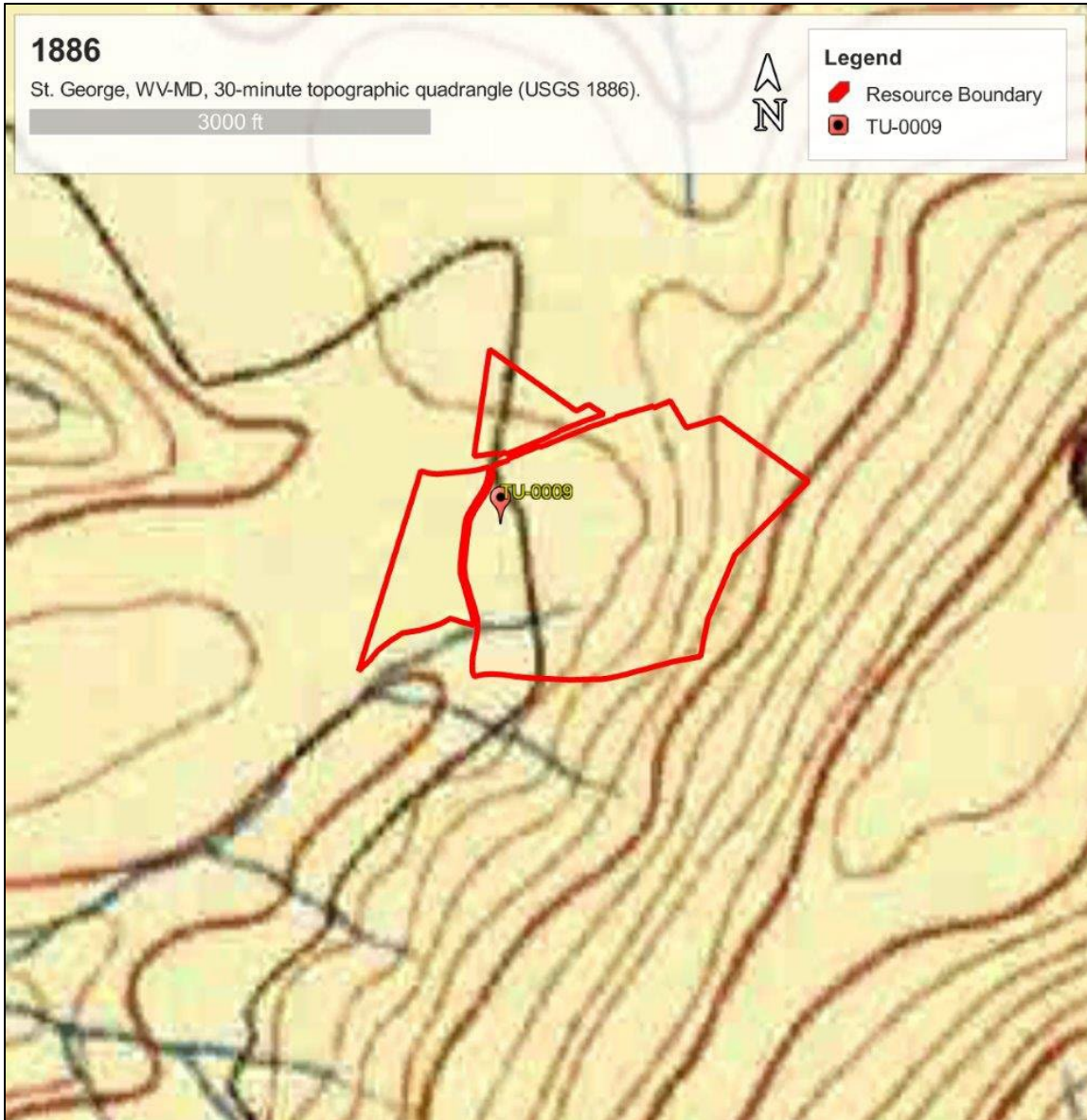


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »

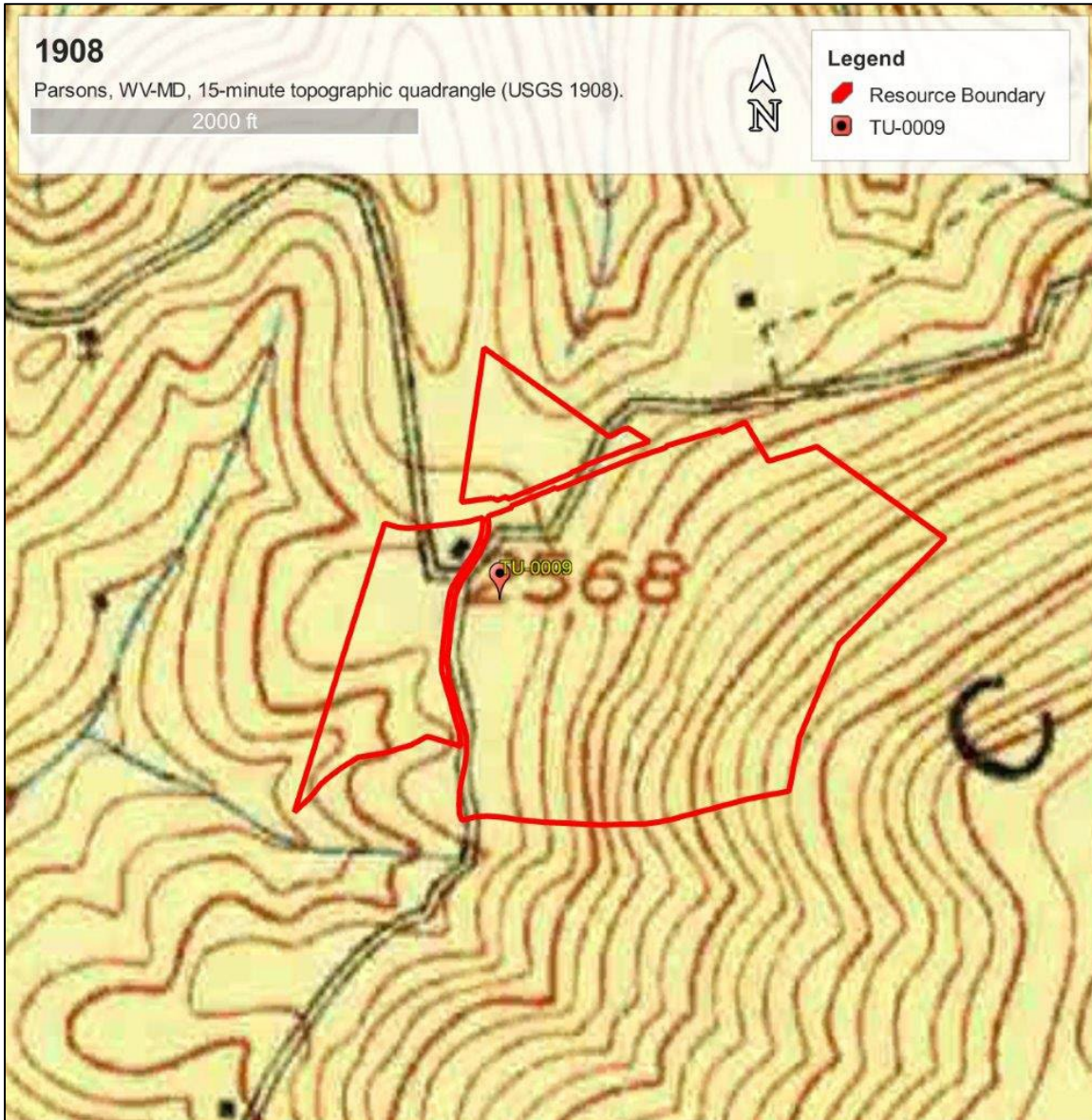
Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

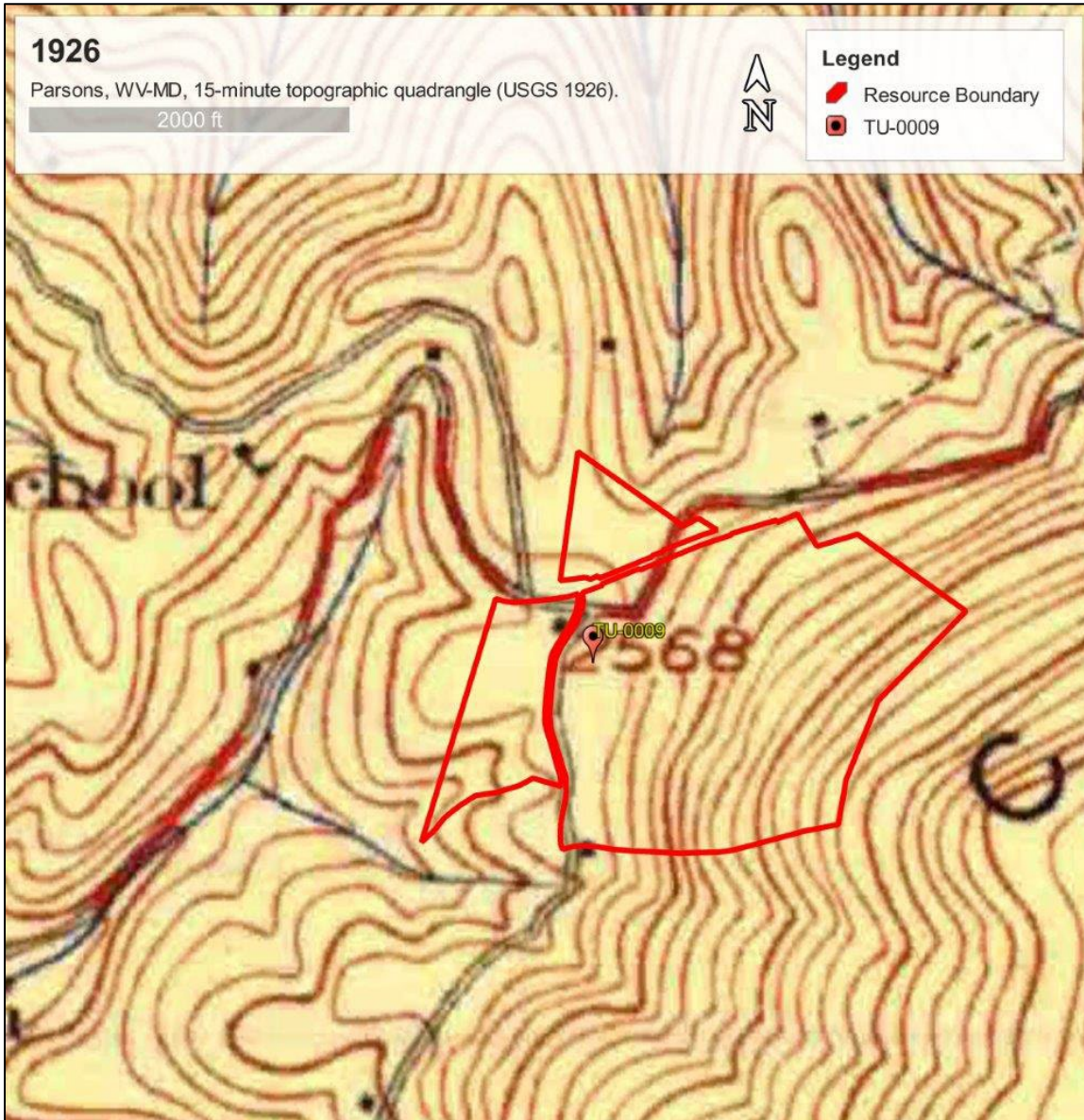
SITE# TU-0009 «Site »



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

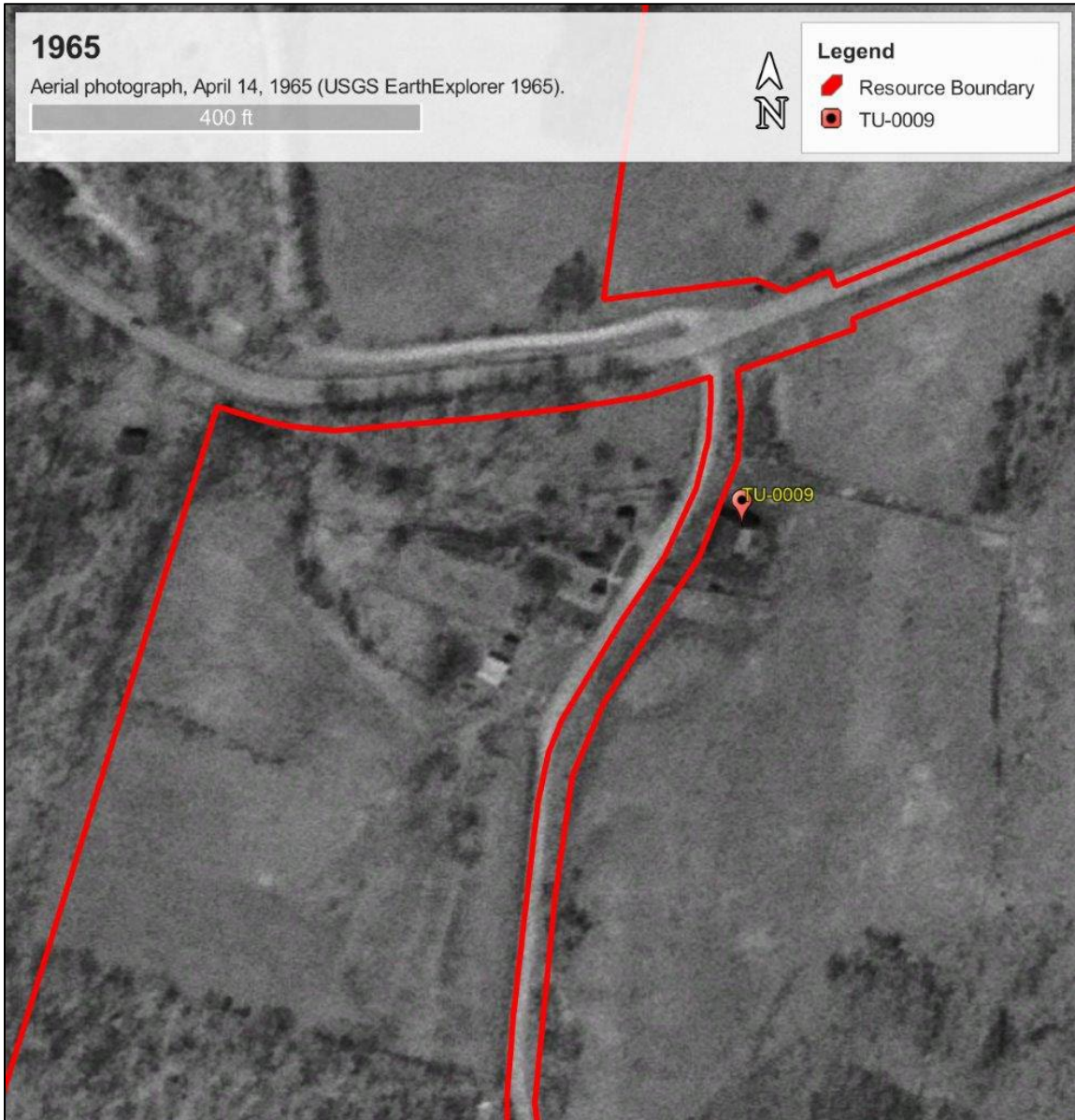
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WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

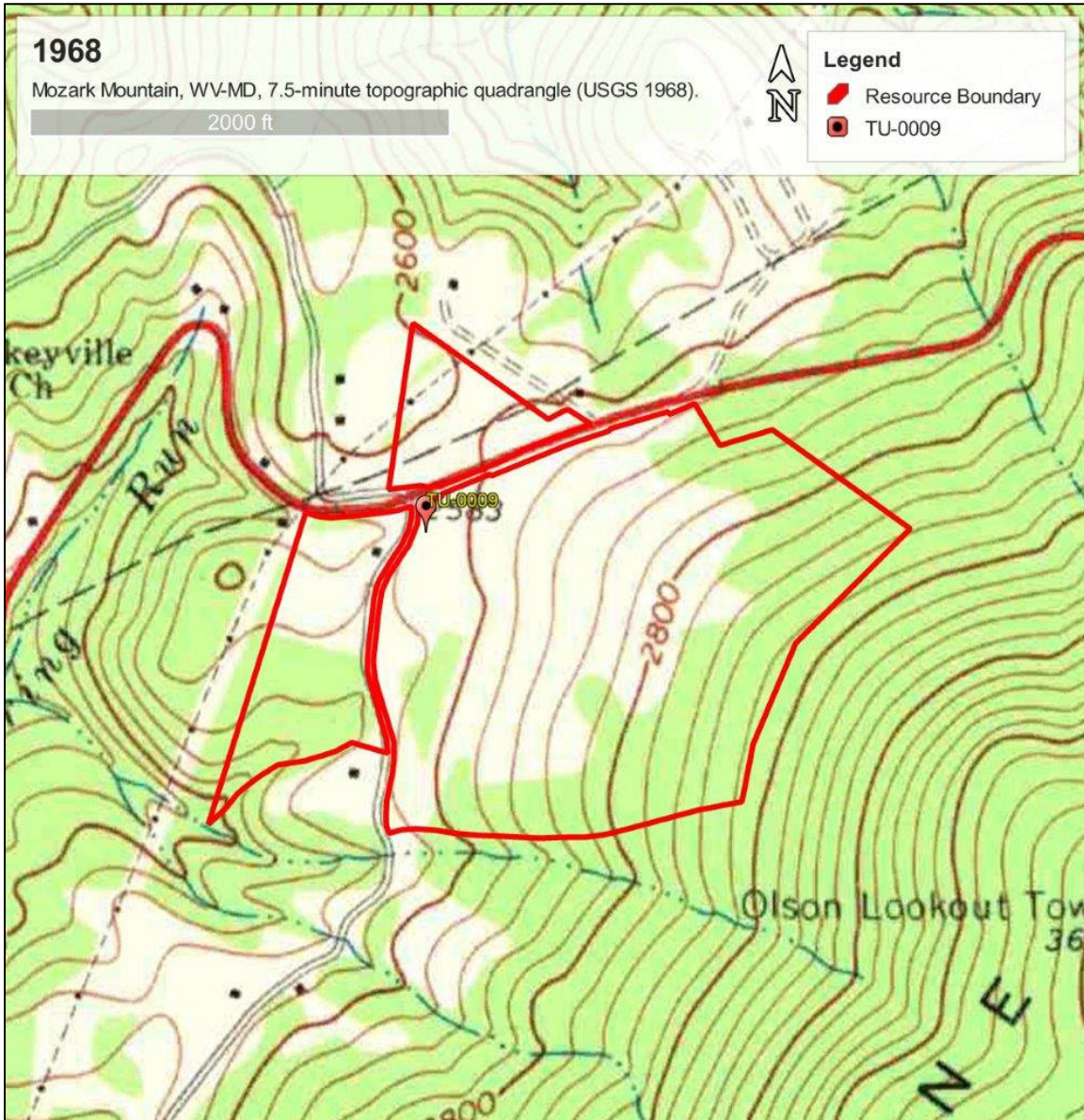
SITE# TU-0009 «Site »



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »

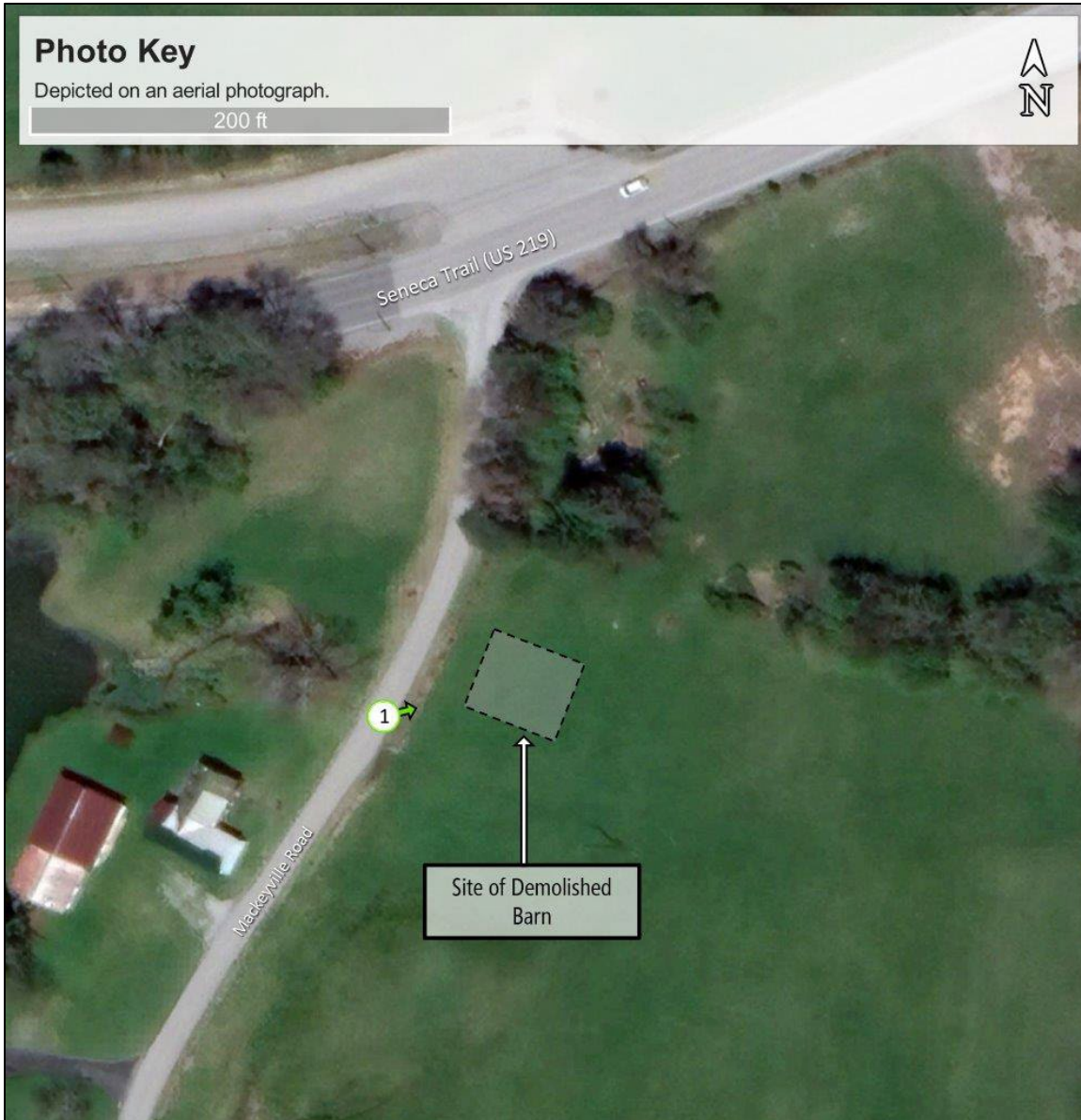


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »

Photographs



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Demolished, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0009 «Site »



Photo 1. View of property showing site of demolished barn, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME 479 Mackeyville Road, Wardensville, WV

SITE# TU-0342

Updated Photograph (February 2024)



Photo 1. 479 Mackeyville Road (tax parcel 47-01-0285-0027-0000) showing modern trailer at approximate location of demolished resource, facing southeast.

NOTE: The West Virginia State Historic Preservation Office Interactive Map (Interactive Map) records the location of TU-0342 (Alternate ID: RTU-17) as occupying parcel 47-01-0285-0027-0000, which has an address of 479 Mackeyville Road and is currently occupied by the modern mobile home pictured above. The 2016 TU-0342 update form (Tetra Tech, Inc.) erroneously recorded the Pennington House at 549 Mackeyville Road on parcel 47-01-0285-0029-0002. The updated survey form indicated that resource TU-0342 was no longer extant and provided photographs and mapping of the Pennington House and not the modern house occupying tax parcel 47-01-0285-0027-0000.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Residence [Knotts House], 11136 Seneca Trail, Hmableton, WV

SITE# TU-0437

Updated Photograph (February 2024)



Photo 1. Residence [Knotts House] showing west (side) and south (front) façades, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Okey C. Shahan House, 12053 Seneca Trail, Hambleton, WV

SITE# TU-0610

Updated Photograph (February 2024)



Photo 1. Okey C. Shahan House showing general view of property, facing west.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME John J. Davis House, 74 Wild Maggie Way, Hambleton, WV

SITE# TU-0611

Updated Photograph (February 2024)



Photo 1. John J. Davis House showing southwest (side) and southeast (front) façades, facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Sharon Hinkle House, 20 Wild Maggie Way, Hambleton, WV

SITE# TU-0612

Updated Photograph (February 2024)



Photo 1. Sharon Hinkle House showing west (front) and south (side) façades, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Roger Pennington Homestead, 84 Wolf Run Road, Hambleton, WV

SITE# TU-0613

Updated Photograph (February 2024)



Photo 1. Roger Pennington Homestead showing southeast (front) and northeast (side) façades of collapsed dwelling, facing west.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Gary Gwinn House, 166 Wolf Run Road, Hambleton, WV

SITE# TU-0614

Updated Photograph (February 2024)



Photo 1. Gary Gwinn House showing southwest (front) façade, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Phillip D. Oaster House, 164 Wolf Run Road, Hambleton, WV

SITE# TU-0615

Updated Photograph (February 2024)



Photo 1. Phillip D. Oaster House showing northeast (rear) and northwest (side) façades, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Donald C. Gnegy House, 80 Mackeyville Road, Hambleton, WV

SITE# TU-0616

Updated Photograph (February 2024)



Photo 1. Donald C. Gnegy House showing southeast (front) and northeast (side) façades, facing west.



Photo 2. Donald C. Gnegy House showing southwest (side) and southeast (front) façades, facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Donald Gnegy House, 516 Mackeyville Road, Hambleton, WV

SITE# TU-0617

Updated Photograph (February 2024)



Photo 1. Approximate location of former (now demolished) Donald Gnegy House, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME William Collette House, Silver Fox Road, Hambleton, WV

SITE# TU-0618

Updated Photograph (February 2024)



Photo 1. Approximate location of former (now demolished) William Collette House on Silver Fox Road showing modern barn, facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Snyder-Davis House, 182 Butterfly Lane, Hambleton, WV

SITE# TU-1122

Updated Photograph (February 2024)



Photo 1. Snyder-Davis House showing southwest (side) and southeast (front) façades, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Sharp House, 48 Butterfly Lane, Hambleton, WV

SITE# TU-1123

Updated Photograph (February 2024)



Photo 1. Sharp House showing south (front) façade of dwelling, facing north.

