

Updated Historic Resources Survey Report

Appalachian Highway Corridor H: Parsons to Davis Project,
Blackwater Avoidance Alternative 2

Tucker County, West Virginia

State Project: X142-H-38.99 (07)

Federal Project: APD-0484 (313)

May 2024

Prepared For:

West Virginia Department of Transportation

Division of Highways

1334 Smith Street, Charleston, West Virginia 25301

Prepared By:

Michael Baker International, Inc.

100 Airside Drive, Moon Township, Pennsylvania 15108

Authors: Thomas J. Lucy, BA

Christopher R. Halderman, MA

Katherine J. Molnar, MS

Rebekah Perry, PhD

Timothy G. Zinn, MA

tzinn@mbakerintl.com

412-269-4619

Michael Baker

I N T E R N A T I O N A L

THIS PAGE INTENTIONALLY LEFT BLANK

ABSTRACT

This *Updated Historic Resources Survey 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 Blackwater Avoidance Alternative 2 (BAA-2) for the Appalachian Highway Corridor H: Parsons to Davis Project in Tucker County, West Virginia. The 2024 survey effort is an update to a previous cultural resources survey conducted for the project in 1999-2000, which is now outdated (*Blackwater Avoidance Study: Determinations of Eligibility for Architectural Resources* [Michael Baker Jr., Inc. 2000]). In 2023, the Federal Highway Administration (FHWA) and the West Virginia Department of Transportation, Division of Highways (WVDOT-DOH) identified existing aboveground cultural resources within the Revised Original Preferred Alternative (ROPA) alignment for the Parsons to Davis Project of Appalachian Highway Corridor H and determined that the proposed undertaking would result in a finding of No Adverse Effect (per 36 CFR 800.5). However, public interest necessitated the reevaluation of the BAA-2 alignment so that its comprehensive environmental impacts can be weighed against those of the ROPA in the resulting environmental documentation (Final Environmental Impact Statement [FEIS]).

Prior to conducting field work, project historians referenced past project reports and the West Virginia Division of Arts, Culture, and History (WVDACH) Interactive GIS website (West Virginia SHPO Map Viewer) to identify all previously recorded resources within the APE, including any that were surveyed after completion of the latest report (between 2000 and 2024). 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 and a review of other public records including wills, tax assessments, maps, and census data for each of the surveyed properties. A historic context of the general project area was included in prior reports and is not included in this *Updated Historic Resources Survey Report*.

In February 2024, architectural historians conducted an intensive-level field survey of the project's APE to identify all properties 45 years of age or older (constructed prior to 1979) and to assess the properties for NRHP eligibility. Each resource was documented using field forms, field notes, sketches, site plans, and digital photography. The APE was based on a 1000-foot buffer of the proposed project centerline, consistent with the survey methodology of other portions of the Corridor H project.

The background research and field survey identified 18 previously surveyed historic-age resources within the APE. Of those, five have been demolished since the time of the previous survey. Three of the previously surveyed resources were already foundation ruins when initially surveyed; they remain the same today. Eight resources are residential buildings that were previously determined not eligible for listing in the NRHP—they continue to be recommended as not eligible. The final two previously recorded resources include a non-contributing segment of the NRHP-eligible West Virginia Central & Pittsburgh (WVC&P) Railway (TU-0585) and a contributing element of the same resource, a stone arch bridge (TU-1632) over an unnamed tributary of the North Fork of the Blackwater River, near William.

The field survey recorded seven additional, newly identified historic-age resources 45 years of age or older (constructed by 1979 or earlier) within the APE. As part of this study, project historians evaluated the potential NRHP eligibility of these resources. This evaluation, detailed in individual West Virginia Historic Property Inventory (WVHPI) forms (Appendix D), recommends one of the resources as eligible for listing in the NRHP and the remaining six as not eligible for listing in the NRHP.

Maps illustrating the locations of all previously surveyed historic-age resources are included in Appendix A: APE Map Set Showing All Surveyed Historic-Age Resources. A table enumerating all surveyed historic-age resources is included in Appendix B: Table of All Surveyed Historic-Age Resources (Table 2). Copies of updated and new WVHPI forms are included in Appendix D: Updated and New WVHPI Forms .

TABLE OF CONTENTS

ABSTRACT	i
TABLE OF CONTENTS	iii
LIST OF FIGURES.....	iv
LIST OF TABLES.....	iv
1.0 Introduction.....	1
1.1 Background	1
1.2 Purpose of Study and Report Organization	2
1.3 Credentials and Regulatory Compliance	2
1.4 Project Description	2
2.0 Research Design.....	7
2.1 Area of Potential Effects (APE).....	7
2.2 Background Research Methodology	7
2.3 Field View	7
2.4 Determinations of Eligibility.....	7
3.0 Results of Historic Resources Investigation.....	9
3.1 Previously Surveyed Historic Resources	9
3.2 Newly Identified Historic Resources.....	13
3.3 Summary and Conclusions.....	15
4.0 References.....	17
APPENDIX A APE MAP SET SHOWING ALL SURVEYED HISTORIC-AGE RESOURCES.....	APPENDIX A-1
APPENDIX B TABLE OF ALL SURVEYED HISTORIC-AGE RESOURCES.....	APPENDIX B-1
APPENDIX C QUALIFICATIONS OF PREPARERS.....	APPENDIX C-1
APPENDIX D UPDATED AND NEW WVHPI FORMS.....	APPENDIX D-1
APPENDIX E PREVIOUS CORRESPONDENCE.....	APPENDIX E-1

LIST OF FIGURES

Figure 1.	Area of potential effects depicted on world topographic mapping. This figure shows the BAA-2 alongside the approved ROPA alignment.	5
Figure 2.	TU-1633, the Andria DiBacco House, ca. 1966-1973, 22403 Seneca Trail, Thomas, WV.....	14
Figure 3.	TU-1636, the Leon Dale and Barbara Ruckle House, ca. 1970, 23049 Seneca Trail, Thomas, WV.....	14
Figure 4.	TU-1634, the Thomas Reservoir Dam, constructed in 1937 and located east of US 219 and north of WV 90 on an un-named tributary of the North Fork of the Blackwater River in William, WV.....	14

LIST OF TABLES

Table 1.	Previously Surveyed Historic-Age Resources within the BAA-2 APE	10
Table 2.	All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE	Appendix B-3

1.0 Introduction

1.1 Background

In 2023, the West Virginia Division of Highways (WVDOT) submitted to consulting parties an *Updated Historic Resources Survey Report* (Michael Baker International, Inc. 2023a) and an *Updated Criteria of Effects Report* (Michael Baker International, Inc. 2023b) for the Appalachian Highway Corridor H (Parsons to Davis) Project, in Tucker County, West Virginia. The previous cultural resources studies (conducted in the late 1990s and early 2000s) had become stale necessitating the update studies. Using updated alternative mapping (for the Revised Original Preferred Alternative [ROPA]), project consultants reevaluated the undertaking's potential to affect historic properties. In late 2023, the West Virginia Department of Arts, Culture, and History (WVDACH)/State Historic Preservation Office (SHPO) and the United States Department of Agriculture (USDA) both concurred with the Effect Report's finding of "no adverse effect" (see Correspondence 3: August 18, 2023 [letter from the WVDACH/SHPO to WVDOT] and Correspondence 4: December 14, 2023 [letter from the USDA to WVDOT]).

In response to additional public feedback, and to thoroughly and conscientiously consider additional project alternatives that may avoid impacts to aboveground historic properties, particularly to the National Register of Historic Places (NRHP) eligible Blackwater Industrial Complex Archaeological and Historic District, the WVDOT opted to evaluate the Blackwater Avoidance Alternative 2 (BAA-2) for consideration. This alternative differs from the 2023 alignment by shifting the corridor to the north around Thomas, thereby avoiding Thomas and Coketon completely. The BAA-2 is almost entirely on new alignment and the historic resources contained therein were not evaluated during the 2023 studies. However, portions of this alignment had been previously evaluated in the October 2000, *Blackwater Avoidance Study: Determinations of Eligibility for Architectural Resources* (Michael Baker Jr., Inc. 2000). Those resources were re-surveyed during this effort and updated West Virginia Historic Property Inventory (WVHPI) forms were completed. See Figure 1 for a comparison of the two alignments.

The effort to evaluate the Blackwater Avoidance Study area resulted from a February 24, 2000, court settlement agreement. The litigation required the preparation of a Supplemental Draft Environmental Impact Statement (SDEIS) to examine one or more potential alignment shifts for the Parsons to Davis portion of the Corridor H Project. The SDEIS was intended to evaluate a reasonable range of alternatives for completing the Thomas to Davis section of the Parsons to Davis Project. One of the environmental studies needed to complete the SDEIS was the aforementioned *Blackwater Avoidance Study: Determinations of Eligibility for Architectural Resources* (Michael Baker Jr., Inc. 2000). The report concluded that the only historic property within the area of potential effects (APE) was a segment of the West Virginia Central and Pittsburgh (WVC&P) Railway, a discontinuous historic district eligible for listing in the NRHP under Criteria A and C. The Keeper of the NRHP (Keeper) concurred with the report's findings in a memorandum dated January 17, 2001 (Correspondence 2: January 17, 2001 [letter from the Keeper of the NRHP to the FHWA]).

The letter also clearly articulated the status of the WVC&P Railway segment within the Blackwater Avoidance study area: "... this section of the railroad does not appear to be eligible as a contributing linear element within the WVC&P district...the only resource which appears to qualify as an individually contributing element in the WVC&P historic district is the stone arched bridge over an unnamed tributary of the North Fork of the Blackwater River near William."

This current report aims to update the previous Blackwater Avoidance studies for aboveground cultural resources. Please note that the western portion of the BAA-2 study area overlaps with the ROPA (which was fully evaluated and cleared in

the 2023 reports). Because those studies are still current, the aboveground cultural resources within the overlap area are not further discussed or enumerated in this report.

1.2 Purpose of Study and Report Organization

This report summarizes the results of an intensive-level historic resources survey and determination of NRHP eligibility investigation within the APE for the BAA-2. It is intended to comply with the stipulations of 36 CFR 800.4, "Identification of Historic Properties," as described within the regulations outlining the procedures for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. This evaluation includes an examination of all aboveground historic-age resources and their potential for NRHP eligibility. To accomplish this, project architectural historians conducted background research and an intensive-level historic resources survey to identify all properties forty-five (45) years of age or greater (constructed prior to 1979) within the project's APE.

The resulting *Updated Historic Resources Survey Report* provides an introduction, including a brief summary of the history of the project and the current project description (Chapter 1); a research design, including methodologies for the area of potential effects (APE), the background research, the field view, and the NRHP evaluation (Chapter 2); the results of the historic resources investigation, including an assessment of all surveyed historic resources to meet one or more of the NRHP Criteria for Evaluation (36 CFR 60.4)—the criteria applied in evaluating properties for nomination to the NRHP (Chapter 3); and references of sources cited in the preparation of this report (Chapter 4).

1.3 Credentials and Regulatory Compliance

Qualified Professional (QP) architectural historians (per 36 CFR 61) from Michael Baker International Inc. (Michael Baker) in Moon Township, Pennsylvania, completed this work on behalf of the West Virginia Department of Transportation (WVDOT), WVDOH in 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).

1.4 Project Description

The purpose and need statement for Appalachian Highway Corridor H was analyzed in detail and presented in the 1996 FEIS and the subsequent 2007 SFEIS. The proposed Parsons to Davis Project will: expedite the movement of east-west traffic across Backbone Mountain; provide access to and from the communities of Parsons, Thomas, and Davis; and provide access to and from the recreational facilities of Canaan Valley (located south of the project). The project will also

contribute to satisfying the purpose and need identified for the entire Appalachian Corridor H Project as provided in the 1996 Corridor H FEIS and the 2007 FSEIS. These documents are incorporated by reference in the 2022 SDEIS and are available at [https://transportation.wv.gov/highways/major-projects/Corridor-H/route/Pages/Parsons to Davis.aspx](https://transportation.wv.gov/highways/major-projects/Corridor-H/route/Pages/Parsons%20to%20Davis.aspx).

The proposed Parsons to Davis BAA-2 Project involves the construction of a four-lane divided highway with partial control of access between the West Virginia localities of Parsons and Davis. The facility will be built primarily on a new location. The project begins east of Parsons, 0.2 mile north of the intersection of County Route (CR) 219/4 and United States Route (US) 219 and 0.42 mile northeast of the intersection of US 219 and West Virginia State Route (WV) 32, which is also the eastern terminus of the Kerens to Parsons Project. The project ends north of Davis at WV 93, 1.3 miles east of WV 32. There, the Parsons to Davis Project connects with the Davis to Wardensville portion of the Appalachian Corridor H Highway, which is complete and open to traffic for approximately 60 miles. The total length of the Parsons to Davis Project is approximately 10 miles.

THIS PAGE INTENTIONALLY LEFT BLANK

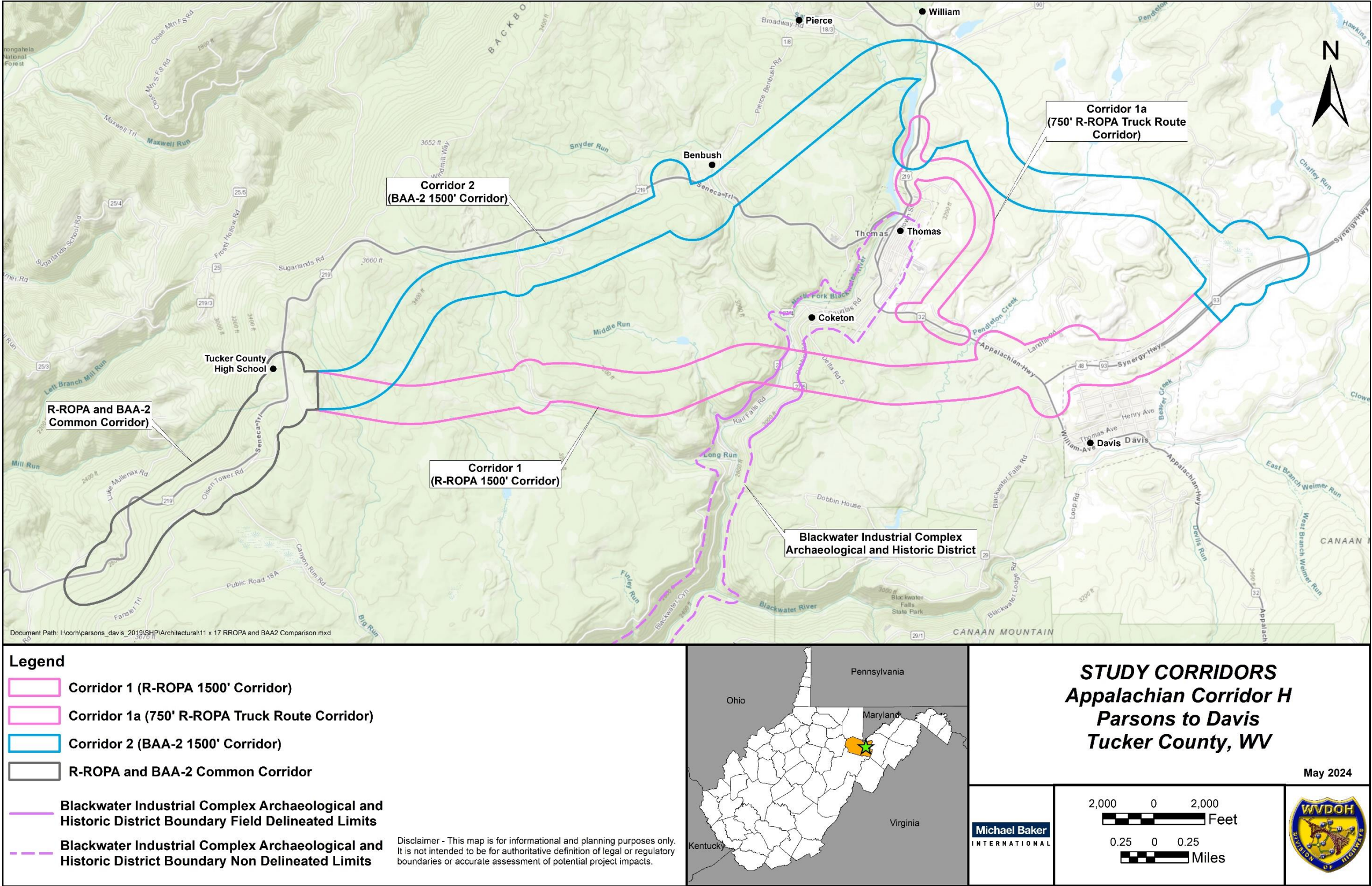


Figure 1. Area of potential effects depicted on world topographic mapping. This figure shows the BAA-2 alongside the approved ROPA alignment.

THIS PAGE INTENTIONALLY LEFT BLANK

2.0 Research Design

2.1 Area of Potential Effects (APE)

An intensive-level historic resources survey was conducted to identify all properties 45 years of age or older (constructed prior to 1979) within the project's APE and to assess the properties for NRHP eligibility. Many of these properties had been previously identified in the cultural resources survey conducted in 1999 and summarized in the 2000 *Blackwater Avoidance Study* report (Michael Baker Jr., Inc. 2000).

Project historians created a new APE for the project based on the Blackwater Avoidance Alternative 2 (BAA-2), which is centered partially along US 219. For consistency with the survey methodologies of other Corridor H projects, the APE buffers the centerline of the proposed alignment by 1000 feet (Figure 1).

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. Project historians also reviewed USGS topographic maps, historical aerial photographs, and county property records to identify properties that were not included in the earlier survey or have since become 45 years of age. Project historians conducted property-specific research on all the surveyed properties including title searches and reviews of 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 is not included in this *Updated Historic Resources Survey Report*.

2.3 Field View

Upon completion of the background research and historical map review, project historians conducted an intensive-level field survey to identify and evaluate previously undocumented properties containing districts, 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 in February 2024. Each resource was documented using field forms, field notes, sketches, site plans, and digital photography.

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 1990 [1997]). 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
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

3.0 Results of Historic Resources Investigation

3.1 Previously Surveyed Historic Resources

Eighteen previously surveyed historic resources are within the BAA-2 APE (Table 1). Project historians documented these resources during a field survey conducted in February 2024 by taking current photographs and preparing field notes. This information was used to produce updated versions of existing WVHPI forms (Appendix D: Updated and New WVHPI Forms).

Of the 18 previously surveyed resources:

- Five were demolished since the time of the last survey (TU-0491, TU-0489, TU-0579, TU-0582, and TU-0584).
- Three were foundation ruins when initially surveyed and remain so (TU-0578, TU-0580, and TU-1635).
- One is a non-contributing segment of the NRHP-eligible WVC&P Railway Historic District (TU-0585).
- One is a contributing element of the NRHP-eligible WVC&P Railway Historic District, the WVC&P Railway Stone Arch Bridge (TU-1632); and
- Eight are residential buildings that were previously determined to be not eligible for listing in the NRHP and continue to be recommended as not eligible (TU-0485, TU-0486, TU-0487, TU-0488, TU-0490, TU-0577, TU-0581, TU-0583).

Through this reevaluation effort, project historians recommend no changes to the existing determinations of NRHP eligibility for the 18 previously surveyed resources within the APE. The only NRHP-eligible historic property within the APE is the WVC&P Railway discontinuous historic district, which is eligible under Criteria A and C. The linear segment of the resource within the BAA-2 study area, however, does not contribute to the district, as its roadbed is not clearly defined, and it has lost its character as a railroad right-of-way. The Keeper of the NRHP affirmed this determination in a memorandum dated January 17, 2001 (Correspondence 2: January 17, 2001 [letter from the Keeper of the NRHP to the FHWA]) saying, “this section of the railroad does not appear to be eligible as a contributing linear element within the WVC&P district...” It specified, however, that the WVC&P Railway Stone Arch Bridge (TU-1632), does contribute to the district.

West Virginia Central & Pittsburg (WVC&P) Railway

The rail corridor, historically known as the West Virginia Central & Pittsburg (WVC&P) Railway (and later as the Western Maryland Railway), extends in its entirety from Cumberland, Maryland, to Elkins, West Virginia. The WVC&P Railway was found to be eligible for listing in the NRHP for its association with the development and industry of Tucker County and for its engineering significance. The mainline and the Davis Branch of the railway were found to meet Criterion A for the significant contribution of the railroad system to the development of Tucker County between its construction in 1884-1889 and the last major expansion of the Western Maryland Railway in 1941. In addition, the collection of bridges and other structures on the mainline and the Davis Branch meet Criterion C for their illustration of railroad engineering and construction methods of the late nineteenth century. The WVSHPO and the Keeper concurred that the portion of the WVC&P Railway from Hambleton to Davis is eligible for listing in the NRHP under Criteria A and C (Correspondence 1: April 16, 1999 [letter from the Keeper of the NRHP to the FHWA] and Correspondence 2: January 17, 2001 [letter from the Keeper of the NRHP to the FHWA], among others).

Maps illustrating the locations of all previously surveyed historic-age resources are included in Appendix A: APE Map Set Showing All Surveyed Historic-Age Resources. A table enumerating all surveyed historic-age resources is included in Appendix B: Table of All Surveyed Historic-Age Resources (Table 2). Copies of updated and new WVHPI forms are included in Appendix D: Updated and New WVHPI Forms. Copies of previous correspondence letters are in Appendix E: Previous Correspondence.

Please note that TU-1114 and TU-1115 are not located within the APE; they are mis-plotted on the interactive GIS website (West Virginia SHPO Map Viewer) appearing to be within the APE but are not.

Table 1. Previously Surveyed Historic-Age Resources within the BAA-2 APE				
Site #	Name	Construction Date	Address	Status
TU-0485	ILM-01 [Robert and Mary Collins House]	1911	276 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (NPS Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0486	ILM-02 [Robert Lee Collins II, House]	1911	269 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (NPS Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0487	ILM-04 [Gary C. Redden House]	1911	224 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (NPS Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0488	ILM-05 [Kevin Lee House]	1911	10 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).

Table 1. Previously Surveyed Historic-Age Resources within the BAA-2 APE

Site #	Name	Construction Date	Address	Status
TU-0489	ILM-06	1911	Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Determined not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Demolished (Michael Baker, 2024).
TU-0490	ILM-07 [Charles and Michelle Likens House]	1911	19715 Seneca Trail Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (NPS Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0491	ILM-03	1911	258 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (NPS Keeper Notification letter, January 17, 2001). Demolished (Michael Baker, 2024).
TU-0577	BW-010 {Johnathan and Christopher Fromme House]	1900	22885 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0578	BW-011 [Gas Station Ruins]	ca. 1900-1930	Off Seneca Trail Thomas, WV	Recommended not eligible NRHP listing (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).

Table 1. Previously Surveyed Historic-Age Resources within the BAA-2 APE

Site #	Name	Construction Date	Address	Status
TU-0579	BW-012	ca. 1900-1930	Off Seneca Trail Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Demolished (Michael Baker, 2024).
TU-0580	BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins]	ca. 1900-1930	Off Seneca Trail Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0581	BW-014 [John and Rita Johnson Building]	1930	22472 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).
TU-0582	BW-015	ca. 1900-1930	22422 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Demolished (Michael Baker, 2024).
TU-0583	BW-016 [Timothy A. Long Garage]	ca. 1930-1950	22368 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Reevaluated not eligible for NRHP listing (Michael Baker, 2024).

Table 1. Previously Surveyed Historic-Age Resources within the BAA-2 APE

Site #	Name	Construction Date	Address	Status
TU-0584	BW-017	ca. 1900-1930	22368 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP (Michael Baker Jr. Inc., 2000). Confirmed not eligible for NRHP listing (WVSHPO concurrence letter, November 27, 2000). Determined not eligible for NRHP listing (Keeper Notification letter, January 17, 2001). Demolished (Michael Baker, 2024).
TU-0585	BW-019 [West Virginia Central & Pittsburg Railway (WVC&P), Thomas to William Section]	Ca. 1884	Thomas to William, WV	Mainline determined eligible for NRHP listing; Thomas to William section determined to be non-contributing; stone arch railroad bridge determined to be contributing (Keeper notification letter January 17, 2001). No change in prior eligibility finding (Michael Baker, 2024).
TU-1632	BW-019 [WVC&P Railway Stone Arch Bridge]	Ca. 1884	Off Seneca Trail, Thomas, WV	Previously determined eligible as a contributing element of the NRHP-eligible WVC&P Railway discontinuous historic district (Correspondence 1: April 16, 1999 [letter from the Keeper of the NRHP to the FHWA]) Correspondence 2: January 17, 2001 [letter from the Keeper of the NRHP to the FHWA]).
TU-1635	Building Ruins	Pre-1960	Route 93 Davis, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.

3.2 Newly Identified Historic Resources

The February 2024 field survey recorded seven newly identified historic-age resources 45 years of age or older (constructed in 1979 or earlier) within the APE (see Appendix A for figures illustrating resource locations and Appendix B for a table enumerating all of the resources surveyed for this project). As part of this study, project historians evaluated the potential NRHP eligibility of these resources. This evaluation, detailed in the WVHPI survey forms (Appendix D), found that one of the newly identified resources meets the NRHP Criteria for Evaluation (36 CFR 60.4) and is recommended eligible for listing in the NRHP. The seven newly identified resources consist of:

2	Houses (TU-1633, TU-1636)
2	Railroad branch lines (TU-1637, TU-1638)
1	Power Substation (TU-1631)
1	Dam (TU-1634)
1	Cemetery (46-TU-412)
7	Newly Identified Historic Resources

The two newly identified houses (TU-1633, TU-1636) lacked historical significance, architectural distinction, and/or historic integrity. They did not appear to have significance under Criterion A for their association with events, or under Criterion B for an association with significant persons. These resources are recommended not-eligible for listing in the NRHP (Figure 2 and Figure 3).

The newly surveyed segment of the Western Maryland Railway known as the Sand Run Branch (TU-1637) is recommended not eligible for listing in the NRHP. The branch line does not appear to rise to the level of significance associated with historic events and does not exhibit engineering or architectural significance.

The newly surveyed segment of the Western Maryland Railway known as the Francis Branch (TU-1638) is recommended not eligible for listing in the NRHP. The branch line does not appear to rise to the level of significance associated with historic events and does not exhibit engineering or architectural significance.

The newly identified power substation (TU-1631) was constructed between 1966 and 1967. The resource has a high level of historic integrity; however, it lacks historical significance. The resource does not appear to be associated with any significant events, nor does it retain a high level of architectural significance. It is recommended not eligible for listing in the NRHP.

The Thomas Reservoir Dam was built in 1937 and retains a high level of historic integrity. During the summer of 1932, persistent drought conditions resulted in water scarcity for the nearby town of Thomas. Low water levels in Sand Run necessitated that city leaders ration the city's supply, "cut[ting] off all water except for a few hours each day (CDM 1933:1). In January 1933, Thomas city council applied to the Reconstruction Finance Corporation "for a loan to be used in constructing a dam and reservoir to provide a new water supply for the city" (CDM 1933:1). The proposed impounding dam and reservoir were to be constructed "near the village of William, about 2 miles from Thomas" (CDM 1933:1).



Figure 2. TU-1633, the Andria DiBacco House, ca. 1966-1973, 22403 Seneca Trail, Thomas, WV.



Figure 3. TU-1636, the Leon Dale and Barbara Ruckle House, ca. 1970, 23049 Seneca Trail, Thomas, WV.



Figure 4. TU-1634, the Thomas Reservoir Dam, constructed in 1937 and located east of US 219 and north of WV 90 on an un-named tributary of the North Fork of the Blackwater River in William, WV.

In the wake of the 1929 stock market crash and the onset of the Great Depression, the Hoover Administration sought ways to restore American confidence in the country's financial system. On January 22, 1932, President Hoover established the Reconstruction Finance Corporation (RFC) via the Reconstruction Finance Corporation Act. The purpose of the RFC was to "provide emergency financing facilities for financial institutions to aid in financing agriculture, commerce, and industry" (Gou, et al 2013 [2022]). In contrast to the RFC's operation under President F.D. Roosevelt's New Deal, Hoover's RFC provided low-interest loans with the intent of bolstering failing banks. However, in July 1932, the Act was amended to extend loan financing to state and municipal governments (Gou, et al 2013 [2022]). This amendment was made so that public works projects (e.g., dams and bridges) could be financed via RFC funds. Under the Roosevelt Administration, the role and powers of the RFC were expanded to aid in providing state emergency relief funds and restoring business prosperity. In 1957, the Eisenhower Administration authorized the abolition and disbanding of the RFC.

The property is recommended eligible under Criterion A as an early example of a municipal-level, public works initiative funded by pre-New Deal Federal aid resulting from the application for RFC financing in January 1933 by the city of Thomas. With approval of the dam's financing likely predating the Roosevelt Administration's expansion of RFC powers and the relaxing of applicant qualifications, the Thomas Reservoir Dam exists as a rare example of a Depression-era public works project catalyzed by financial recovery policy enacted during the Hoover Administration.

Finally, the newly surveyed William Cemetery does not meet Criteria Consideration D for a cemetery deriving its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from its association with historic events. The cemetery is recommended not eligible for listing in the NRHP.

3.3 Summary and Conclusions

The APE contains no properties listed in the NRHP.

This update study reevaluated 18 previously identified historic resources previously within the APE. Of those, only one has been determined to be eligible for listing in the NRHP: the WVC&P Railway Stone Arch Bridge, previously identified as a contributing element of the discontinuous WVC&P Railway Historic District. This report recommends no changes to the bridge's previous determination of eligibility.

Of the seven resources not previously surveyed in the Appalachian Highway Corridor H studies or otherwise, one appears to have the requisite historic significance and/or historic integrity to meet the NRHP Criteria for Evaluation. This study recommends one property as eligible for listing in the NRHP and the remaining six properties as not eligible for listing in the NRHP.

THIS PAGE INTENTIONALLY LEFT BLANK

4.0 References

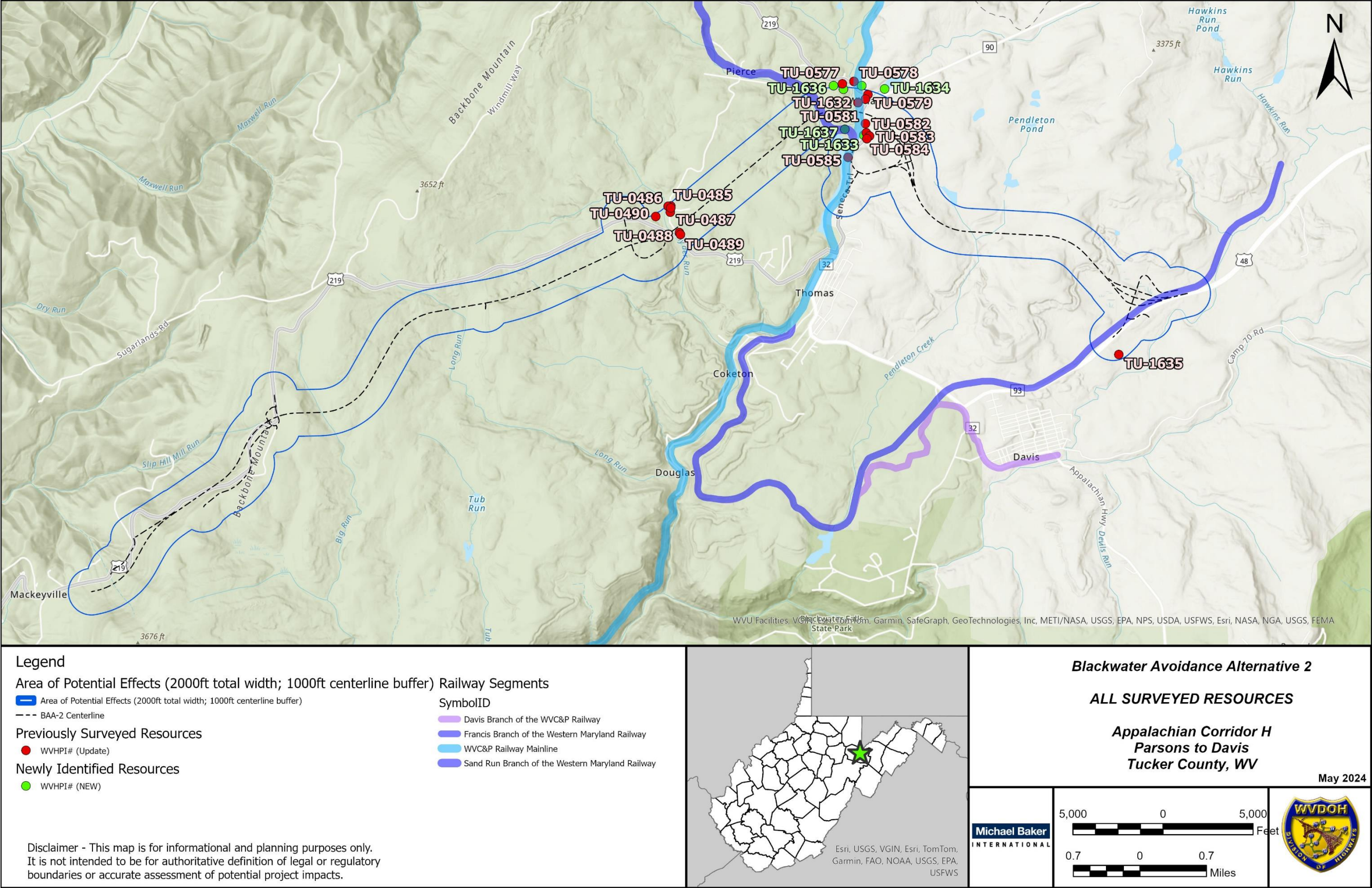
- Charleston Daily Mail (CDM). 1933. "Seek Loan in Building Of Thomas Water Dam." 27 January: 1. Charleston, West Virginia.
- Davis, Jeffry B., Todd Swan, Ruth Brinker. 1992. *Phase II Evaluation of the Davis Coal and Coke Company and Western Maryland Railroad Industrial Complex at Tucker County, West Virginia*.
- Gou, Michael, Gary Richardson, Alejandro Komai, Daniel Park, and David C. Wheelock. 2013 [2022]. "Reconstruction Finance Corporation Act." Banking Acts of 1932. Federal Reserve, Washington, D.C. Electronic document, accessed 9 May 2024, <https://www.federalreservehistory.org/essays/reconstruction-finance-corporation>.
- Kern, John R. Ph.D. 1979. *Historic and Architectural Resources Evaluation, Appalachian Development Highway Corridor "H."* Commonwealth Associates, Inc., Jackson, Michigan.
- Michael Baker International, Inc. 2023a. *Updated Historic Resources Survey Report, Appalachian Highway Corridor H (Parsons to Davis) Project, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.
- Michael Baker International, Inc. 2023b. *Updated Criteria of Effects Report, Appalachian Highway Corridor H (Parsons to Davis) Project, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1992. *Historic and Archaeological Resources Technical Report, WVDOT Appalachian Corridor H: Elkins to Interstate 81*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1995. *Cultural Resources Technical Report, Volumes I, II, and III*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1996a. *Determinations of Eligibility in the Appalachian Corridor H Project Area*. Prepared for the West Virginia Division of Highways. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1996b. *Determination of Eligibility Report – Section 12*. Prepared for the West Virginia Division of Highways. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1996c. *Determination of Eligibility Report – Section 13*. Prepared for the West Virginia Division of Highways. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1997. *Determination of Eligibility Report – Section 14, 15, and 16*. Prepared for the West Virginia Division of Highways. Charleston, West Virginia.
- Michael Baker Jr., Inc. 1999. *Appalachian Corridor H Sections 12 and 13: Tucker County, West Virginia*. Submitted to the Keeper of the National Register of Historic Places. Washington, District of Columbia.

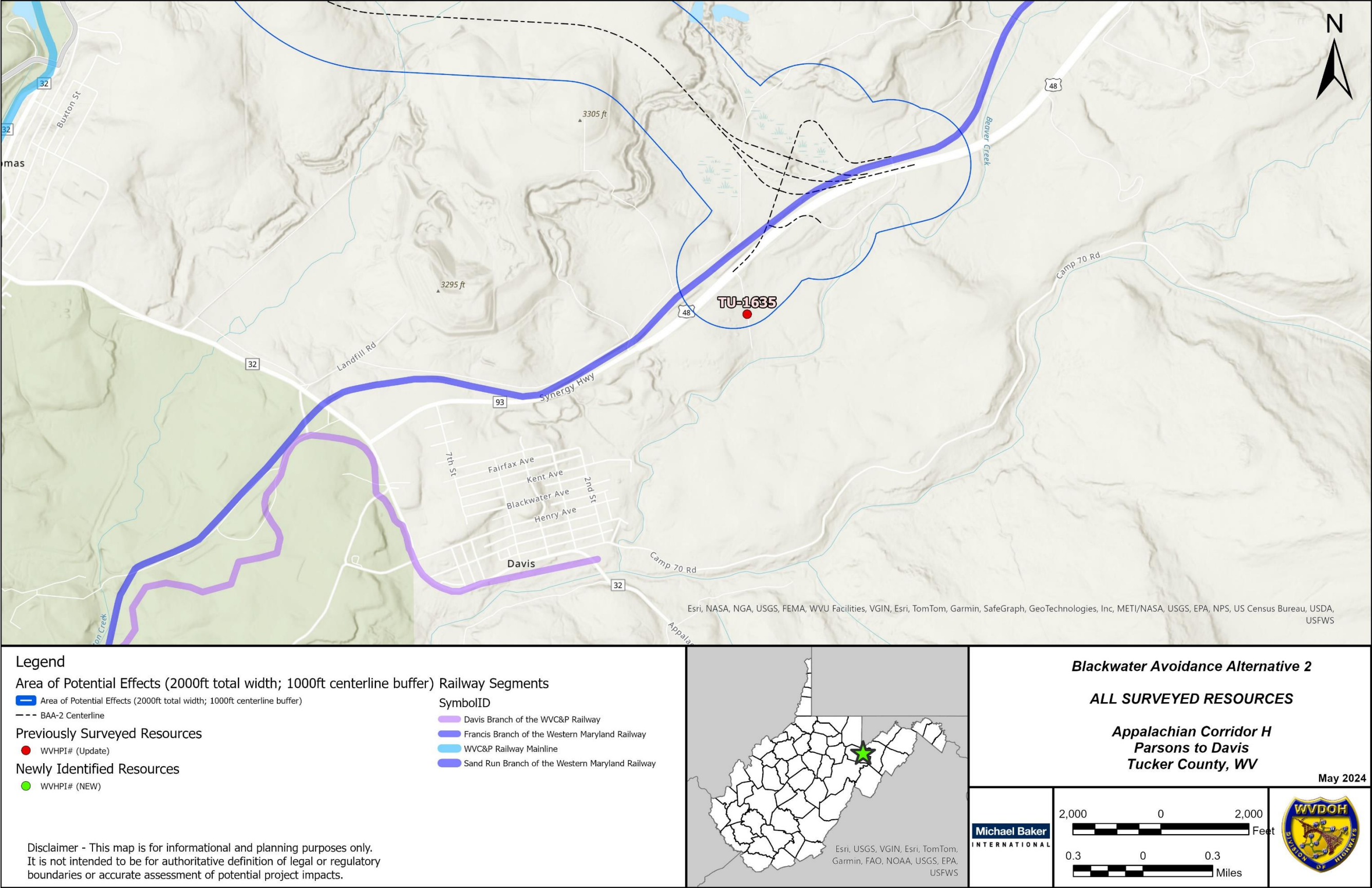
- Michael Baker Jr., Inc. 2000. *Appalachian Corridor H Battlefield Avoidance Study Determination of Eligibility for Architectural Resources*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.
- Michael Baker Jr., Inc. 2001. *Appalachian Corridor H Battlefield Avoidance Study Determination of Eligibility for Architectural Resources Addendum Memorandum*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.
- Michael Baker Jr., Inc. 2004. *Appalachian Corridor H Blackwater Industrial Complex Archaeological & Historic District: Criteria of Effects (COE) Report*. Prepared for the West Virginia Division of Highways. Charleston, West Virginia.
- National Park Service. 1990 [1997]. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Department of the Interior. Washington, District of Columbia.
- 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.
- United States Department of the Interior. 2001. *Determination of Eligibility Notification: National Register of Historic Places, National Park Service*. Washington, District of Columbia.
- United States Geological Survey (USGS). 2023. Blackwater Falls, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS). 2023. Davis, WV-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS). 2023. Lead Mine, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS). 2023. Mozark Mountain, WV-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- West Virginia Division of Culture and History. November 27, 2000. Response letter to the January 2000 Corridor H Blackwater Avoidance Determination of Eligibility Report. Charleston, West Virginia.

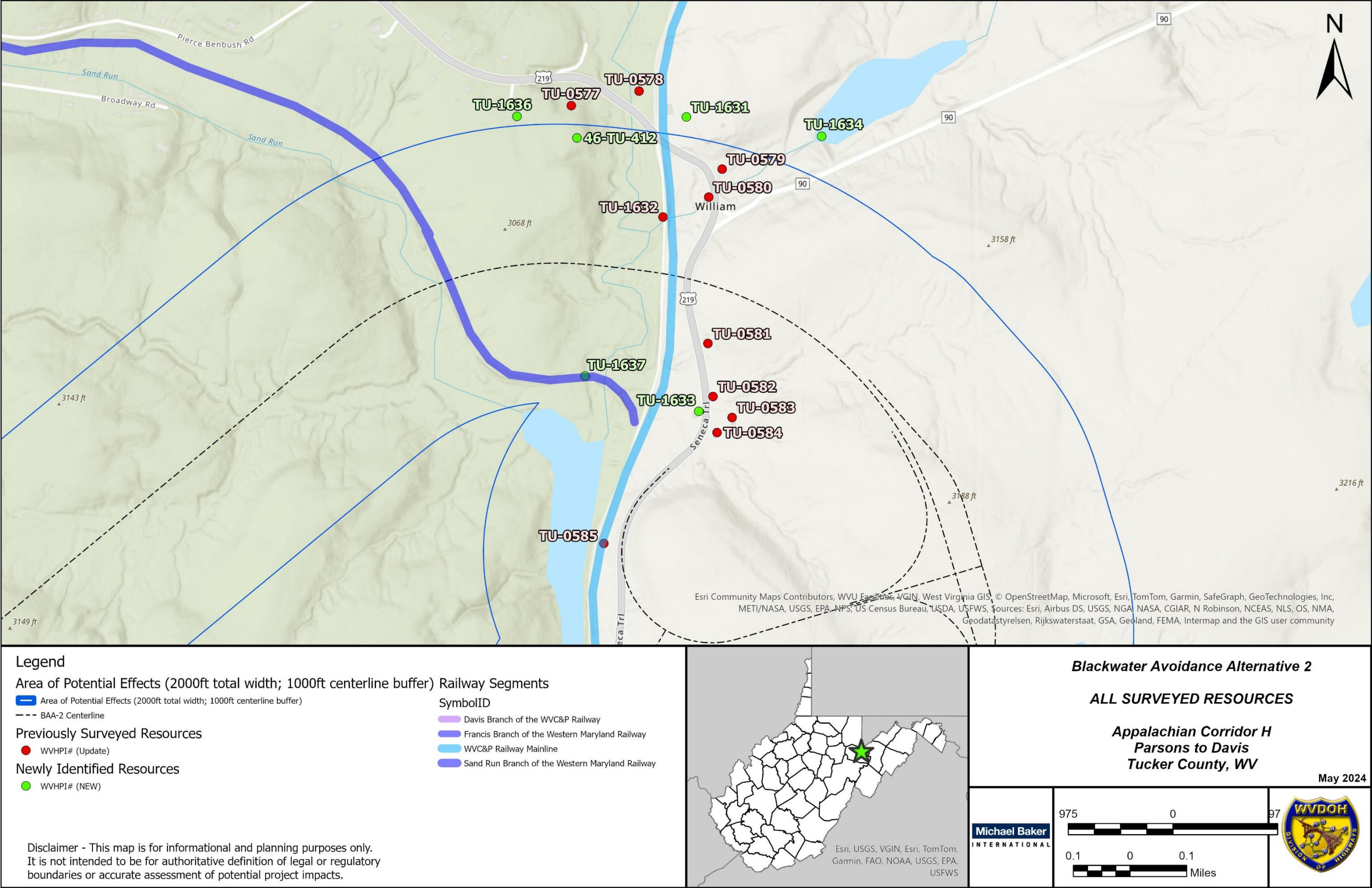


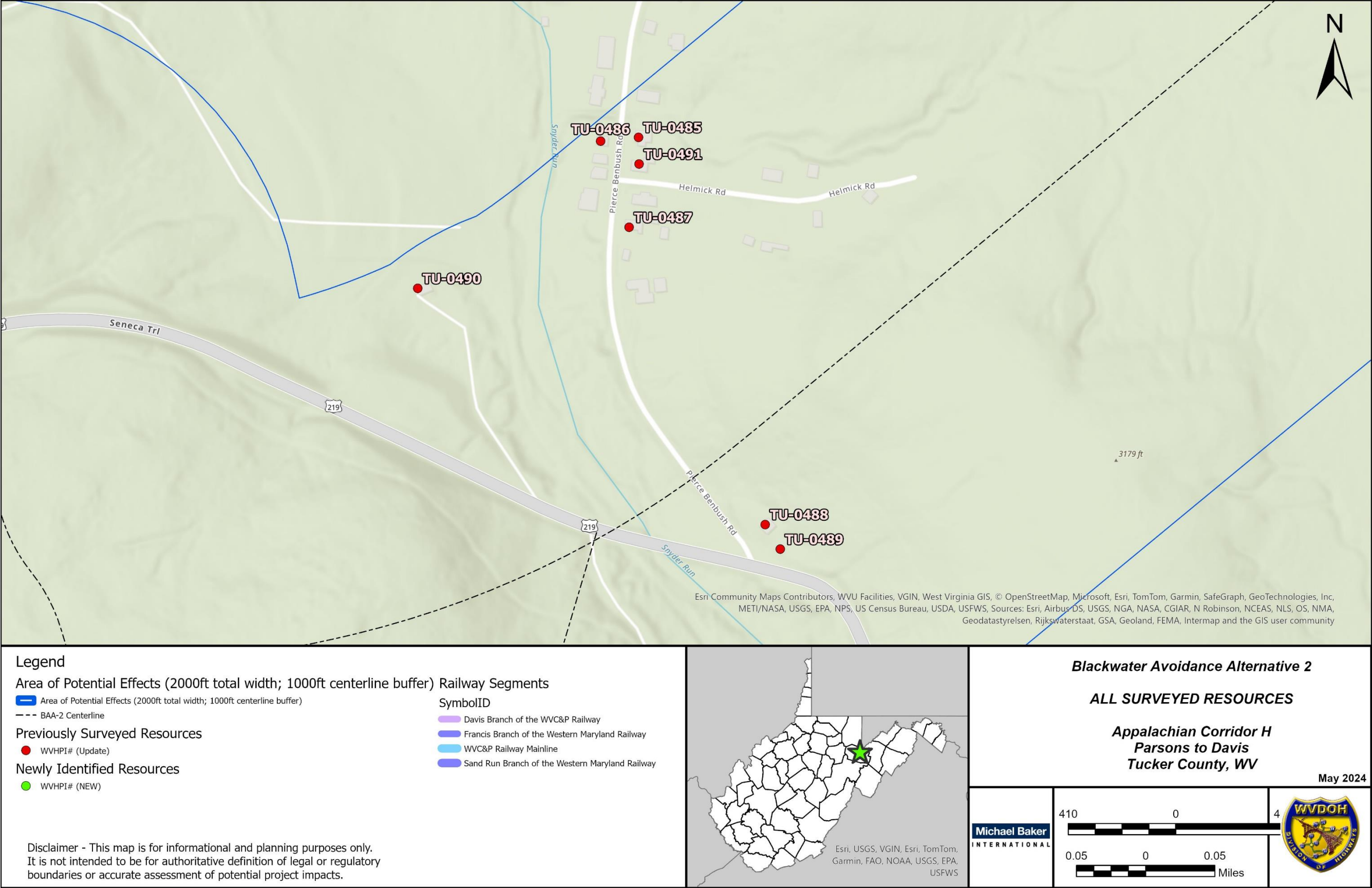
Appendix A APE Map Set Showing All Surveyed Historic- Age Resources

THIS PAGE INTENTIONALLY LEFT BLANK











Appendix B Table of All Surveyed Historic-Age Resources

THIS PAGE INTENTIONALLY LEFT BLANK

Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE

Photo	Site #	Name	Construction Date	Address	Status
	46-TU-412	William Cemetery	ca. 1894-1934	Off Seneca Trail Davis, WV	Recommended not eligible for listing in the NRHP as it does not meet Criteria Consideration D for a cemetery deriving its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from its association with historic events.
	TU-0485-Rev01	ILM-01 [Robert and Mary Collins House]	1911	276 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0486-Rev01	ILM-2 [Robert Lee Collins, II House]	1911	269 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0487-Rev01	ILM-04 [Gary C. Redden House]	1911	224 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.

Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE



Photo	Site #	Name	Construction Date	Address	Status
	TU-0488-Rev01	ILM-05 [Kevin Lee House]	1911	10 Pierce-Benbush Road, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0489-Rev01	ILM-06	1911	Pierce-Benbush Road, Thomas, WV	Demolished. Previously determined not eligible for NRHP listing by the WVSHPO and the NPS Keeper.
	TU-0490-Rev01	ILM-07 [Charles and Michelle Likens House]	1911	19715 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0491-Rev01	ILM-03	1911	258 Pierce-Benbush Road, Thomas, WV	Demolished. Previously determined not eligible for NRHP listing by the WVSHPO and the NPS Keeper.

Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE

Photo	Site #	Name	Construction Date	Address	Status
	TU-0577-Rev01	BW-010 [Johnathan and Christopher Fromme House]	1900	22885 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0578-Rev01	BW-011 [Gas Station Ruins]	ca. 1900-1930	Off Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0579-Rev01	BW-012	Ca. 1900-1930	Off Seneca Trail, Thomas, WV	Demolished. Previously determined not eligible for listing in the NRHP by the WVSHPO and the NPS Keeper.
	TU-0580-Rev01	BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins]	Ca. 1900-1930	Off Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper and due to the demolition of the building.

Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE

Photo	Site #	Name	Construction Date	Address	Status
	TU-0581-Rev01	BW-014 [John and Rita Johnson Building]	1930	22472 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0582-Rev01	BW-015	Ca. 1900-1930	22422 Seneca Trail Thomas, WV	Demolished. Previously determined not eligible for NRHP listing by the WVSHPO and the NPS Keeper.
	TU-0583-Rev01	BW-016 [Timothy A. Long Garage]	Ca. 1930-1950	22368 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-0584-Rev01	BW-017	Ca. 1900-1930	22368 Seneca Trail, Thomas, WV	Demolished (photo shows later house built on the site). Previously determined not eligible for NRHP listing by the WVSHPO and the NPS Keeper.



Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE

Photo	Site #	Name	Construction Date	Address	Status
	TU-0585-Rev01	BW-019 West Virginia Central & Pittsburgh (WVC&P) Railway, Thomas to William section	Ca. 1884	Thomas to William, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determination of the NPS Keeper.
	TU-1631	Monongahela Power Company William Substation	1966-1967	22742 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP due to a lack of significance under any applicable criteria. The resource retains a high level of historic integrity.
	TU-1632 [previously recorded; new survey ID]	Part of BW-019 [WVC&P Railway Stone Arch Bridge]	Ca. 1884	Off Seneca Trail, Thomas, WV	Previously determined eligible for listing in the NRHP as a contributing element of the discontinuous West Virginia Central & Pittsburgh (WVC&P) Railway Historic District. No recommended changes to the determination.
	TU-1633	Andria DiBacco House	Ca. 1966-1973	22403 Seneca Trail, Thomas, WV	Recommended not eligible for listing in the NRHP due to a lack of significance under any applicable criteria. The resource retains a moderate to high level of historic integrity.

Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE

Photo	Site #	Name	Construction Date	Address	Status
	TU-1634	Thomas Reservoir Dam	1937	Route 90 Thomas, WV	Recommended eligible for listing in the NRHP under Criterion A as an early example of a municipal-level, public works initiative funded by pre-New Deal Federal aid resulting from the application for Reconstruction Finance Corporation financing in January 1933 by the city of Thomas. The resource retains a high degree of historic integrity.
	TU-1635 [previously recorded; new survey ID]	Building Ruins	Pre-1960	Route 93 Davis, WV	Recommended not eligible for listing in the NRHP in concurrence with the previous determinations of ineligibility by the WVSHPO and the NPS Keeper.
	TU-1636	Leon Dale and Barbara Ruckle House	1970	23049 Seneca Trail Thomas, WV	Recommended not eligible for listing in the NRHP due to a lack of significance under any applicable criteria. The resource retains a moderate to high level of historic integrity.

Table 2. All Surveyed Historic-Age Resources within the Parsons to Davis BAA-2 Project APE

Photo	Site #	Name	Construction Date	Address	Status
	TU-1637	Sand Run Branch of Western Maryland Railway	Ca. 1911	Former railroad alignment between Pierce and William.	Recommended not eligible for listing in the NRHP due lack of significance under any applicable criteria. The resource retains a low degree of historic integrity.
	TU-1638	Francis Branch of the Western Maryland Railway	Ca. 1948-1956	Former railroad alignment between Thomas and Davis	Recommended not eligible for listing in the NRHP due lack of significance under any applicable criteria. The resource retains a low degree of historic integrity.

THIS PAGE INTENTIONALLY LEFT BLANK



Appendix C Qualifications of Preparers

THIS PAGE INTENTIONALLY LEFT BLANK

[Christopher R Halderman](#)

Christopher Halderman is an architectural historian with three years of experience in conducting historic resources surveys and archival research, museum studies, preparing state historic resources inventory forms and survey reports, and preparing evaluations of properties for state and national registers of historic places. Mr. Halderman is a qualified historian and architectural historian in accordance with the Secretary of the Interior's Standards and Guidelines for Historic Preservation (36 CFR Part 61).

[Thomas J. Lucy, Architectural Historian](#)

Thomas Lucy is an architectural historian with two years of experience in conducting historic resources surveys and archival research, museum studies, preparing state historic resources inventory forms and survey reports, and preparing evaluations of properties for state and national registers of historic places. Mr. Lucy is a qualified historian and architectural historian in accordance with the Secretary of the Interior's Standards and Guidelines for Historic Preservation (36 CFR Part 61).

[Katherine Molnar, Architectural Historian](#)

Ms. Molnar is a cultural resources specialist with 17 years of experience in Section 106 consultation, historic resources surveys, state inventory form preparation, criteria of effects evaluations, programmatic agreement preparation, archival records research, deed research, and Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation. Other project involvement at Michael Baker includes providing technical input on the development of Environmental Impact Statements (EISs), preparing historic context reports, and evaluating historic properties for National Register of Historic Places (NRHP) eligibility. She is also instrumental in designing field surveys and organizing the data for use in electronic formats, such as Access and GIS. In addition, Ms. Molnar works on historic mitigation projects preparing interpretive wayside markers and kiosks for historic trails and roadways. She is well versed in historic preservation planning. Ms. Molnar is a qualified historian and architectural historian in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (36 CFR Part 61).

[Rebekah Perry, Architectural Historian](#)

Rebekah Perry holds a PhD in Art & Architectural History from the University of Pittsburgh and a Certificate in Historic Preservation from Bucks County Community College, Newtown, Pennsylvania. She has eight years of university faculty experience teaching and developing curricula in architectural history. She has published her research in the *Journal of the Society of Architectural Historians*. Ms. Perry has worked for the past three years in historic preservation providing cultural resource management consulting, serving in local preservation organizations, and conducting research and community outreach. Ms. Perry is a qualified historian and architectural historian in accordance with the Secretary of the Interior's Standards and Guidelines for Historic Preservation (36 CFR Part 61).

[Timothy G. Zinn, Architectural Historian](#)

Mr. Zinn is a historic preservation specialist and architectural historian manager for the Pittsburgh office. He has over 30 years of experience in the Mid-Atlantic region serving as both principal investigator and project/task manager for numerous historic resources projects in multiple states. Mr. Zinn has experience in Section 106 documentation, including historic resources surveys, determination of NRHP eligibility studies, criteria of adverse effect findings, memoranda of agreement preparation, NRHP registration forms, and HABS/HAER documentation. Mr. Zinn also served as an Instructor at the University of Pittsburgh in the Department of Anthropology where he taught a course on Cultural Resources Law and Practice. Mr. Zinn is a qualified historian and architectural historian in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (36 CFR Part 61).

THIS PAGE INTENTIONALLY LEFT BLANK



Appendix D Updated and New WVHPI Forms

THIS PAGE INTENTIONALLY LEFT BLANK

West Virginia Cemetery Inventory Form

NR rating: _____

1. Trinomial Number (OFFICE USE ONLY): 46-TU-412
2. Cemetery Name, Historic: William Cemetery
Cemetery Name, Common: William Cemetery
3. County: Tucker
4. 7.5' Quadrangle Name: Davis, WV
5. UTM: Zone: 17S NAD: 83
Easting: 630059.00 Northing: 4336960.00
Easting: _____ Northing: _____
6. Location: Approximately 1.35 miles north of the town of Thomas on the west side of Route 219 (Seneca Trail) and approximately one-quarter mile northwest of the intersection of Route 219 and Route 90 (Henry Dobbin Highway). The cemetery is located on a knoll behind (south of) the Fromme House.
7. Ownership: Public: Municipal ☐ County ☐ State ☐ Federal ☐
Private: Family ☐ Church ☐ Denomination: _____
Fraternal ☐ Other ☒
8. Burial Population: Individuals who died in the nearby community of William in the late-nineteenth and early-twentieth centuries, mostly unknown
9. Predominant Surnames: Lansberry, Sloan, White
10. Mass Grave: Yes ☐ No ☒ Explain: _____
11. Public Accessibility: Unrestricted ☐
Restricted ☒
For permission to visit, contact: Jonathan B. and Christopher J. Fromme
1104 Cardogan Road, Middletown, DE 19709
12. Access into cemetery: By foot ☒ By car ☐
13. Terrain: Densely wooded knoll
14. Bounded by: Fence ☐ Wall ☐
Hedge ☐ Other: Nothing
15. Condition: Well-maintained ☐ Poorly maintained ☐
Overgrown, easily identifiable ☐ Overgrown, unidentifiable ☒
Unidentifiable, but known to exist through tradition or other means
(identify source) (Tucker County Historical Society [TCHS] Index Form no. 108;
Russell L. Cooper, *Cemetery Census, Fairfax District of Tucker County*)
16. Disturbances: None
Cemetery Size and Orientation (please give dimensions in feet and indicate compass direction for long and short axis): The limits of the

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery

cemetery occupy a roughly rectangular area oriented north-south measuring approximately 87.5 feet wide by approximately 162.5 feet long (13,372 square feet in area).

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: Ca. 6 Number of burials: Unknown Footstones? Yes ☐ No ☒

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

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

Number of gravestones of each material: Slate _____ Marble _____ Granite _____
Sandstone _____ Fieldstone Ca. 6
Other _____

Number of gravestones that are: Readable 0 Badly Tilted _____ Eroded _____
Cracked/Broken _____ Broken but standing _____ Broken, no longer standing _____
Location of stones no longer standing _____

Restoration efforts, if any: None. However in 2014 the Tucker County erected a sign at the site marking the location of the cemetery.

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, Christopher Halderman, Rebekah Perry Date: May 7, 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-412

Cemetery Name: William Cemetery

18. Historical Background, Continuation Sheet:

The cemetery appears to have been a community burial ground for the former sawmill town of William, located approximately 1.75 miles northeast of the town of Thomas. William was founded on the mainline of the West Virginia Central & Pittsburgh Railway (WVC&P), which reached the Thomas in 1884 (Michael Baker Jr, Inc. 2000:20). The first sawmill at William was built by the Chaffee Lumber Company around 1900, and several additional mills followed over the course of the next decade (Michael Baker Jr., Inc. 2000: 20). At its peak around 1912, William had a population of around 400 (Michael Baker Jr., Inc. 2000: 21). The community had a hotel, post office, stores, a railroad station, and a school (Fansler 1962). The sawmill industry at William declined in the 1920s. By 1923, most of the mills had closed and the population declined to just 30 (Michael Baker Jr., Inc. 2000: 21). In 1962, the D. E. Bland & Sons Lumber Company was still running a sawmill at William, but by then the community was a ghost town (Fansler 1962). Today, there is little evidence of the community and only one house (Site No. TU-0577) survives from the town's heyday (Tucker County Historical Society [TCHS] Index Form no, 108).

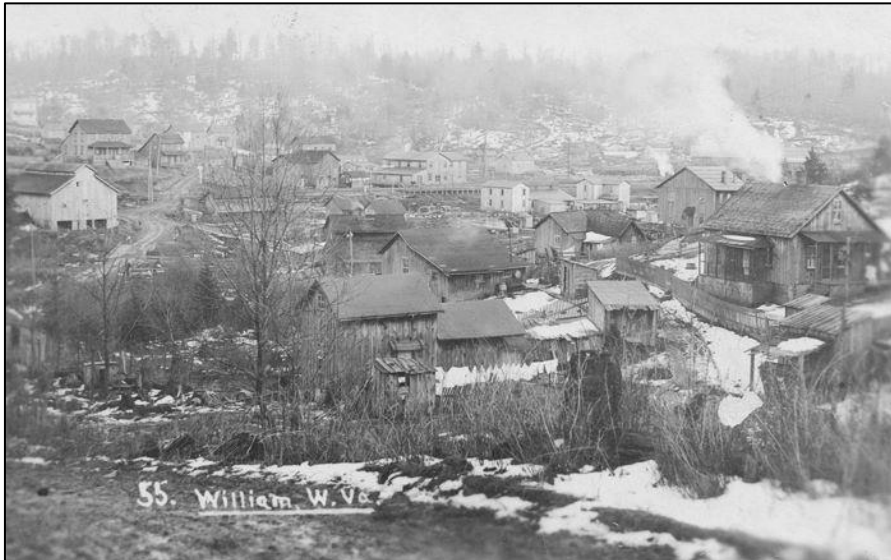


Figure 1 The village of William ca. 1900 (The History of Tucker County, West Virginia Facebook page).

Some documentation of the cemetery was provided by late local historian Russell Cooper, who researched and self-published a book called *Cemetery Census, Fairfax District of Tucker County*. In the introduction of the book, Cooper explains that he documented 43 people who died in William between 1894 and 1934. According to Cooper, the death certificates of those who died between 1894 and 1900 specify the burial place as William Cemetery, but the death certificates after 1900 specify no place of burial. He cautions the reader that in the absence of burial place documentation for the majority of the 43 deceased, it is inadvisable to assume that all were buried in William Cemetery (Cooper, *Cemetery Census*).

In 2013, the cemetery was investigated by researchers Dave and Nancy Leshner. Their investigation was documented by the Tucker County Historical Society (TCHS Index Form no. 108). The Leshners reported that they were assisted in locating the cemetery by a local woman named Kimberly Knotts Hanlin, who had grown up in the area. The Leshners describe the cemetery at the time of their visit as "a sprinkling of fieldstones planted upright, in the thick of tall trees" (TCHS Index Form no. 108:11). They observed "six or seven stones that looked as if they had been deliberately set as grave markers" (TCHS Index Form no. 108:11). According to Hanlin, she remembered as a child seeing names on one or two of the stones; however, at the time of the Leshners' visit, no inscriptions were visible on any of the stones.

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery

The Leshers' subsequent consultation of the Tucker County Courthouse death record book confirmed that Russell Cooper's earlier report that the burial place of William's deceased between 1894 and 1900 was recorded as William Cemetery. According to the Leshers' research, those who died during these years were very young children (TCHS Index Form no. 108). The Leshers speculated, "we might conclude that [the cemetery] wasn't used very often, perhaps mostly for children of local residents who were unable to purchase a burial plot in the nearby larger, established cemeteries."

In 2014, the Tucker County Historical Society erected a sign marking the location of the cemetery with the inscription, "There were a dozen or more burials here from about 1894 to 1934. William was a nearby sawmill town during the timbering heyday in those early years. Erected by the Tucker County Historical Society, 2014." It is unclear how TCHS calculated the number of burials as "a dozen or more."

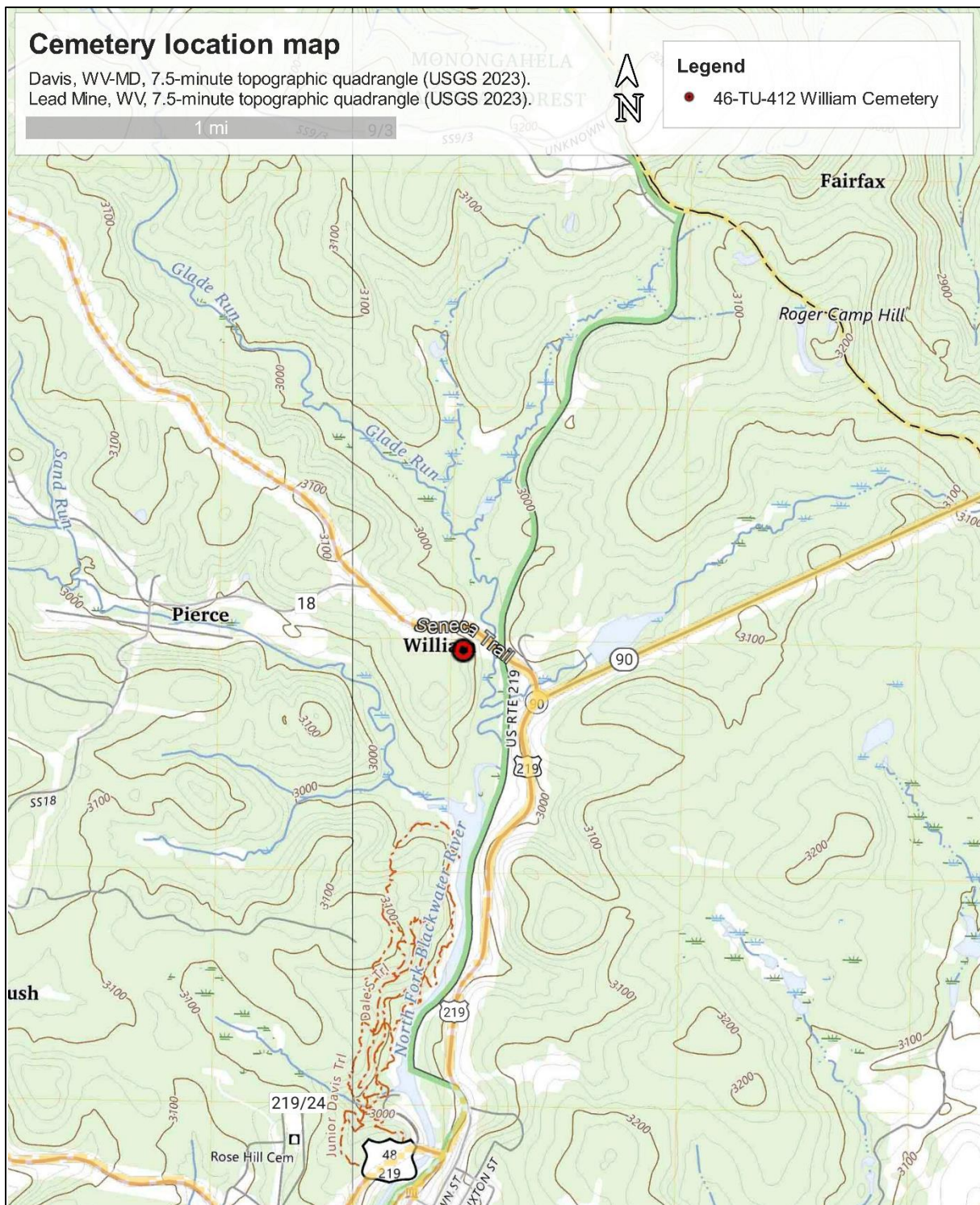
West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery

Attachment 1: Cemetery Location Map

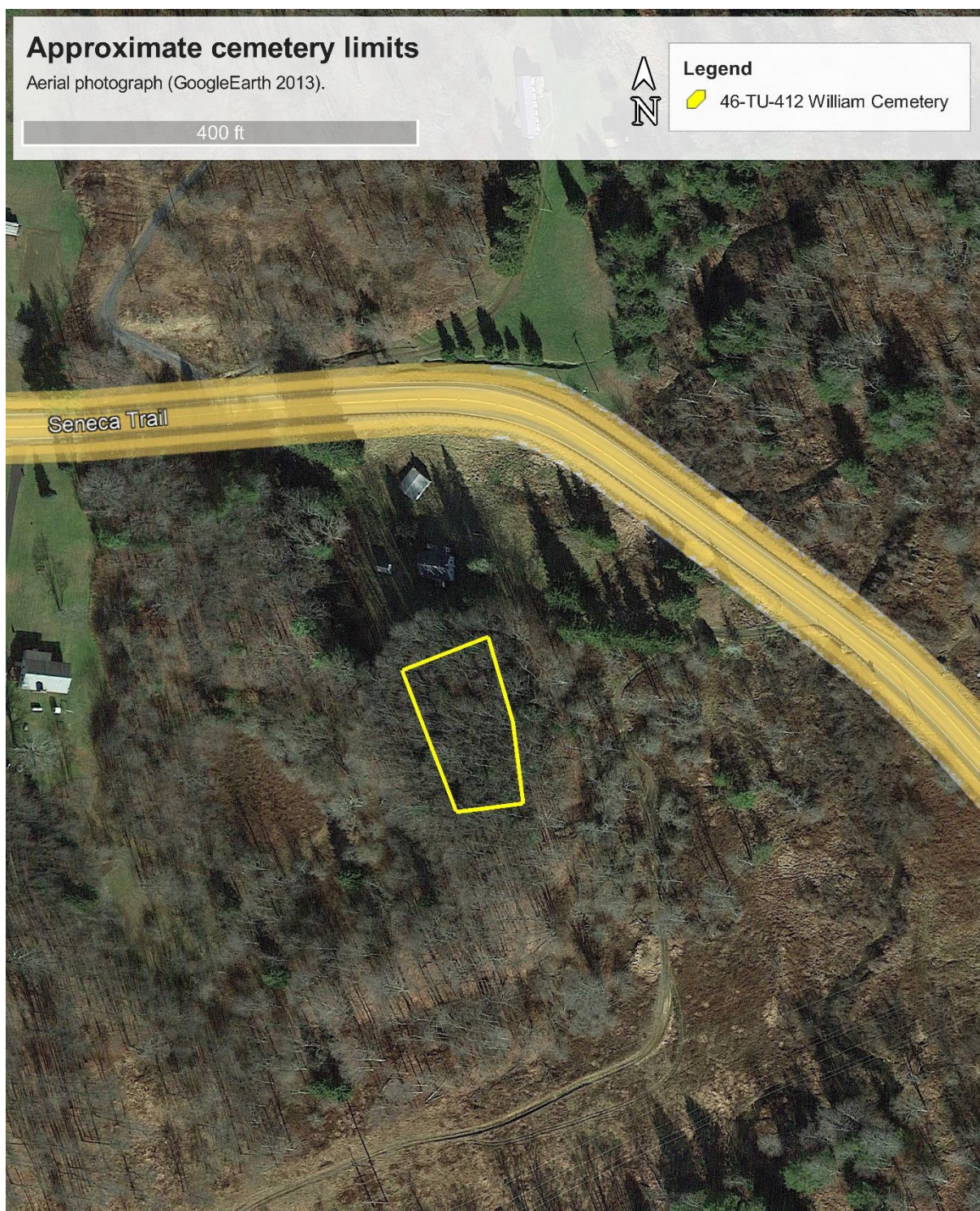


West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery



West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery

Attachment 2: Photographs



Photo 1 Sign erected by the Tucker County Historical Society marking the location of William Cemetery (Tucker County Historical Society Index Form no. 108).



Photo 2. A fieldstone grave marker in William Cemetery (photo courtesy of the West Virginia Department of Highways).

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery



Photo 3 Remnant of a wire fence at William Cemetery (photo courtesy of the West Virginia Department of Highways). The red arrow indicates the fence remnant.

West Virginia Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery

Attachment 3: References

Cooper, Russell. Date unknown. *Cemetery Census, Fairfax District of Tucker County*. Self-published

Fansler, Homer Floyd. 1962. *History of West Virginia Central and Pittsburgh Railway*. The Independent Job Room, Cumberland, Maryland. Reprinted 1981 by McClain Printing Company, Parsons, West Virginia.

Michael Baker Jr., Inc. 2000. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.

Tucker County Historical Society. 2013. Index Form no. 218., "William Cemetery, Fairfax District. Tucker County, 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). 2023. Lead Mine, WV, 7.5-minute topographic quadrangle map United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 2023. Davis, WV-MD, 7.5-minute topographic quadrangle map 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 Cemetery Inventory Form

NR rating: _____

Trinomial Number: 46-TU-412

Cemetery Name: William Cemetery


THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY
INVENTORY FORM

UPDATE

Street Address 276 Pierce-Benbush Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ILM-01 [Robert and Mary Collins House]	Field Survey # MB #02	Site # (SHPO Only) TU-0485
Town or Community Benbush	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1911	Style [WV SHPO Only]	
Exterior Siding/Materials Aluminum; Plywood	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 627826.20 N 4335362.84		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Lead Mine, WV Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0485

Site No.

MB #02

Present Owners Robert and Mary Collins Phone #:	Owners Mailing Address 269 Pierce-Benbush Road, Thomas, WV 26292 Parcel ID: 47-06-228A-0016-0000
Describe setting <u>0.36</u> acres See Continuation Sheets <u> </u> archaeological artifacts present	
Description of Building or Site (Original and Present) <u> 2 </u> Stories <u> 4 </u> Front Bays See Continuation Sheets <i>(Use Continuation Sheets)</i>	
Alterations <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: The house's roof, windows, and siding have all been replaced and the original porch and chimney have been removed. Yes No	
Additions <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: One-story frame additions have been appended to the south (side) and east (rear) façades. Yes No	
Describe All Outbuildings Total Number of Buildings: 1 <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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

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

The 0.36-acre Robert and Mary Collins property is located in the community of Benbush, an unincorporated, semi-rural, former coal town located approximately 1.25 miles northwest of the city of Thomas. The topography of the area is characterized by rolling hills. Pierce-Benbush Road (County Route [CR] 18 runs north to south though the valley parallel to Snyder Run , connecting to US Route 219/Seneca Trail at its north and south ends. The community consists of dwellings built on small lots which are surrounded by undeveloped woodland. The subject property is located along the east side of Pierce-Benbush Road, approximately 0.22 miles north of US Route 219/Seneca Trail. The parcel contains a single dwelling with no additional buildings or structures.

The Robert and Mary Collins House is a two-story, frame, former duplex which has been converted into a single-family dwelling. The house measures four bays wide by two bays deep and is constructed on a continuous concrete block foundation. Its exterior walls are clad in a mixture of plywood and aluminum siding and its pyramidal roof is clad in asphalt shingles. A central brick chimney has been removed and a tarp covers the opening. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows with six-over-six false muntins and two-light horizontal sliding sash vinyl windows. Two additions have been appended to the dwelling: a one-story, shed-roof, frame addition along the length of the south (side) façade, and a one-story, hipped-roof, frame addition along the length of the east (rear) façade.

Property History

The Robert and Mary Collins House occupies Lot 9 in the town of Benbush, a coal mining community founded by the Davis Coal & Coke Company around 1910 (Michael Baker Jr., Inc. 2000a: 19). The town was named for Benjamin Franklin Bush, the president of the West Virginia Central & Pittsburgh Railway (WVC&P) which owned a majority stock in the Davis Coal & Coke Company as well as the land on which the town was platted (TCDB 21: 40; Michael Baker Jr., Inc. 2000a: 19). According to the county tax assessor the subject dwelling was constructed in 1911, the same year that mining began at Benbush (WVPTD 2024; Michael Baker Jr., Inc. 2000a: 19). The house was one of several dozen identical company-owned duplexes intended to house the company's coal mining employees and their families.

Although Benbush flourished in its early years, mining activity in the area experienced a steady decline after World War I and ceased altogether by the late 1940s (Michael Baker Jr., Inc. 2000a: 19). In 1946, the WVC&P formally conveyed most of the properties in Pierce, Coketon, and Benbush, including the subject property, to the Davis Coal & Coke Company to facilitate their disposition (TCDB 59: 89). In October of 1947, the Davis Coal & Coke Company conveyed practically all of its land in these towns to Tucker Holdings, Inc. for a principal consideration of \$25,000 to be paid on an installment plan (TCDB 59: 330). The deed also stipulated that for any subsequent re-sale of said properties the Davis Coal & Coke Company would receive 75% of the sale price (TCDB 50: 330).

In 1949, Tucker Holdings, Inc. conveyed approximately 80 properties throughout Barbour and Tucker counties, including the subject property, to company president Sydney Klein (TCDB 61: 204). Klein and his wife Ethel then sold Lot 9 to Edward and Anna Simmons in 1952 (TCDB 64: 177).

In 1957, Linton and Goldie Helmick purchased the property for a total consideration of \$725 (TCDB70: 303). Upon Linton Helmick's death, his remaining interest in the property was vested to his wife Goldie who then conveyed the subject property in trust to J. Pat. Nichols in 1968 (TCDB 77: 448). J. Pat. Nichols subsequently transferred the same property back to Goldie Helmick and her son Ray Helmick (TCDB 77: 449). Goldie E. Helmick died in 1979, at which point full ownership of the parcel passed to Ray Lynn Helmick as stipulated in the survivorship clause in the previous deed (TCDB 94: 685).

Later that same year, Michael and Carol Helmick purchased the property for a sum of \$7,500 (TCDB 94: 685). In 1986, Carol conveyed her interest in the parcel to Michael Helmick as part of their divorce settlement (TCDB 116: 556). He subsequently gifted the property to his daughter Michelle Snyder and her husband Todd in 1999 (TCDB 161: 611).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

In 2006, Frank Brooke purchased the subject property from Michelle and Todd Snyder for a total consideration of \$80,000 (TCDB 187: 415). On that same day, Frank Brook conveyed the property in trust to Countrywide Home Loans, Inc. as collateral for a loan totaling \$64,000 (TCDoTB 212: 643). Ultimately, Brooke defaulted on his loan payments and the property was put up for public auction in 2009, where it was purchased by BAC Home Loans Servicing, LP a total sum of \$68,067 (TCDB 199: 244). The parcel was then conveyed to Federal National Mortgage Association for the same amount (TCDB 199: 244). On July 28, 2011, a quitclaim deed was filed conveying the property from Federal National Mortgage Association back to BAC Home Loans Servicing, LP for a nominal consideration of \$10 (TCDB 206: 176).

The following year, BAC Home Servicing, LP sold the property to current owners Robert and Mary Collins for a total consideration of \$19,000 (TCDB208: 308).

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted, as detailed in below.

Statement of Significance and Integrity

Integrity

The property retains a low level 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 semi-rural residential character of the area has remained intact, but several of the surrounding houses have been demolished and replaced with modern dwellings. The house retains low integrity of design; alterations including the removal of the front porch, the construction of side and rear additions, and the conversion from a duplex to a single-family dwelling have significantly departed from the original design intent. Integrity of workmanship and materials have been severely diminished by the replacement siding, roofing, and windows. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone significant changes since the house was built. 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 dwelling is not associated with events that have made a significant contribution to the broad patterns of our history. Benbush was one of numerous company towns established to support the area's coal industry and had a relatively minor impact on the development of the region. Furthermore, its individual elements, such as the subject property, lack the integrity and cohesion necessary to convey any significance under Criterion A, either individually or as a historic district.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The Robert and Mary Collins 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. Although the dwelling is a surviving example of the type of distinctive worker duplexes constructed in mass quantities by the Davis Coal & Coke Company during the late nineteenth and early twentieth centuries, it has been drastically altered and retains too low a degree of historic integrity to convey any significance under Criterion C.
- Criterion D: The property does not appear to be eligible under Criterion D as research has not indicated any potential for it to yield information significant in history or prehistory.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

Bibliographic References

Michael Baker Jr., Inc. 2000a. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.

Michael Baker Jr., Inc. 2000b. *West Virginia Historic Properties Inventory Form for ILM-01 (TU-0485)*. 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), 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). 1906. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1906[1924]. Parsons, W.VA., 15-minute topographic quadrangle map [revised 1924]. United States Geological Survey, Washington, DC.

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

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

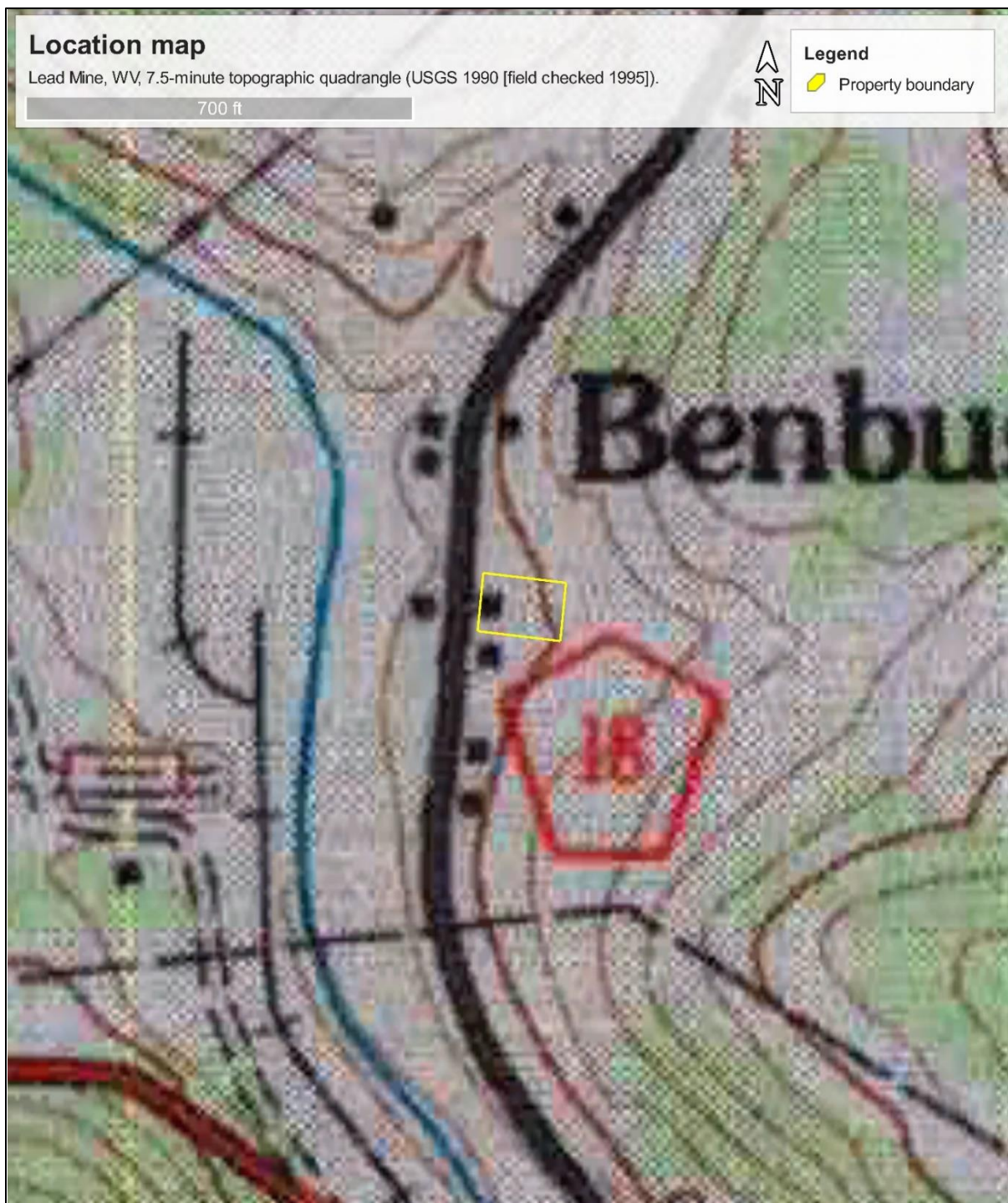
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

West Virginia & Regional History Center (WVRHC). 2024. West Virginia History OnView Historic Image Database. Electronic document, <https://onview.lib.wvu.edu>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

Location Map

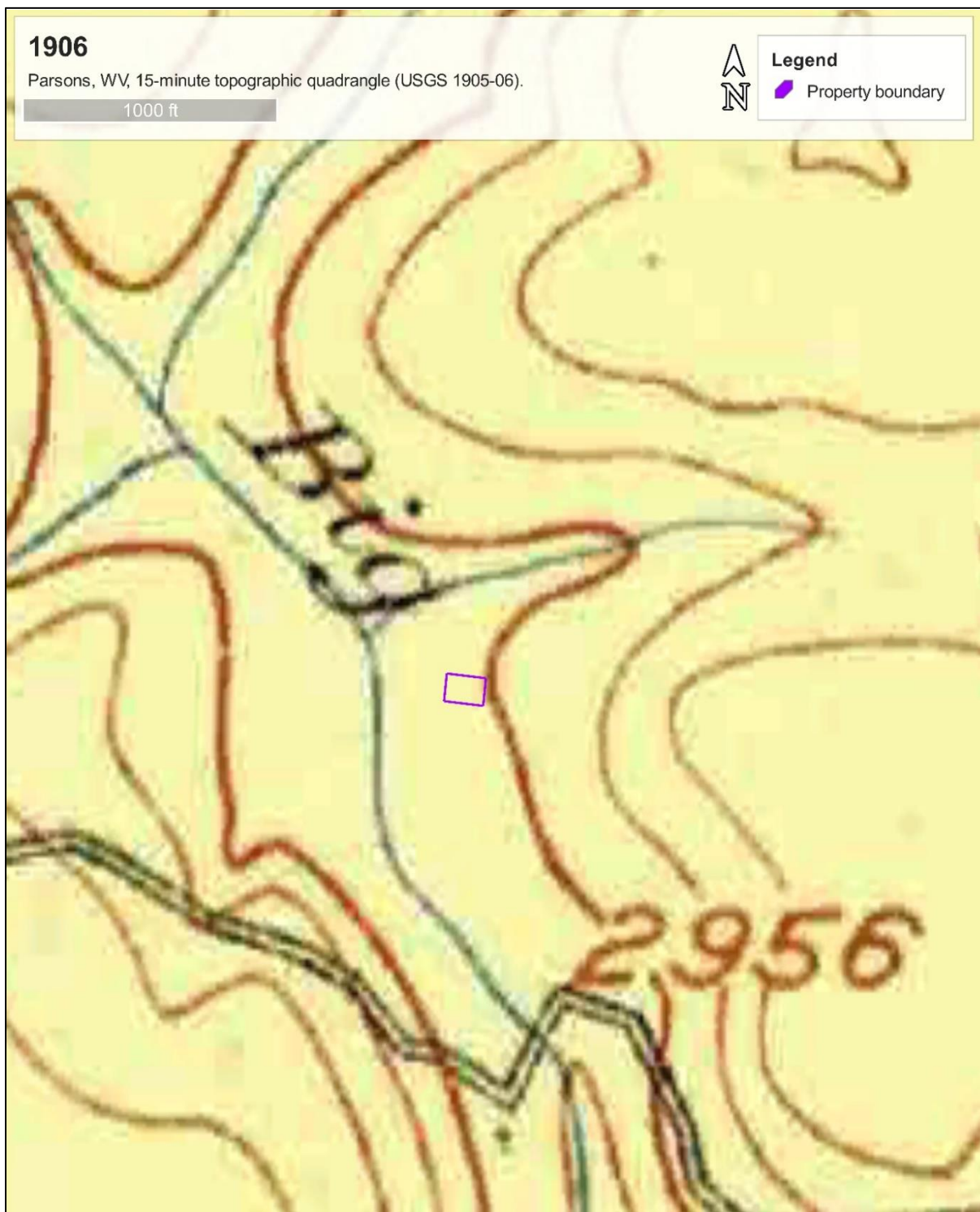


WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

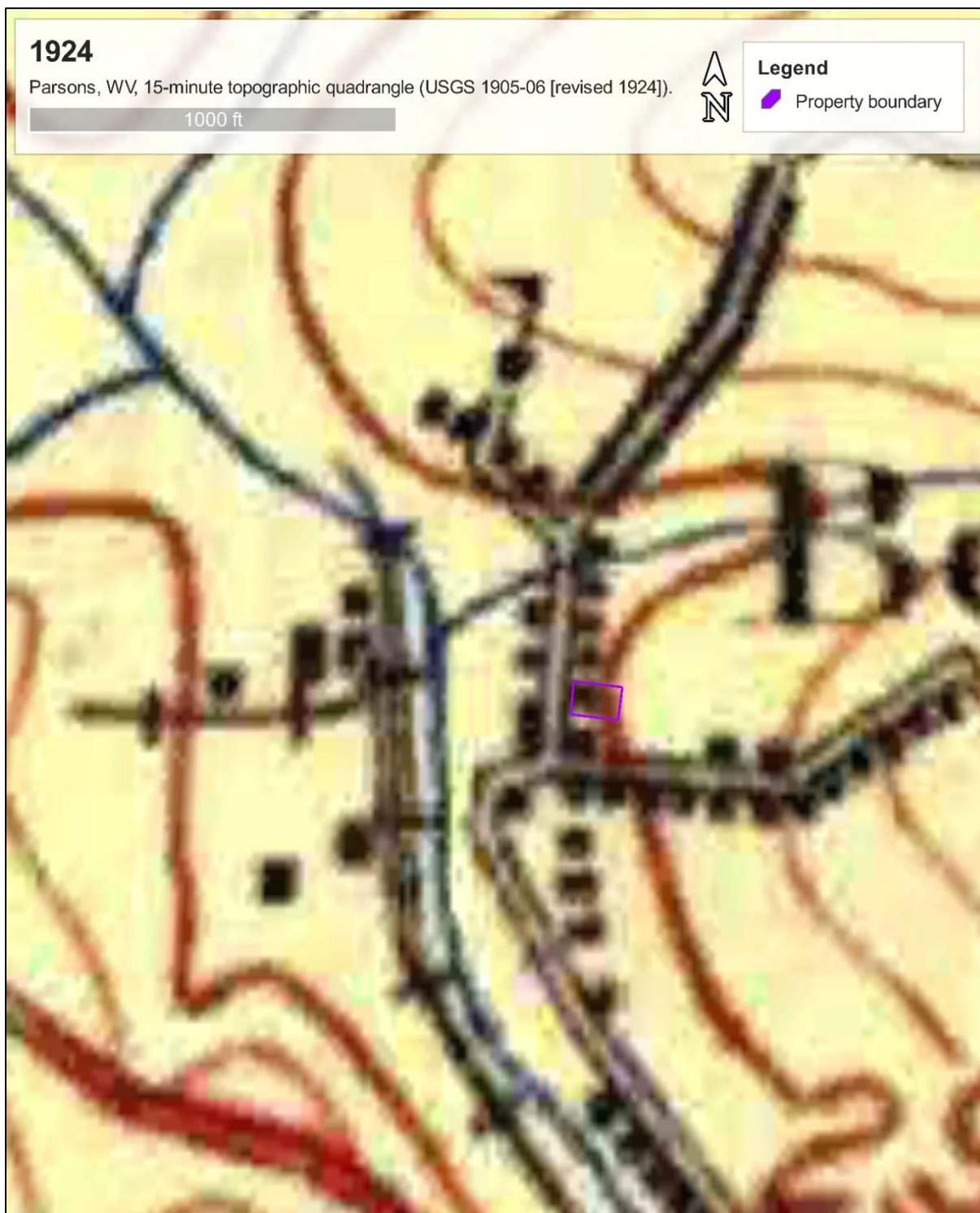
NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485



WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV SITE# TU-0485



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

Site Plan/ Photo Key



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV

SITE# TU-0485

Photographs



Photo 1. Robert and Mary Collins House showing north (side) and west (front) façades, facing southeast.



Photo 2. Robert and Mary Collins House showing west (front) façade, facing east.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV

SITE# TU-0485



Photo 3. Robert and Mary Collins House showing west (front) and south (side) façades, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV

SITE# TU-0485

Historical Photographs



Figure 1. View of Benbush in the early twentieth century, facing northwest towards Pierce-Benbush Road from US 219 (WVRHC 2024).

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-01 [Robert and Mary Collins House], 276 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0485

THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 269 Pierce Benbush Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ILM-02 [Robert Lee Collins, II House]	Field Survey # MB #03	Site # (SHPO Only) TU-0486
Town or Community Benbush	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1911	Style [WV SHPO Only]	
Exterior Siding/Materials Aluminum; simulated stone	Roofing Material Corrugated Metal	Foundation Concrete Block	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 627792.61 N 4335356.95		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Lead Mine, WV Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0486

Site No.

MB #03

Present Owners Robert Lee Collins II Phone #:	Owners Mailing Address 269 Pierce-Benbush Road, Thomas, WV 26292 Parcel ID: 47-06-228A-0052-0000
Describe setting <u>0.34</u> acres See Continuation Sheets <u> </u> archaeological artifacts present	
Description of Building or Site (Original and Present) <u> 2 </u> Stories <u> 2 </u> Front Bays See Continuation Sheets <i>(Use Continuation Sheets)</i>	
Alterations <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: The dwelling's windows, roof, and siding have been replaced and the porch has been enclosed. Yes No	
Additions <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: A one-story frame addition has been appended to the west (rear) façade. Yes No	
Describe All Outbuildings Total Number of Buildings: 4 (2) metal-clad frame sheds (1) Quonset hut <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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

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

The 0.34-acre Collins property is located in the community of Benbush, an unincorporated, semi-rural, former coal town located approximately 1.25 miles northwest of the city of Thomas. The topography of the area is characterized by rolling hills. Pierce-Benbush Road (County Route [CR] 18 runs north to south through the valley parallel to Snyder Run, connecting to US Route 219/Seneca Trail at its north and south ends. The community consists of dwellings built on small lots which are surrounded by undeveloped woodland. The subject property is located along the west side of Pierce-Benbush Road approximately 0.22 miles north of US Route 219/Seneca Trail. The parcel contains a house, two sheds and a Quonset hut.

The Robert Lee Collins, II House is a two-story, frame single-family dwelling with no stylistic influences. The house measures two bays wide by two bays deep and is constructed on a continuous concrete block foundation. Its exterior frame walls are clad in aluminum siding, with some sections of simulated stone cladding along the east (front) façade. The front-gable roof is clad in corrugated metal. An internal central brick chimney rises through the roofline. The house's window openings are fitted with one-over-one-light, double-hung, aluminum sash windows flanked by faux wood shutters. A full-length, single-story, enclosed porch is located along the east (front) façade. Its walls are clad in aluminum siding and its shed roof is clad in corrugated metal. A one-story, shed-roof frame addition has been appended to the west (rear) façade of the dwelling.

A small storage shed is located west of the main dwelling at the edge of the property, and a second slightly larger shed is located just north of the house. Both are utilitarian frame buildings clad entirely in corrugated metal. A corrugated metal-clad Quonset hut is located to the south of the house.

Property History

The Robert Lee Collins, II House occupies Lot 33 in the town of Benbush, a coal mining community founded by the Davis Coal & Coke Company around 1910 (Michael Baker Jr., Inc. 2000a: 19). The town was named for Benjamin Franklin Bush, the president of the West Virginia Central & Pittsburgh Railway (WVC&P) which owned a majority stock in the Davis Coal & Coke Company as well as the land on which the town was platted (TCDB 21: 40; Michael Baker Jr., Inc. 2000a: 19). According to the county tax assessor, the subject dwelling was constructed in 1911, the same year that mining began at Benbush (WVPTD 2024; Michael Baker Jr., Inc. 2000a: 19). The house was one of several dozen company-owned units intended to house the company's coal mining employees and their families. According to aerial imagery, all of the outbuildings on the property date to the twenty-first century; the Quonset hut was built between 2011 and 2013, and the two sheds were constructed between 2003 and 2007 (Google Earth 2024).

Although Benbush flourished in its early years, mining activity in the area experienced a steady decline after World War I and ceased altogether by the late 1940s (Michael Baker Jr., Inc. 2000a: 19). In 1946, the WVC&P formally conveyed most of the properties in Pierce, Coketon, and Benbush, including the subject property, to the Davis Coal & Coke Company to facilitate their disposition (TCDB 59: 89). In October of 1947, the Davis Coal & Coke Company conveyed practically all of its land in these towns to Tucker Holdings, Inc. for a principal consideration of \$25,000 to be paid on an installment plan (TCDB 59: 330). The deed also stipulated that for any subsequent re-sale of said properties, the Davis Coal & Coke Company would receive 75% of the sale price (TCDB 50: 330).

In December of that same year, Charles and Mary Yoor purchased Lot 33 for a total consideration of \$1,900 (TCDB 60: 449). In 1956, the Yoors conveyed the property to Luther and Emily Knotts for a nominal consideration of \$10, as well as payment of one-half of the yearly taxes on the property (TCDB 67: 478). Upon the death of Emily Knotts, full ownership in the parcel passed to her husband Luther Knotts as stipulated in the survivorship clause in the prior deed (TCDB 76: 215). Luther Knotts died intestate in 1965, at which point the subject property was divided between his eight children and their spouses (TCDB 76: 215).

In 1967, Bueford and Josephine Collins purchased the property from the Knotts siblings for a total consideration of \$2,500 (TCDB 76: 215). Bueford Collins died in 2004, at which point his wife Josephine was granted full title in the property as

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

stipulated in the survivorship clause in the previous deed (TCDB 178: 120). Later that same year, Josephine Collins conveyed the property to herself and Robert Collins, the current owners, as joint tenants with full right of survivorship (TCDB 178: 120).

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The property retains a low level 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 semi-rural residential character of the area has remained intact, but several of the surrounding houses have been demolished and replaced with modern dwellings. The house retains moderate integrity of design; although the overall form and massing of the dwelling remains unchanged, alterations, including the enclosure of the front porch and the construction of a rear addition, have departed from the original design intent. Integrity of workmanship and materials have been diminished by the replacement siding, roofing, and windows. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone significant changes since the house was built. 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 dwelling is not associated with events that have made a significant contribution to the broad patterns of our history. Benbush was one of numerous company towns established to support the area's coal industry and had a relatively minor impact on the development of the region. Furthermore, its individual elements, such as the subject property, lack the integrity and cohesion necessary to convey any significance under Criterion A, either individually or as a historic district.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The Collins House does not embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The dwelling is a fairly unremarkable example of the type of workers' housing constructed in mass quantities by various coal and lumber companies at the turn of the twentieth century. Additionally, the house has been significantly altered and retains too low a degree of historic integrity to convey any possible significance 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.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

Bibliographic References

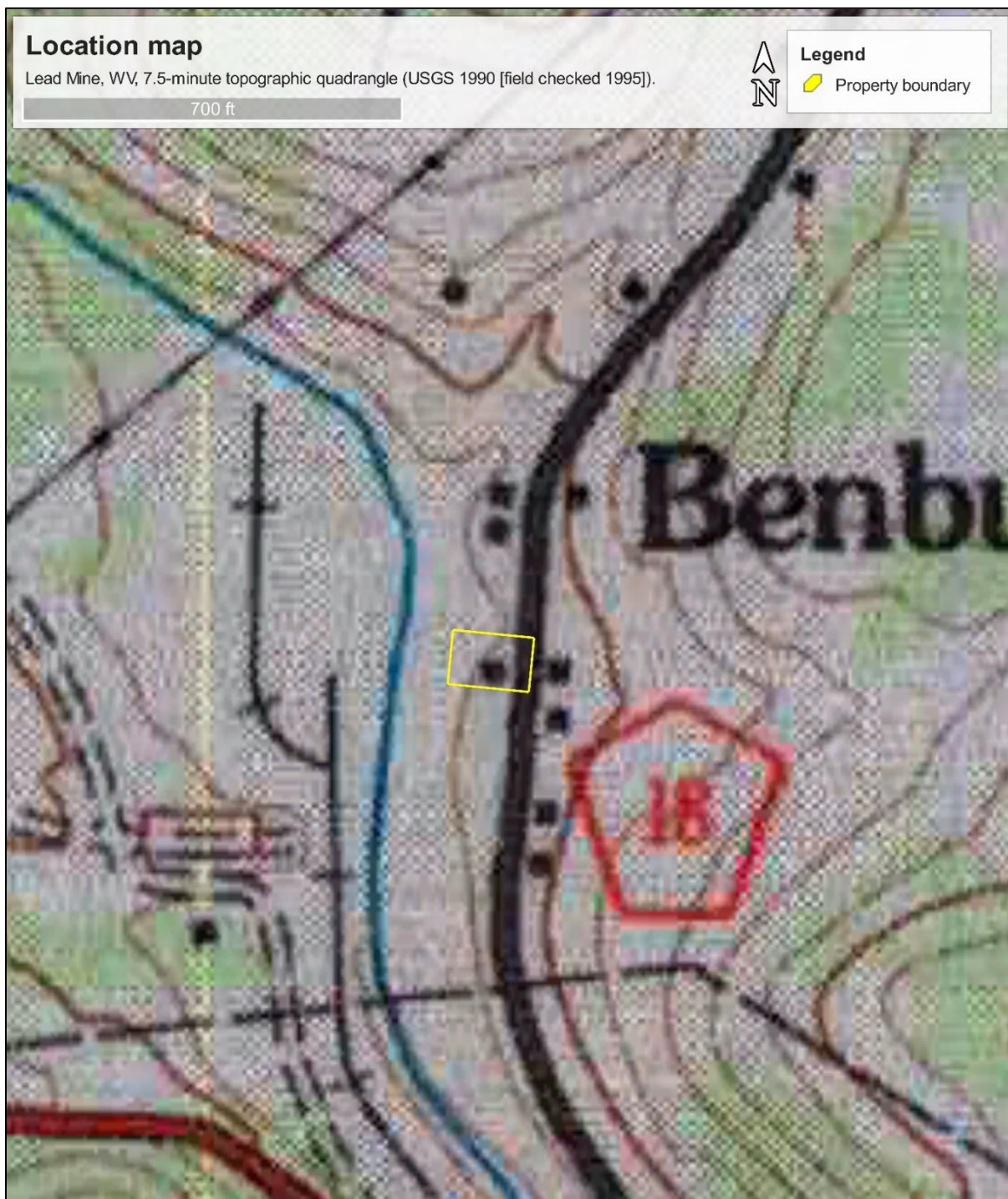
- Google Earth. 2024. Aerial imagery database. Electronic document, <https://earth.google.com>, accessed March 27, 2024.
- Michael Baker Jr., Inc. 2000a. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.
- Michael Baker Jr., Inc. 2000b. *West Virginia Historic Properties Inventory Form for ILM-02 (TU-0486)*. 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), 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). 1906. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1906[1924]. Parsons, W.VA, 15-minute topographic quadrangle map [revised 1924]. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1990. Lead Mine, WV, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.
- West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.
- West Virginia & Regional History Center (WVRHC). 2024. West Virginia History OnView Historic Image Database. Electronic document, <https://onview.lib.wvu.edu>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

Location Map



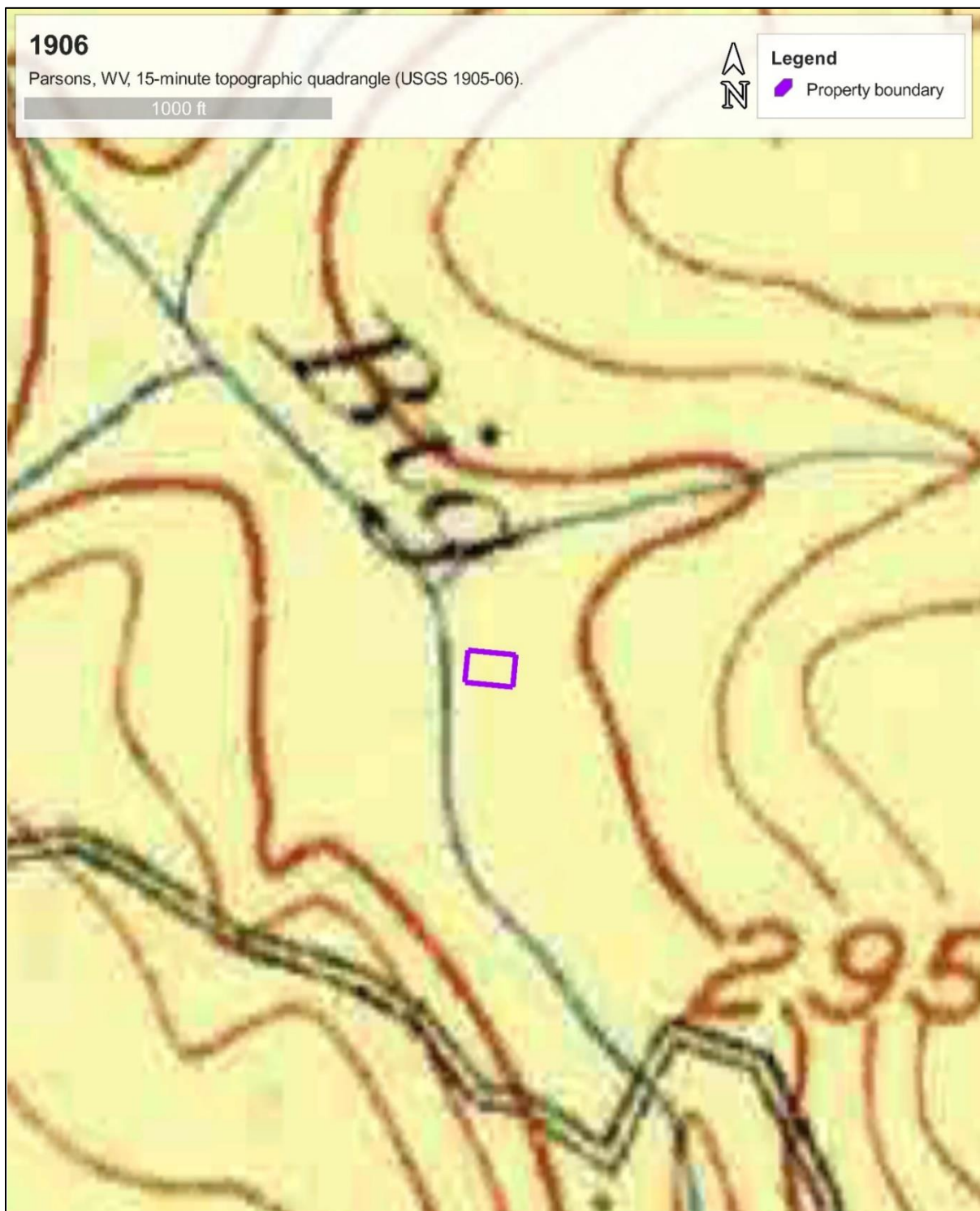
WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

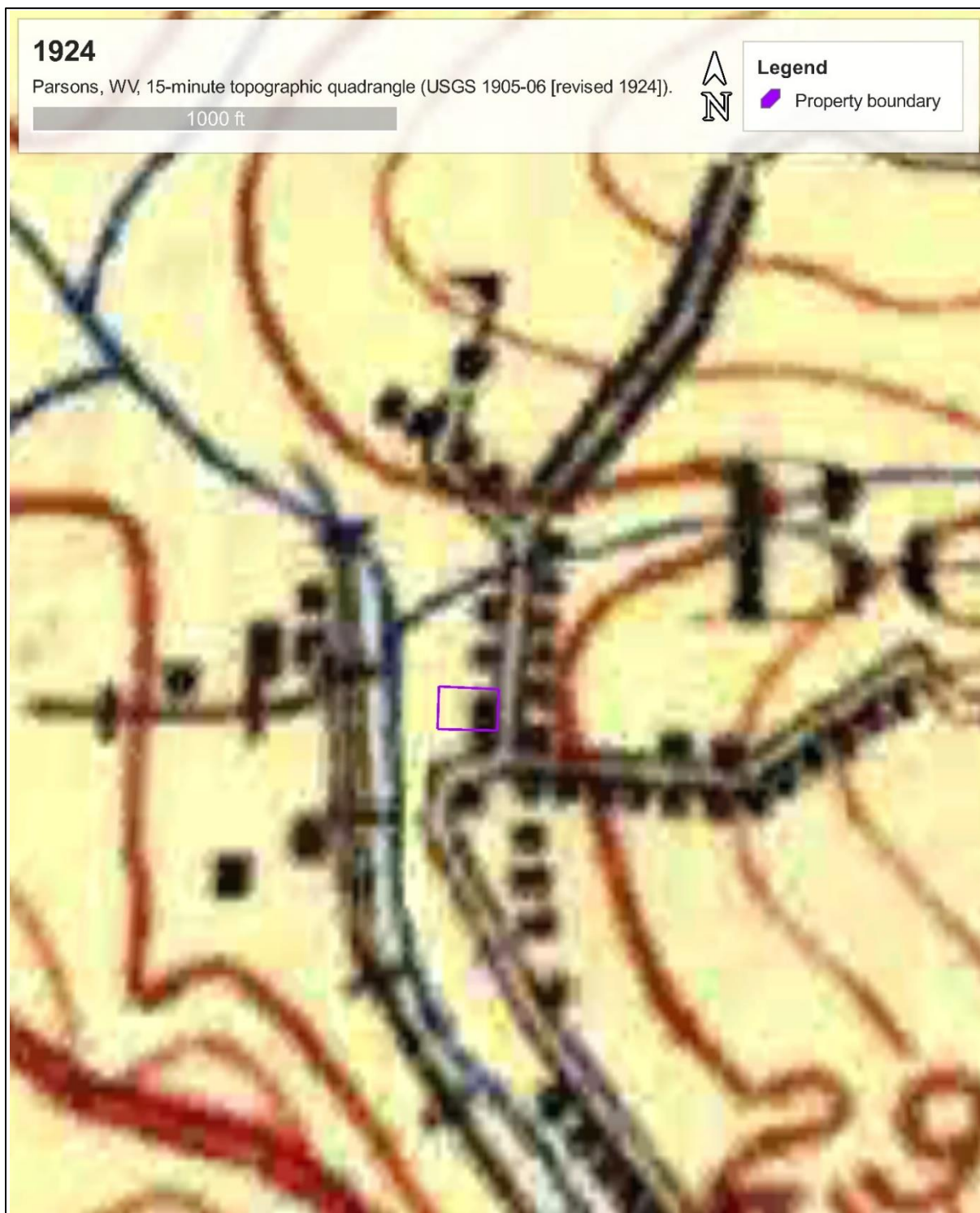
Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

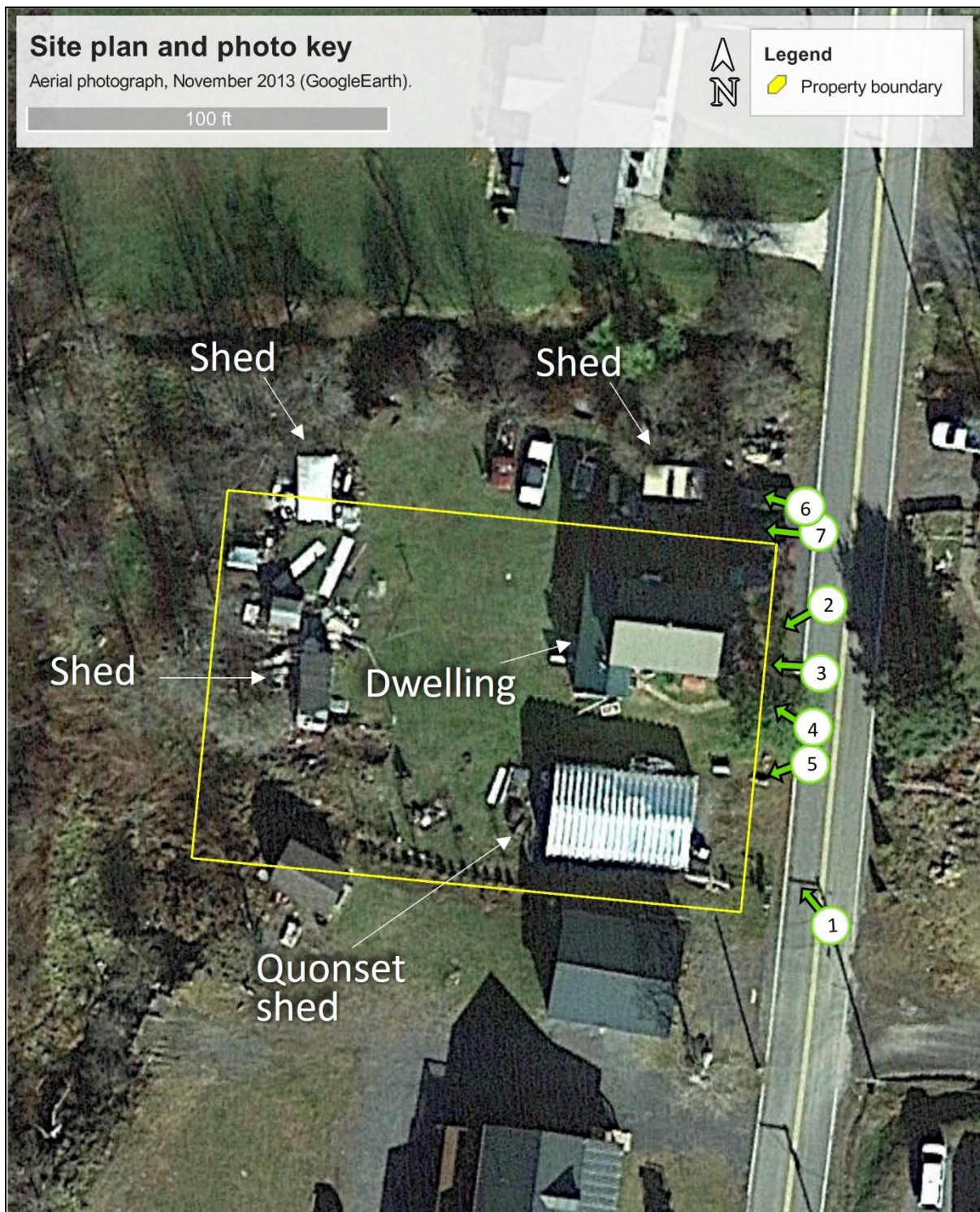


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

Site Plan/ Photo Key



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

Photographs



Photo 1. Collins House showing general view of property from Pierce-Benbush Road, facing northwest.



Photo 2. Collins House showing east (front) and north (side) façades, facing southwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486



Photo 3. Collins House showing east (front) façade, facing west.



Photo 4. Collins House showing south (side) and east (front) façades, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486



Photo 5. Collins House showing east (front) and north (side) façades of Quonset hut, facing southwest.



Photo 6. Collins House showing south (front) and east (side) façades of Shed 1, facing southwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

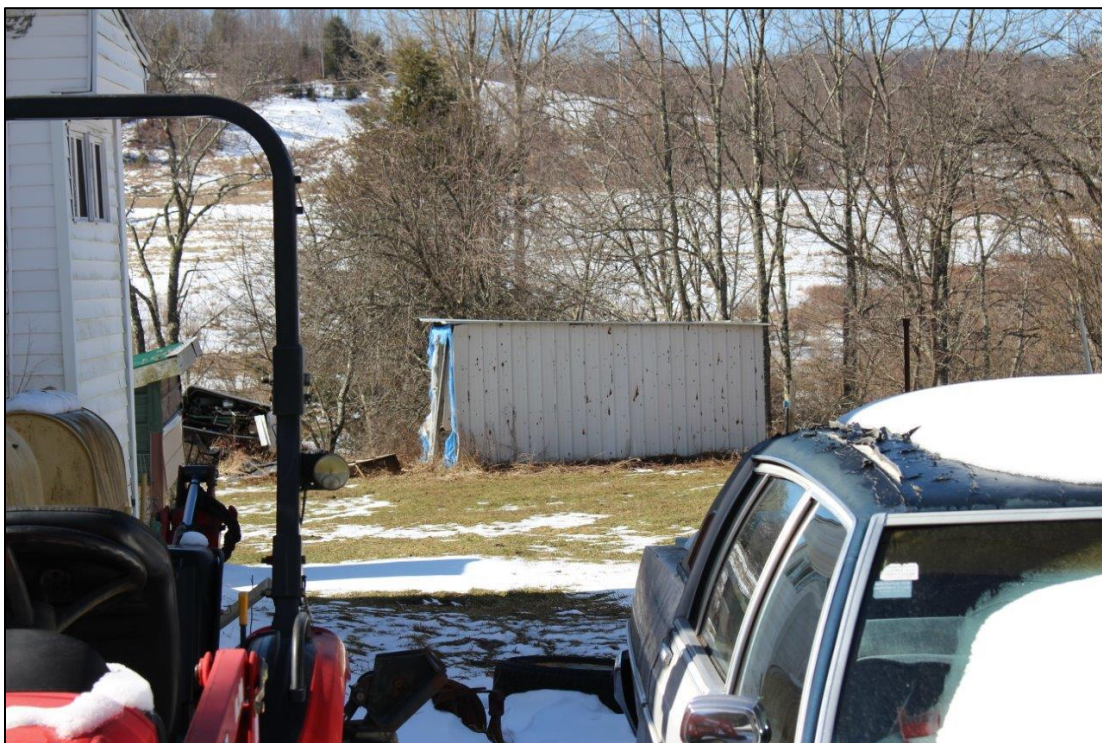


Photo 7. Collins House showing south (front) and east (side) façades of Shed 2, facing southwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486

Historical Photographs



Figure 1. View of Benbush in the early twentieth century, facing northwest towards Pierce-Benbush Road from US 219 (WVRHC 2024).

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-02 [Robert Lee Collins, II House], 269 Pierce-Benbush Road, Benbush, WV

SITE# TU-0486


THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 224 Pierce-Benbush Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ILM-04 [Gary C. Redden House]	Field Survey # MB #05	Site # (SHPO Only) TU-0487
Town or Community Benbush	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1911	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 627818.61 N 4335281.96		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Lead Mine, W. VA Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0487

Site No.

MB #05

Present Owners Gary C. Redden Phone #:	Owners Mailing Address 224 Pierce-Benbush Road, Thomas, WV 26292 Parcel ID: 47-06-228A-0029-0000
Describe setting <u>0.30</u> acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) <u>2</u> Stories <u>4</u> Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The house's roof, windows, and siding have been replaced and the porch has been enclosed.	
Additions <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: One-story frame addition along the east (rear) façade.	
Describe All Outbuildings Total Number of Buildings: 3 (1) frame shed (1) concrete block shed (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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

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

The 0.30-acre Gary C. Redden property is located in the community of Benbush, an unincorporated, semi-rural, former coal town located approximately 1.25 miles northwest of the city of Thomas. The topography of the area is characterized by rolling hills. Pierce-Benbush Road (County Route [CR] 18) runs north to south through the valley parallel to Snyder Run, connecting to US Route 219/Seneca Trail at its north and south ends. The community consists of dwellings built on small lots which are surrounded by undeveloped woodland. The subject property is located along the east side of Pierce-Benbush Road at its intersection with Helmick Road, approximately 0.22 mile north of US Route 219/Seneca Trail. The parcel contains a house and two ancillary buildings.

The Gary C. Redden House is a two-story, frame, former duplex that has been converted into a single-family dwelling. The house measures four 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 pyramidal roof is clad in asphalt shingles. The roofline is pierced by a central concrete block chimney. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows. A full-width, one-story, enclosed porch is present along the west (front) façade. The porch is constructed on a concrete block foundation, its exterior walls are clad in vinyl siding, and its shed roof is clad in asphalt shingles. A full-width, one-story, shed roof addition has been appended to the east (rear) façade.

The property contains two storage sheds. The smaller frame shed is located just northeast of the main dwelling. It is clad in vinyl siding and has a front-gable roof clad in corrugated metal. The larger concrete block shed is located east of the house at the edge of the property. It is partially clad in corrugated metal and has a front-gable roof clad in the same.

Property History

The Gary C. Redden property occupies Lot 6 in the town of Benbush, a coal mining community founded by the Davis Coal & Coke Company around 1910 (Michael Baker Jr., Inc. 2000a: 19). The town was named for Benjamin Franklin Bush, the president of the West Virginia Central & Pittsburgh Railway (WVC&P) which owned a majority stock in the Davis Coal & Coke Company as well as the land on which the town was platted (TCDB 21: 40; Michael Baker Jr., Inc. 2000a: 19). According to the county tax assessor, the subject dwelling was constructed in 1911, the same year that mining began at Benbush (WVPTD 2024; Michael Baker Jr., Inc. 2000a: 19). The house was one of several dozen identical company-owned duplexes intended to house the company's coal mining employees and their families. The construction date for the frame shed is not known; aerial imagery indicates that it has been present on the property since at least 1997 (Google Earth 2024). The concrete block shed was constructed between 2007 and 2009 (Google Earth 2024).

Although Benbush flourished in its early years, mining activity in the area experienced a steady decline after World War I and ceased altogether by the late 1940s (Michael Baker Jr., Inc. 2000a: 19). In 1946, the WVC&P formally conveyed most of the properties in Pierce, Coketon, and Benbush, including the subject property, to the Davis Coal & Coke Company to facilitate their disposition (TCDB 59: 89). In October of 1947, the Davis Coal & Coke Company conveyed practically all of its land in these towns to Tucker Holdings, Inc. for a principal consideration of \$25,000 to be paid on an installment plan (TCDB 59: 330). The deed also stipulated that for any subsequent re-sale of said properties the Davis Coal & Coke Company would receive 75% of the sale price (TCDB 50: 330).

In 1949, Tucker Holdings, Inc. conveyed approximately 80 properties throughout Barbour and Tucker counties, including the subject property, to company president Sydney Klein (TCDB 61: 204). Klein and his wife Ethel then sold Lot 6 to Edward and Anna Simmons in 1953 (TCDB 64: 424). In 1955, Harry and Eva Roy purchased the property (TCDB 68: 133). Harry Roy died testate, vesting his interest in the subject property to his wife Eva (TCDB 108: 461). Upon Eva Roy's death in 1984, ownership of the subject parcel was divided between Phyllis R. Friend, Linda K. Friend, James William Friend, and Bonnie L. Bible (TCDB 108: 461).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

In 1984, Gary and Rita Redden purchased the subject property for a total consideration of \$9,000 (TCDB 108: 461). Rita Redden subsequently conveyed her interest in the property to Gary Redden, the sole current owner, in 2000 (TCDB 168: 166).

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The property retains a low level 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 semi-rural residential character of the area has remained intact, but several of the surrounding houses have been demolished and replaced with modern dwellings. The house retains moderate integrity of design; although the overall form and massing of the dwelling remains unchanged, alterations including the enclosure of the front porch, the construction of a rear addition, and its conversion from a duplex to a single-family dwelling have significantly departed from the original design intent. Integrity of workmanship and materials have been severely diminished by the replacement siding, roofing, and windows. Integrity of feeling is low as the setting and appearance of the property and surroundings have undergone significant changes since the house was built. 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 associated with events that have made a significant contribution to the broad patterns of our history. Benbush was one of numerous company towns established to support the area's coal industry and had a relatively minor impact on the development of the region. Furthermore, its individual elements, such as the subject property, lack the integrity and cohesion necessary to convey any significance under Criterion A, either individually or as a historic district.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The Gary C. Redden 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. Although the dwelling is a surviving example of the type of distinctive worker duplexes constructed in mass quantities by the Davis Coal & Coke Company during the late nineteenth and early twentieth centuries, it has been drastically altered and retains too low a degree of historic integrity to convey significance under Criterion C.
- Criterion D: The property does not appear to be eligible under Criterion D as research has not indicated any potential for it to yield information significant in history or prehistory.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

Bibliographic References

- Google Earth. 2024. Aerial imagery database. Electronic document, <https://earth.google.com>, accessed March 27, 2024.
- Michael Baker Jr., Inc. 2000a. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.
- Michael Baker Jr., Inc. 2000b. *West Virginia Historic Properties Inventory Form for ILM-04 (TU-0487)*. 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), 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). 1906. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1906[1924]. Parsons, W.VA., 15-minute topographic quadrangle map [culture revised 1924]. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1995. Lead Mine, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.
- West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.
- West Virginia & Regional History Center (WVRHC). 2024. West Virginia History OnView Historic Image Database. Electronic document, <https://onview.lib.wvu.edu>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

Location Map

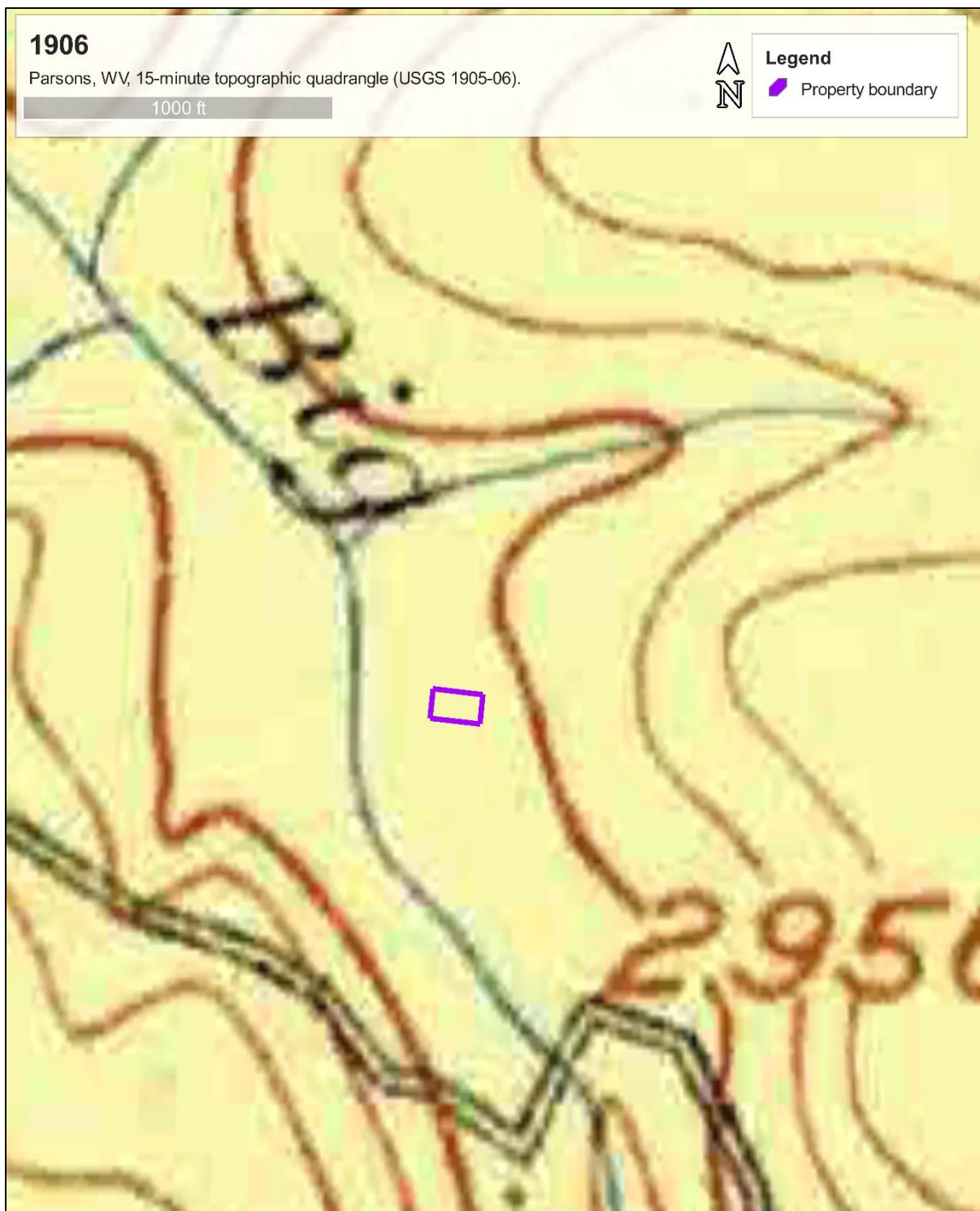


WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

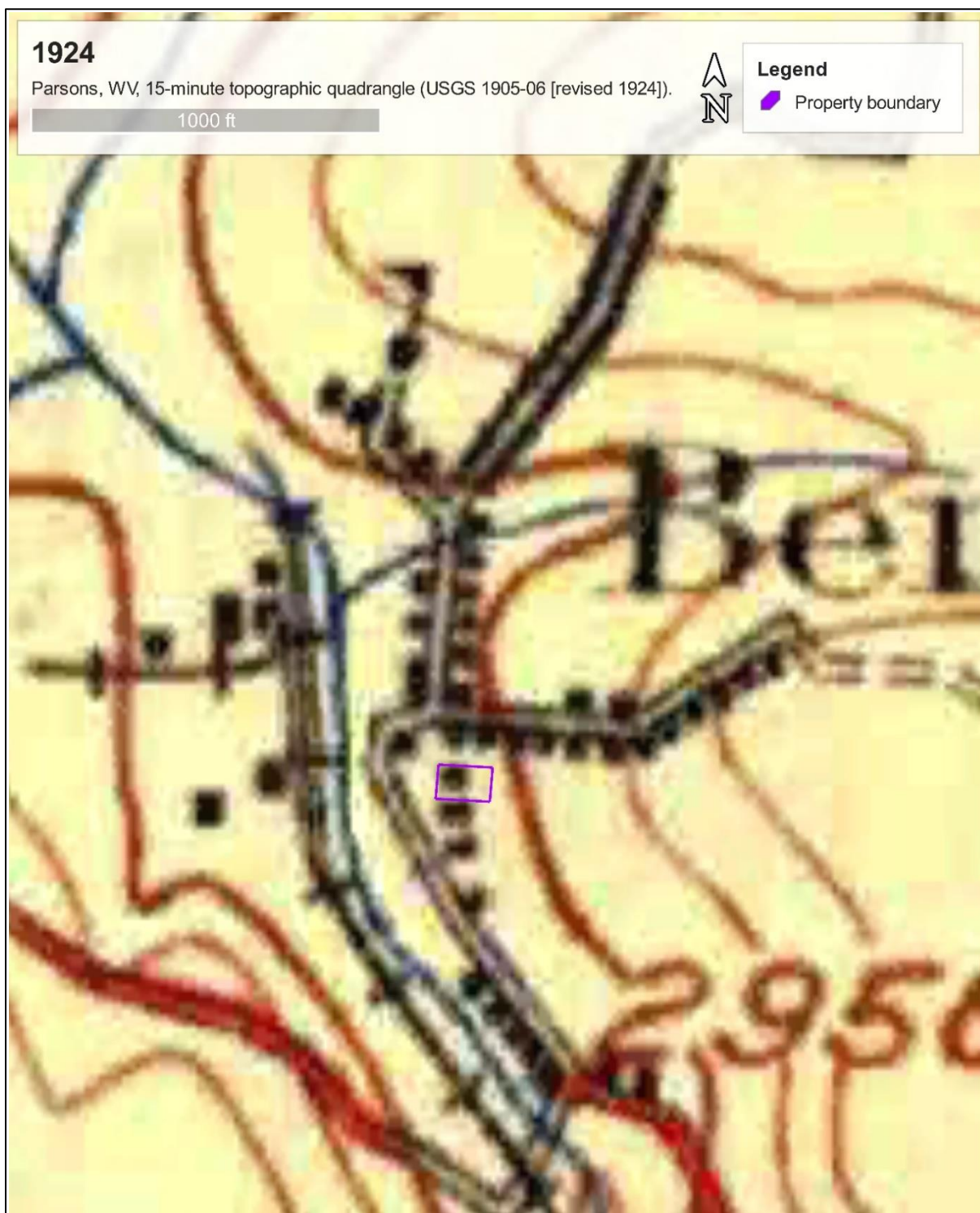
NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487



WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET

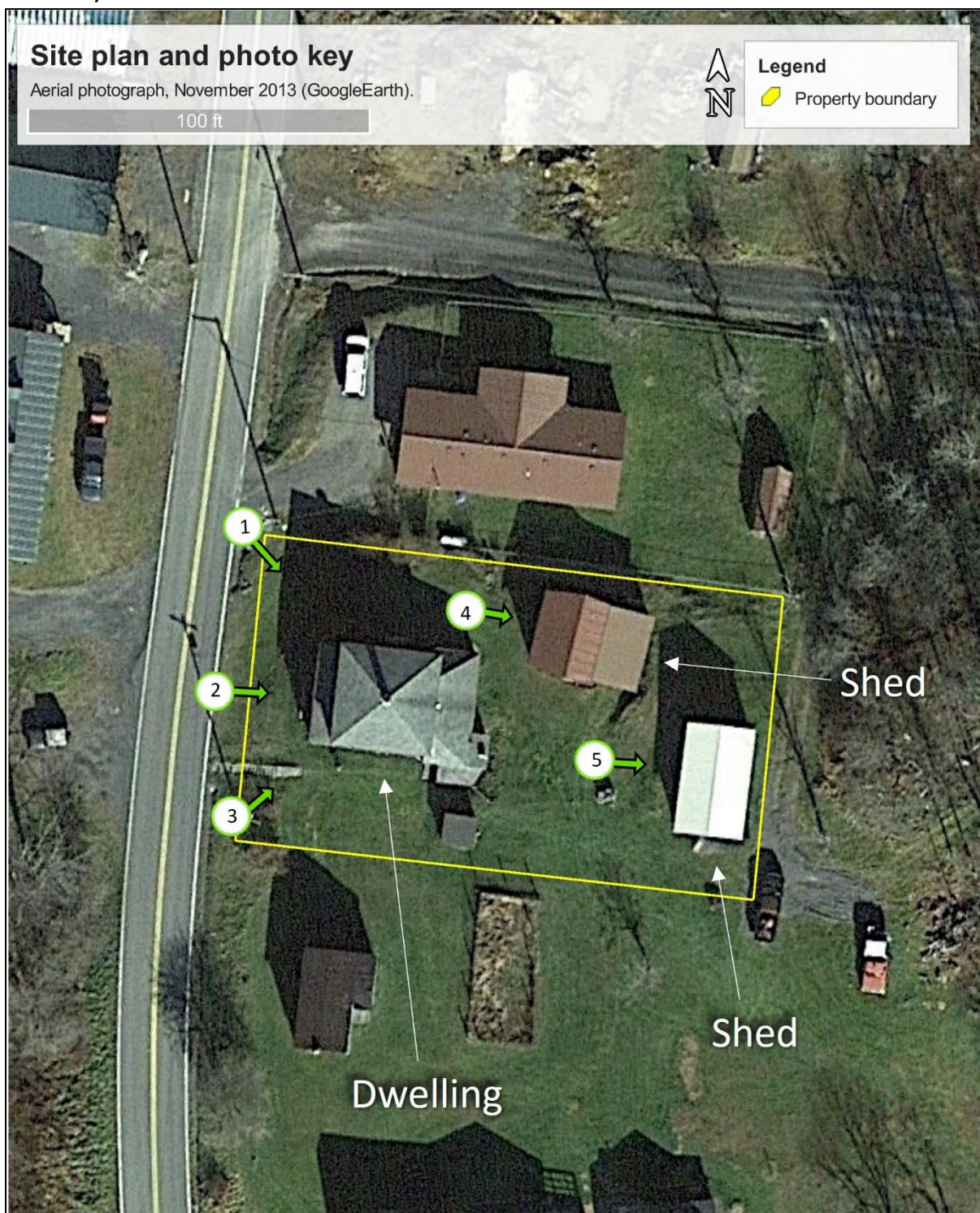
NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV SITE# TU-0487



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

Site Plan/ Photo Key



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

Photographs



Photo 1. Gary C. Redden House showing north (side) and west (front) façades, facing southeast.



Photo 2. Gary C. Redden House showing west (front) façade, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487



Photo 3. Gary C. Redden House showing west (front) and south (side) façades, facing northeast.



Photo 4. Gary C. Redden House showing west (side) façade of frame shed, facing east.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487



Photo 5. Gary C. Redden House showing west (side) façade of frame shed, facing east.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-04 [Gary C. Redden House], 224 Pierce-Benbush Road, Benbush, WV **SITE#** TU-0487

Historical Photographs




Figure 1. View of Benbush in the early twentieth century, facing northwest towards Pierce-Benbush Road from US 219 (WVRHC 2024).



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 10 Pierce-Benbush Road	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ILM-05 [Kevin Lee House]	Field Survey # MB #07	Site # (SHPO Only) TU-0488
Town or Community Benbush	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1911	Style [WV SHPO Only]	
Exterior Siding/Materials Aluminum	Roofing Material Corrugated metal	Foundation Concrete Block	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 627948.57 N 4335015.87		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Lead Mine WV Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0488

Site No.

MB #07

Present Owners Kevin Lee Phone #:	Owners Mailing Address P.O. Box 2410, Buckhannon, WV 26201 Parcel ID: 47-06-228A-0055-0000
Describe setting <u>0.30</u> acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) <u>2</u> Stories <u>4</u> Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The dwelling's roof, windows, and siding have been replaced, the porch has been enclosed, and new chimneys have been constructed along the southeast (side) and northwest (side) façades.
Additions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: A one-story frame addition has been appended to the northeast (rear) façade.
Describe All Outbuildings Total Number of Buildings: 2 (1) frame shed (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: May 10, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

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

The 0.30-acre Kevin Lee property is located in the community of Benbush, an unincorporated, semi-rural, former coal town located approximately 1.25 miles northwest of the city of Thomas. The topography of the area is characterized by rolling hills. Pierce-Benbush Road (County Route [CR] 18) runs north to south through the valley parallel to Snyder Run, connecting to US Route 219/Seneca Trail at its north and south ends. The community consists of dwellings built on small lots which are surrounded by undeveloped woodland. The subject property is located along the northeast side of Pierce-Benbush Road near its intersection with US Route 219/Seneca Trail. The parcel contains a house and a storage shed.

The Kevin Lee House is a two-story, frame, former duplex that has been converted into a single-family dwelling. The house measures four bays wide by two bays deep and is constructed on a continuous concrete block foundation. Its exterior walls are clad in aluminum siding, and its pyramidal roof is clad in corrugated metal. Exterior concrete block chimneys are located along the northwest (side) and southeast (side) facades; the chimney along the southeast façade has had a metal stovepipe affixed to it. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows. A full-width, one-story, enclosed porch is located along the southwest (front) façade. Its foundation is clad in corrugated metal, its exterior walls are clad in aluminum siding, and its shed roof is clad in corrugated metal. A three-bay deck is also located along the southwest (front) façade. The deck has a foundation clad in corrugated metal, a wood deck, and an open-rail wood balustrade. A one-story, hipped roof, frame addition has been appended to the northeast (rear) façade.

The storage shed is located approximately 100 feet northwest of the main dwelling, just off the property. It is a modern, prefabricated frame shed clad in plywood with a front-gable gambrel roof clad in corrugated metal.

Property History

The Kevin Lee House occupies Lot 2 in the town of Benbush, a coal mining community founded by the Davis Coal & Coke Company around 1910 (Michael Baker Jr., Inc. 2000a: 19). The town was named for Benjamin Franklin Bush, the president of the West Virginia Central & Pittsburgh Railway (WVC&P) which owned a majority stock in the Davis Coal & Coke Company as well as the land on which the town was platted (TCDB 21: 40; Michael Baker Jr., Inc. 2000a: 19). According to the county tax assessor, the subject dwelling was constructed in 1911, the same year that mining began at Benbush (WVPTD 2024; Michael Baker Jr., Inc. 2000a: 19). The house was one of several dozen identical company-owned duplexes intended to house the company's coal mining employees and their families. Aerial imagery indicates that the frame shed on the property was constructed in 2021 (Google Earth 2024).

Although Benbush flourished in its early years, mining activity in the area experienced a steady decline after World War I and ceased altogether by the late 1940s (Michael Baker Jr., Inc. 2000a: 19). In 1946, the WVC&P formally conveyed most of the properties in Pierce, Coketon, and Benbush, including the subject property, to the Davis Coal & Coke Company to facilitate their disposition (TCDB 59: 89). In October of 1947, the Davis Coal & Coke Company conveyed practically all of its land in these towns to Tucker Holdings, Inc. for a principal consideration of \$25,000 to be paid on an installment plan (TCDB 59: 330). The deed also stipulated that for any subsequent re-sale of said properties, the Davis Coal & Coke Company would receive 75% of the sale price (TCDB 50: 330).

In 1949, Tucker Holdings, Inc. conveyed approximately 80 properties throughout Barbour and Tucker counties, including the subject property, to company president Sydney Klein (TCDB 61: 204). Klein and his wife Ethel then sold Lot 2 to Charles and Virginia Paugh in 1952 (TCDB 65: 6). Four years later, Charles and Virginia Paugh conveyed the subject property to Fred E. Paugh for a nominal consideration of \$1 (TCDB 68: 6).

In 1998, Fred E. Paugh and Rebecca Paugh, his wife, gifted the property to Wilma and Charles R. Paugh, Sr. (TCDB 158: 208). At the time of Charles R. Paugh's death in 2003, full ownership of the parcel passed to his wife Wilma Paugh, who subsequently gifted the property to Tamara J. Paugh and E. Virginia Paugh (TCDB 175: 38). Current owner Kevin Lee then purchased the property for a total consideration of \$15,000 in 1998 (TCDB 186: 515).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The property retains a low level 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 semi-rural residential character of the area has remained intact, but all of the surrounding houses have been demolished. The house retains moderate to low integrity of design; although the overall form and massing of the dwelling remains unchanged, alterations, including the enclosure of the front porch, the construction of the rear addition, and its conversion from a duplex to a single-family dwelling, have significantly departed from the original design intent. Integrity of workmanship and materials have been severely diminished by the replacement siding, roofing, and windows. Integrity of feeling is low as the setting and appearance of the property and surroundings have undergone significant changes since the house was built. 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 associated with events that have made a significant contribution to the broad patterns of our history. Benbush was one of numerous company towns established to support the area's coal industry and had a relatively minor impact on the development of the region. Furthermore, its individual elements, such as the subject property, lack the integrity and cohesion necessary to convey any significance under Criterion A, either individually or as a historic district.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The Kevin Lee 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. Although the dwelling is a surviving example of the type of distinctive worker duplexes constructed in mass quantities by the Davis Coal & Coke Company during the late nineteenth and early twentieth centuries, it has been drastically altered and retains too low a degree of historic integrity to convey significance 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

Google Earth. 2024. Aerial imagery database. Electronic document, <https://earth.google.com>, accessed March 27, 2024.

Michael Baker Jr., Inc. 2000a. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

Michael Baker Jr., Inc. 2000b. *West Virginia Historic Properties Inventory Form for ILM-05 (TU-0488)*. 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), 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). 1906. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1906[1924]. Parsons, W.VA., 15-minute topographic quadrangle map [revised 1924]. United States Geological Survey, Washington, DC.

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

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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

West Virginia & Regional History Center (WVRHC). 2024. West Virginia History OnView Historic Image Database. Electronic document, <https://onview.lib.wvu.edu>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

[Location Map](#)

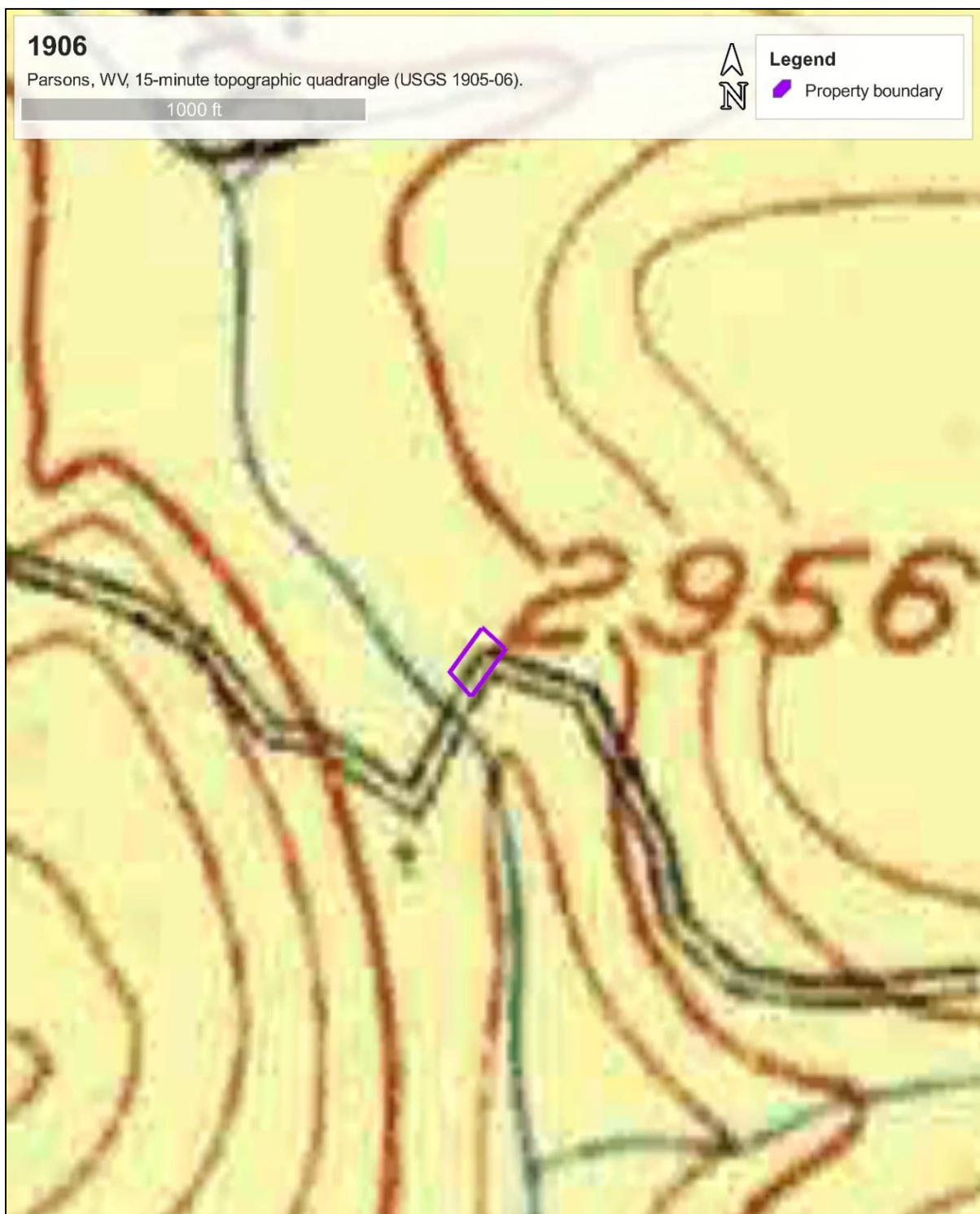


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

Site Plan/ Photo Key



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

Photographs



Photo 1. Kevin Lee House showing northwest (side) and southwest (front) façades, facing east.



Photo 2. Kevin Lee House showing southwest (front) façade, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488



Photo 3. Kevin Lee House showing southwest (front) and southeast (side) façades, facing north.



Photo 4. Kevin Lee House showing southwest (side) and southeast (front) façades of shed, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

Historical Photographs



Figure 1. View of Benbush in the early twentieth century, facing northwest towards Pierce-Benbush Road from US 219 (WVRHC 2024).

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-05 [Kevin Lee House], 10 Pierce-Benbush Road, Benbush, WV

SITE# TU-0488

THIS PAGE INTENTIONALLY LEFT BLANK

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-06, East Side of CR 18 at US 219, Benbush, WV (Demolished)

SITE# TU-0489

Updated Photograph (February 2024)




Photo 1. View of property showing site of demolished resource, facing east.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 19715 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ILM-07 [Charles and Michelle Likens House]	Field Survey # MB #01	Site # (SHPO Only) TU-0490
Town or Community Benbush	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction 1911	Style [WV SHPO Only]	
Exterior Siding/Materials Vinyl	Roofing Material Corrugated Metal	Foundation Concrete Block	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 627630.33 N 4335221.30		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Lead Mine, WV Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0490

Site No.

MB #01

Present Owners Charles E. and Michelle N. Likens Phone #:	Owner's Mailing Address 19715 Seneca Trail, Thomas, WV 26292 Parcel ID: 47-06-228A-0054-0000
Describe setting <u>0.30</u> acres See Continuation Sheets <u> </u> archaeological artifacts present	
Description of Building or Site (Original and Present) <u>2</u> Stories <u>4</u> Front Bays See Continuation Sheets <i>(Use Continuation Sheets)</i>	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The house's roof, windows, and siding have all been replaced, and a modern deck has been constructed in place of the original porch.	
Additions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe:	
Describe All Outbuildings Total Number of Buildings: 3 (1) Plywood Shed (1) Corrugated Metal Shed <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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

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

The 0.30-acre Charles and Michelle Likens property is located in the community of Benbush, an unincorporated, semi-rural, former coal town located approximately 1.25 miles northwest of the city of Thomas. The topography of the area is characterized by rolling hills. Pierce-Benbush Road (County Route [CR] 18) runs north to south through the valley parallel to Snyder Run, connecting to US Route 219/Seneca Trail at its north and south ends. The community consists of dwellings built on small lots which are surrounded by undeveloped woodland. The subject property is located approximately 400 feet north of US Route 219/Seneca Trail and is isolated from the main portion of Benbush along Pierce-Benbush Road. The parcel is sparsely wooded and contains a dwelling and several ancillary buildings.

The Charles and Michelle Likens House is a two-story, frame, former duplex that has been converted into a single-family dwelling. The house measures four bays wide by two bays deep and is constructed on a continuous concrete block foundation. Its exterior walls are clad in vinyl siding, with a few exposed sections of asphalt siding present along the southeast (side) façade. The pyramidal roof is clad in corrugated metal. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows. A wraparound deck is present along the entire length of the northeast (front) façade and a portion of the southeast (side) façade. The deck is supported by wood posts and has a wood deck encircled by an open-rail wood balustrade. The portion along the northeast (front) façade is covered by a full-length porch with wood posts supporting a corrugated metal-clad shed roof.

The property contains two frame storage sheds, both of which are located just west of the main dwelling. The larger shed measures one bay wide by one bay deep. Its foundation is not visible. Its exterior walls are clad in T1-11 plywood and particle board siding, and its gable-front roof is clad in asphalt shingles. An open doorway is located along the northwest (front) façade. The smaller shed measures one bay wide by one bay deep. Its foundation is not visible. Its exterior walls are clad in t1-11 plywood siding and corrugated metal and its barrel roof is clad in corrugated metal. A set of double-leaf doors are located along the southwest (front) façade.

Property History

The Charles and Michelle Likens House occupies Lot 40 in the town of Benbush, a coal mining community founded by the Davis Coal & Coke Company around 1910 (Michael Baker Jr., Inc. 2000a: 19). The town was named for Benjamin Franklin Bush, the president of the West Virginia Central & Pittsburg Railway (WVC&P) which owned a majority stock in the Davis Coal & Coke Company as well as the land on which the town was platted (TCDB 21: 40; Michael Baker Jr., Inc. 2000a: 19). According to the county tax assessor, the subject dwelling was constructed in 1911, the same year that mining began at Benbush (WVPTD 2024; Michael Baker Jr., Inc. 2000a: 19). The house was one of several dozen identical company-owned duplexes intended to house the company's coal mining employees and their families. Historical mapping indicates that there were originally two houses on the current property (USGS 1924). The construction dates for the two sheds on the property are not known, but they do not appear to be historic age.

Although Benbush flourished in its early years, mining activity in the area experienced a steady decline after World War I and ceased altogether by the late 1940s (Michael Baker Jr., Inc. 2000a: 19). In 1946, the WVC&P formally conveyed most of the properties in Pierce, Coketon, and Benbush, including the subject property, back to the Davis Coal & Coke Company to facilitate their disposition (TCDB 59: 89). By this point, the second dwelling had already been demolished as shown on the plat map of Benbush included in the deed (TCDB 59: 96). In October of 1947, the Davis Coal & Coke Company conveyed practically all of its land in these towns to Tucker Holdings, Inc. for a principal consideration of \$25,000 to be paid on an installment plan (TCDB 59: 330). The deed also stipulated that for any subsequent re-sale of said properties, the Davis Coal & Coke Company would receive 75% of the sale price (TCDB 50: 330).

The following year, Roy Carr and Josephine Carr purchased Lot 40 from Tucker Holdings, Inc. for a total sum of \$1,750 (TCDB 60: 464). Roy Carr died intestate in 1979, at which point his interest in the subject property was divided between

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

his seven children and their spouses (TCDB 96: 11). In November of that same year, the Carr siblings conveyed their interest in the subject property to Josephine Carr, their mother, granting her full ownership of the parcel (TCDB96: 11). She subsequently died testate in or around August of 1986 bequeathing all of her real estate interests, including the subject property, to her daughter Pauline Alice Carr (TCDB 117: 293).

In 1986, David Jones and Wanda Jones purchased the property for a total consideration of \$23,500 (TCDB 117: 510). Sole ownership of the parcel was later granted to Wanda Jones as part of the couple's divorce settlement (TCBD 181: 584). She sold the property in 2005 to Charles E. Likens II and Frances L. Shupp, mother and son, for a sum of \$15,000 (TCDB 185:274). Charles E. Likens eventually conveyed his undivided one-half interest in the property to his mother and stepfather, Jerry A. Shupp, in 2011 (TCDB 202: 393). In 2019, current owners Charles E. Likens and Michelle Likens purchased four tracts, including the subject property, from Charles' mother and stepfather for a total consideration of \$121,000 (TCDB 230: 486).

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The property retains a low level 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—although the railroad tracks have been removed and many of the surrounding dwellings have been demolished, the overall semi-rural residential character of the area has remained intact. The house retains moderate integrity of design; although the overall form and massing of the dwelling remains unchanged, alterations including the removal of the front porch and the central chimney as well as the conversion from a duplex to a single-family dwelling have significantly departed from the original design intent. Integrity of workmanship and materials have been severely diminished by the replacement siding, roofing, and windows. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone significant changes since the house was built. 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 dwelling is not associated with events that have made a significant contribution to the broad patterns of our history. Benbush was one of numerous company towns established to support the area's coal industry and had a relatively minor impact on the development of the region. Furthermore, its individual elements, such as the subject property, lack the integrity and cohesion necessary to convey any significance under Criterion A, either individually or as a historic district.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The Charles and Michelle Likens 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. Although the dwelling is a surviving example of the type of distinctive worker duplexes constructed in mass quantities by the

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

Davis Coal & Coke Company during the late nineteenth and early twentieth centuries, it has been drastically altered and retains too low a degree of historic integrity to convey any significance under Criterion C.

- Criterion D: The property does not appear to be eligible under Criterion D as research has not indicated any potential for it to yield information significant in history or prehistory.

Bibliographic References

Michael Baker Jr., Inc. 2000a. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.

Michael Baker Jr., Inc. 2000b. *West Virginia Historic Properties Inventory Form for ILM-08 (TU-0490)*. 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), 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). 1906. Parsons, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1906 [1924]. Parsons, W.VA., 15-minute topographic quadrangle map [revised 1924]. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1990. Lead Mine, WV, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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

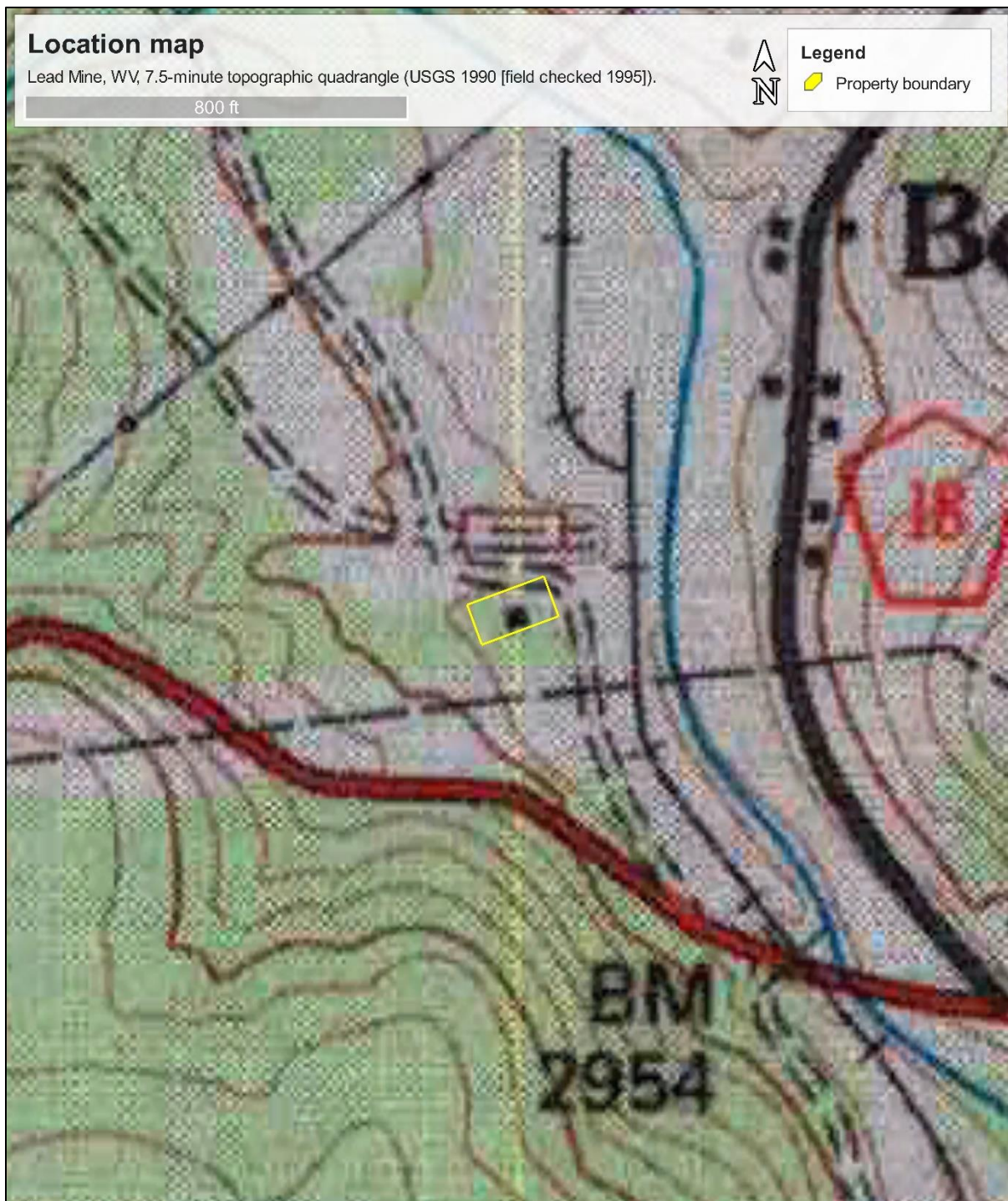
West Virginia & Regional History Center (WVRHC). 2024. West Virginia History OnView Historic Image Database. Electronic document, <https://onview.lib.wvu.edu>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

Location Map

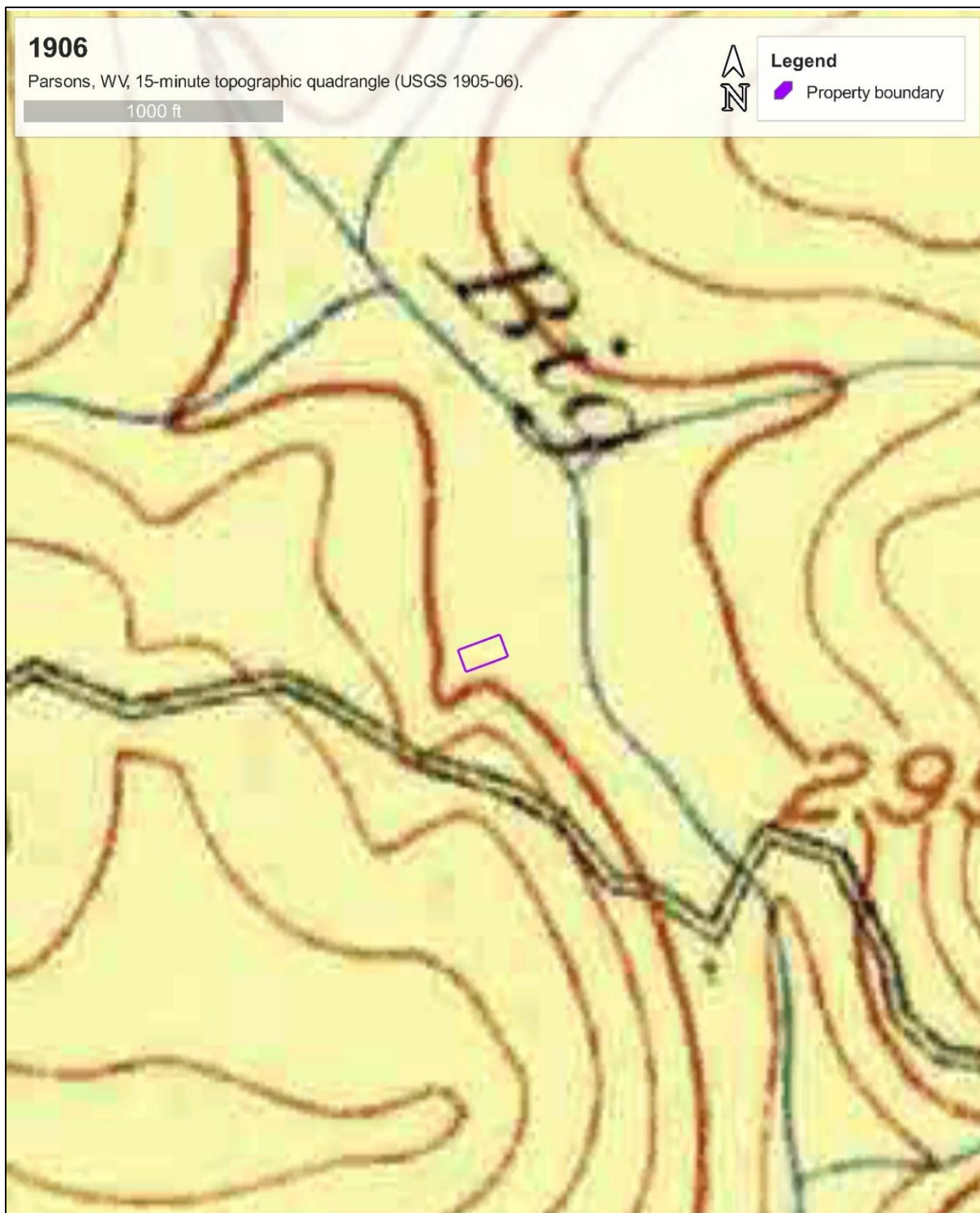


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

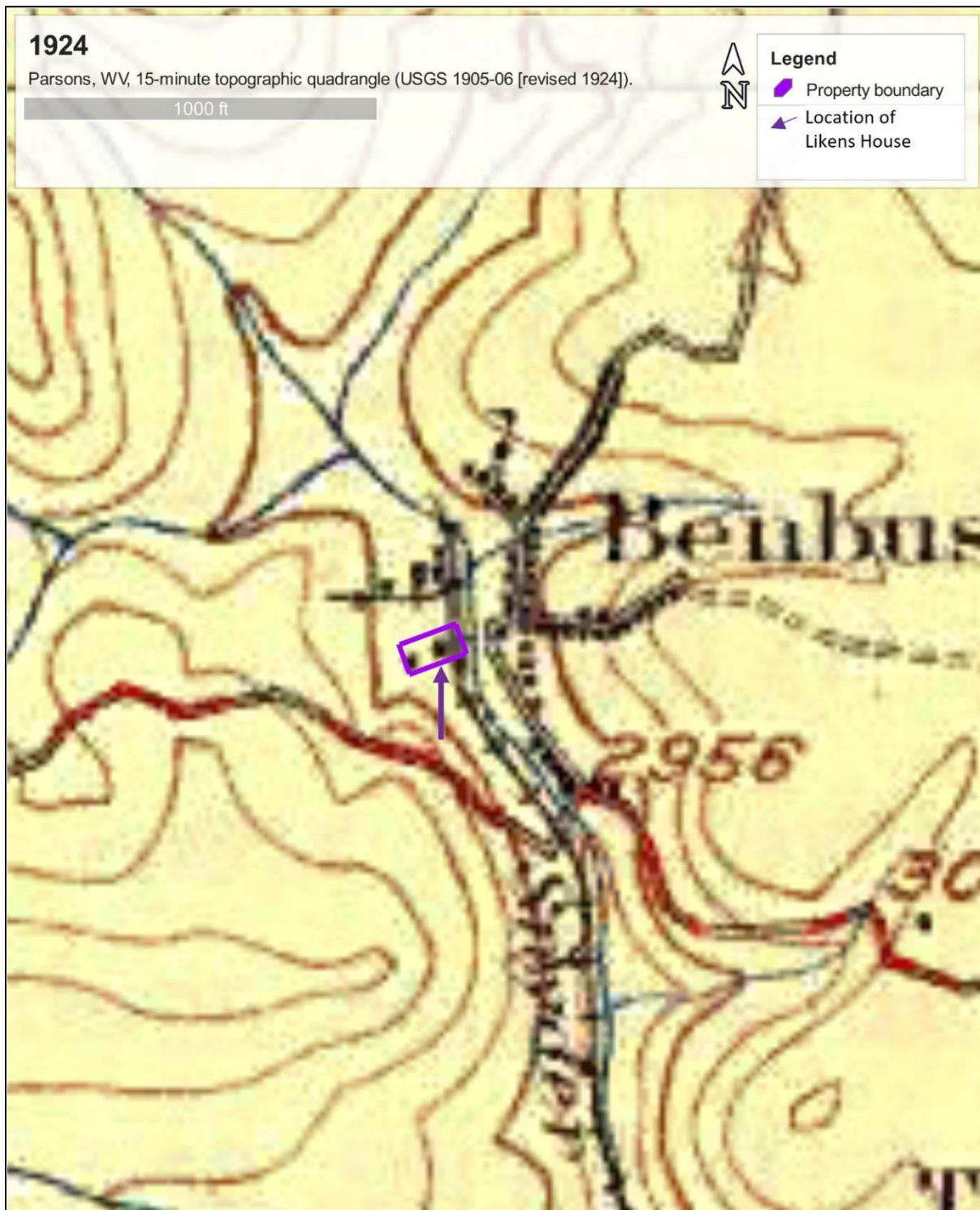
Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

Site Plan/ Photo Key



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

Photographs



Photo 1. Charles and Michelle Likens House showing general view of property from driveway, facing northwest.



Photo 2. Charles and Michelle Likens House showing southeast (side) and northeast (front) façades, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490



Photo 3. Charles and Michelle Likens House showing southwest (front) and southeast (side) façades of metal shed, facing northeast.



Photo 4. Charles and Michelle Likens House showing southwest (side) and southeast (rear) façades of frame shed, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

Historical Photographs



Figure 1. View of Benbush in the early twentieth century, facing northwest towards Pierce-Benbush Road from US 219 (WVRHC 2024).

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-07 [Charles and Michelle Likens House], 19715 Seneca Trail, Benbush, WV

SITE# TU-0490

THIS PAGE INTENTIONALLY LEFT BLANK

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME ILM-03, 258 Pierce-Benbush Road, Benbush, WV (Demolished)

SITE# TU-0491

Updated Photograph (February 2024)



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

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME ILM-03, 258 Pierce-Benbush Road, Benbush, WV (Demolished)


SITE# TU-0491

THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

**WEST VIRGINIA HISTORIC PROPERTY
INVENTORY FORM****UPDATE**

Street Address 22885 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> BW-010 [Johnathan and Christopher Fromme House]	Field Survey # MB #10	Site # (SHPO Only) TU-0577
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1900	Style [WV SHPO Only]	
Exterior Siding/Materials Asbestos Shingles	Roofing Material Asphalt Shingles	Foundation Stone Rubble	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 630050.36 N 4337010.38		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0577

Site No.

MB #10

Present Owners Johnathan B. and Christopher J. Fromme Phone #:	Owners Mailing Address 1104 Cardogan Road, Middletown, DE 19709 Parcel ID: 47-06-0228-0002-0000
Describe setting <u>2.61</u> acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) <u>1.5</u> Stories <u>3</u> Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, describe: The dwelling's roof, windows, and siding have been replaced and the front and side porches have been enclosed.
Additions <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, describe: A one-story frame addition has been appended to the south (rear) side of the dwelling.
Describe All Outbuildings Total Number of Buildings: 5 (1) concrete block garage (2) frame sheds (1) barn (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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

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

The 2.61-acre Johnathan and Christopher Fromme property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland that are interspersed with commercial and utility service properties. The subject property is located along the south side of US 219 approximately 0.25 miles northwest of its intersection with WV 90. The parcel contains a house and four ancillary buildings. The subject dwelling is located in a sloped clearing fronting US 219, but the remainder of the property is densely wooded.

The Johnathan and Christopher Fromme House is a one-and-one-half-story, frame, single family dwelling constructed with no stylistic influences. The house measures six bays wide by two bays deep and is constructed on a continuous stone rubble foundation. Its exterior frame walls are clad in asbestos cement singles, and its side-gable roof is clad in asphalt shingles. An exterior, gable-end, concrete block chimney is located near the center of the east (side) façade. The house's window openings are fitted with a mixture of one-over-one-light, double-hung, vinyl sash windows with aluminum surrounds and three-over-one-light, double hung, wood sash windows with wood surrounds. A full-width, one-story enclosed porch is located along the north (front) façade, and a partially enclosed, one-story, full-width porch is located along the west (side) façade. The open section of the side porch is supported by a wood post and shelters a stepped entryway. A one-story, shed roof, frame addition has been appended to the south (rear) façade of the house.

The property also contains a garage, two sheds, and the remains of a barn. The garage is located approximately 50 feet north of the dwelling near the edge of US 219. It is constructed of concrete block and has a front-gable roof clad in asphalt shingles. An aluminum garage door is located along the southwest (front) façade. The smaller frame shed is located 30 feet west of the house. It is clad in asbestos cement shingles and has a front-gable roof of asphalt shingles. The larger frame shed is located roughly 80 feet west of the dwelling at the edge of the clearing. It is clad in vertical wood plank siding and has a corrugated metal roof. The remains of a barn are located 120 feet south of the main dwelling at the edge of the property. The barn is clad in vertical wood plank siding and has a side-gable roof that has collapsed.

Property History

The county tax assessor lists 1900 as the construction date for the subject dwelling (WVPTD 2024). This appears to be a late estimate, however, as a building appears in roughly this location on an 1894 United States Geological Survey (USGS) topographic map (USGS 1894). The builder of the house is not known, but it is possible it may have originally served as company-built worker housing for one of the coal mines or lumber mills that operated in the William vicinity at the turn of the twentieth century (Michael Baker Jr., Inc. 2000a: 16-21). The concrete block garage was built in 1973, but the construction dates of the remaining outbuildings are not known (WVPTD 2024). The smaller shed and barn appear on the earliest available aerial imagery from 1956, suggesting a construction date prior to that year (USGS EarthExplorer 1956). The larger shed first appears on aerial imagery from 2003 (Google Earth 2024).

At the time of the house's construction, the subject property was owned by the Fairfax Coal and Coke Company, a division of the Davis Coal and Coke Company (TCDB 21: 37). In 1900, the Davis Coal and Coke Company was merged into the West Virginia Central & Pittsburgh Railway Company (WVC&P) and the Fairfax Coal and Coke Company subsequently conveyed all of its property to the railroad (TCDB 21: 37). This included the A-28 or Morrell Tract, which encompassed the subject property and much of the area in and around the community of William (TCDB 172:685). The WVC&P was then acquired by the Western Maryland Railway Company (WM) in 1905, although real estate holdings including the A-28 tract were not formally transferred to WM until 1962 (Michael Baker Jr., Inc. 2000a: 16; TCDB 72: 228).

In May of 1963, WM sold a 2.61-acre portion of the A-28 tract to David Ray Cosner and his wife Clara Marie Cosner for a total consideration of \$522 (TCDB 72: 448). Clara Cosner died in 1995, at which time her interest in the property passed

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

to her husband as stipulated in the survivorship clause in the prior deed (TCDB 155:540). David Cosner died testate the following year, naming Howard R. Cosner as Executor of his estate (TCDB 155: 540). The property was then put up for public auction in May of 1997, where it was purchased by John J. Vengen and Dorothy Jean Vengen for a total sum of \$33,800 (TCDB 155: 540).

After Dorothy Vengen's death in 1998, full interest in the property passed to John J. Vengen in accordance with the survivorship clause in the previous deed (TCDB 174: 407). In January of 2003, John Vengen conveyed partial interest in the parcel to current owners Jonathan B. Fromme and Christopher J. Fromme (TCDB 174: 407). Later that same year, Vengen gifted his remaining interest in the property to the Frommes, granting them full ownership of the parcel (TCDB 176: 622).

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The Johnathan and Christopher Fromme property retains a low level of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains a low integrity of setting—although the semi-rural residential character of the area has remained intact, the construction of modern US 219 to the north of the dwelling and the demolition of a number of historic-age resources in the vicinity have significantly altered the property's surroundings. The house retains moderate to low integrity of design; although the overall form and massing of the dwelling remains unchanged, alterations, including the enclosure of the front and side porches and the construction of a rear addition have significantly departed from the original design intent. Integrity of workmanship and materials have been severely diminished by the replacement siding, roofing, and windows. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone significant changes since the house was built. 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 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 Johnathan and Christopher Fromme 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 resource is an unremarkable and un-styled dwelling and retains too low a degree of historic integrity to convey significance 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.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

Bibliographic References

Google Earth. 2024. Aerial imagery database. Electronic document, <https://earth.google.com>, accessed March 27, 2024.

Michael Baker Jr., Inc. 2000a. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.

Michael Baker Jr., Inc. 2000b. *West Virginia Historic Properties Inventory Form for BW-010 (TU-0577)*. 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), 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). 1894. Piedmont, MD, 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995. Davis, WV-MD, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

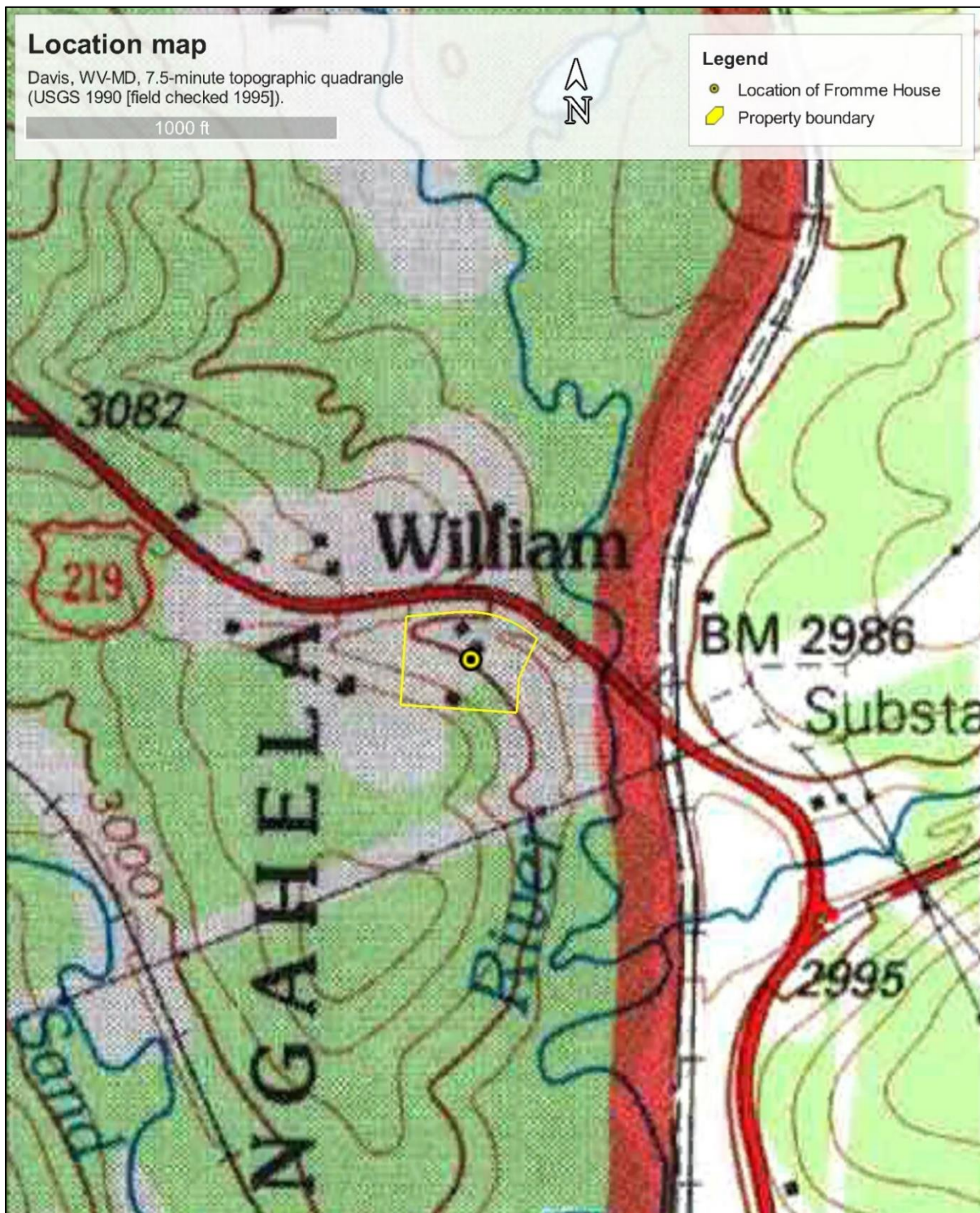
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

Location Map

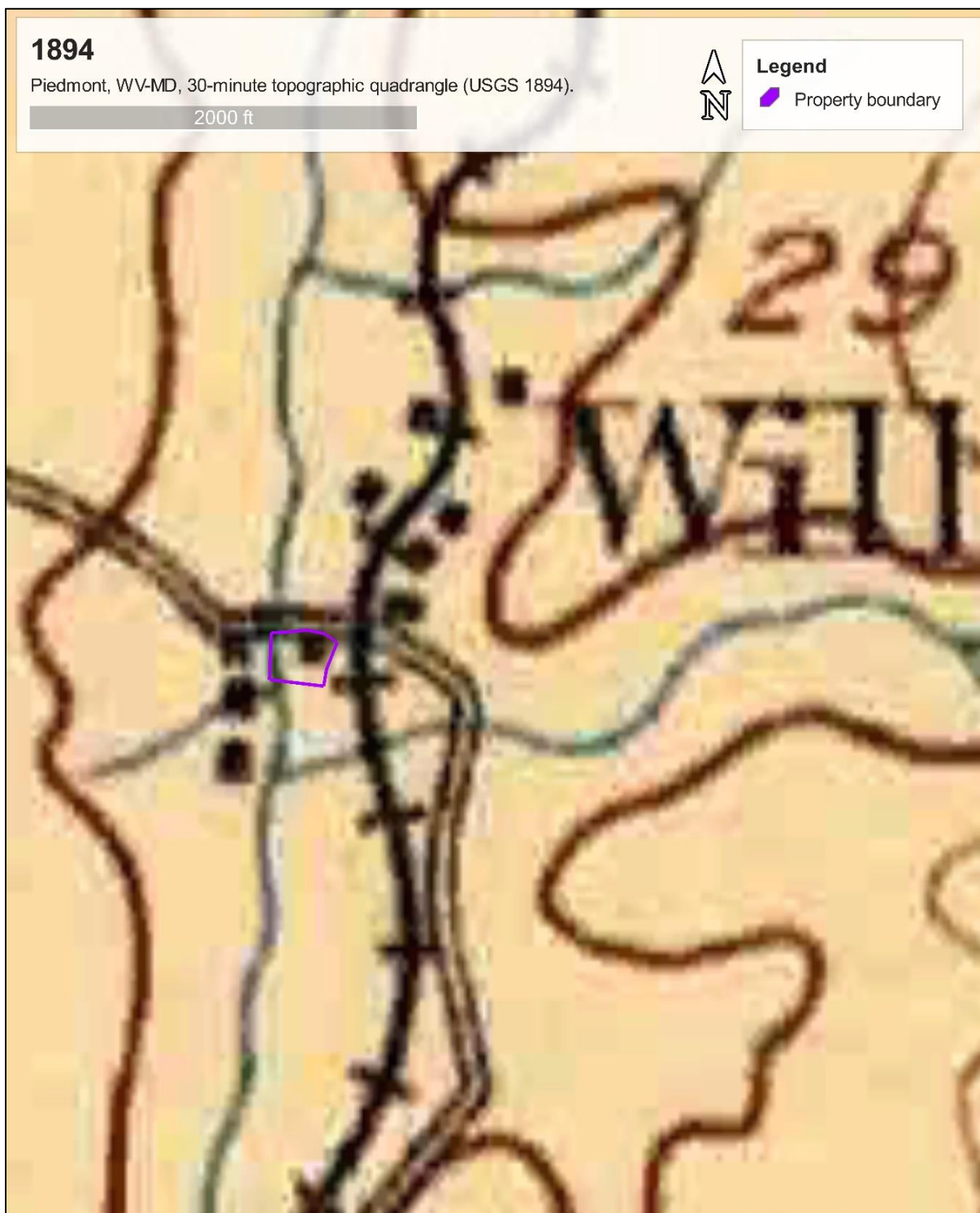


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

Historical Mapping

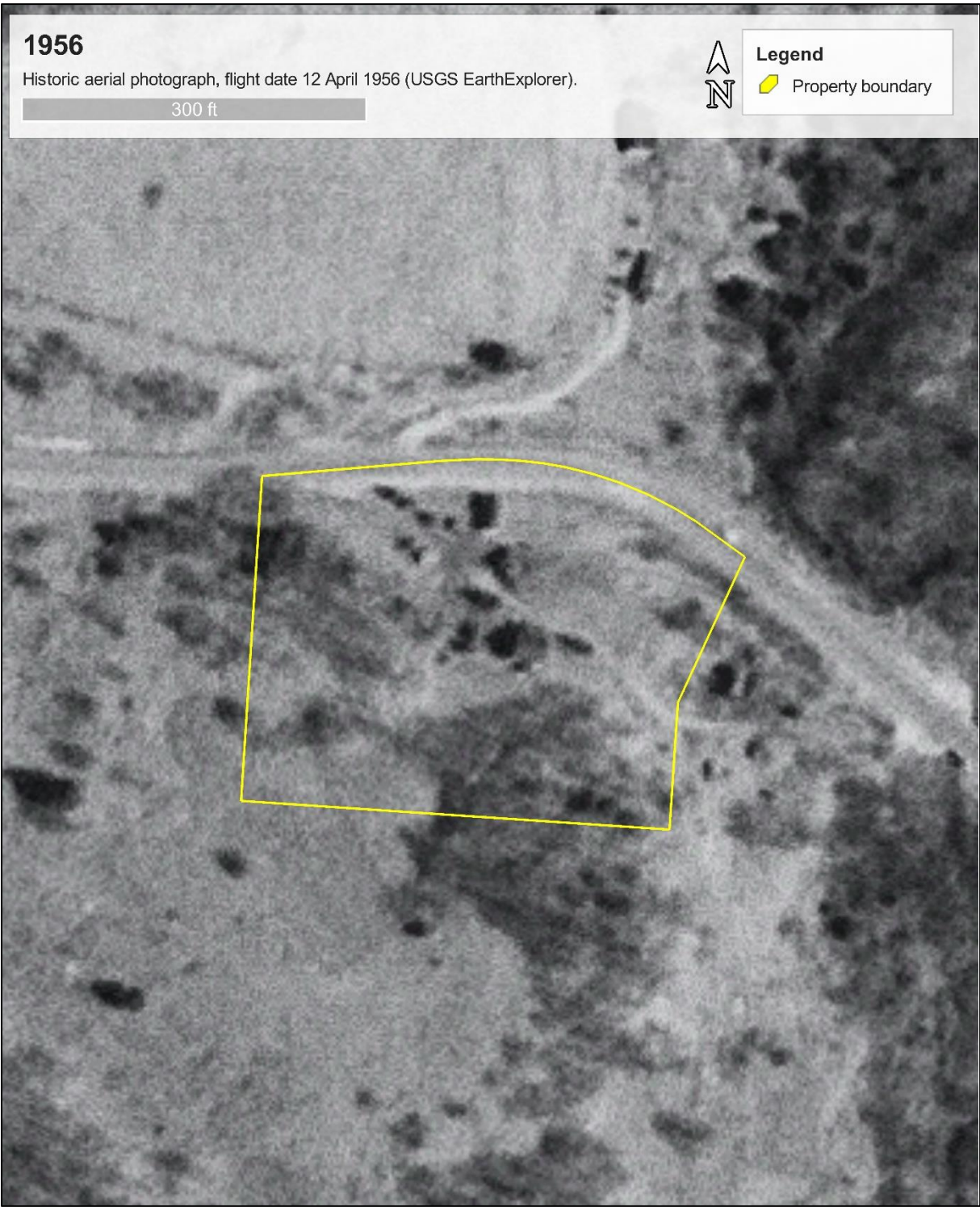


WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

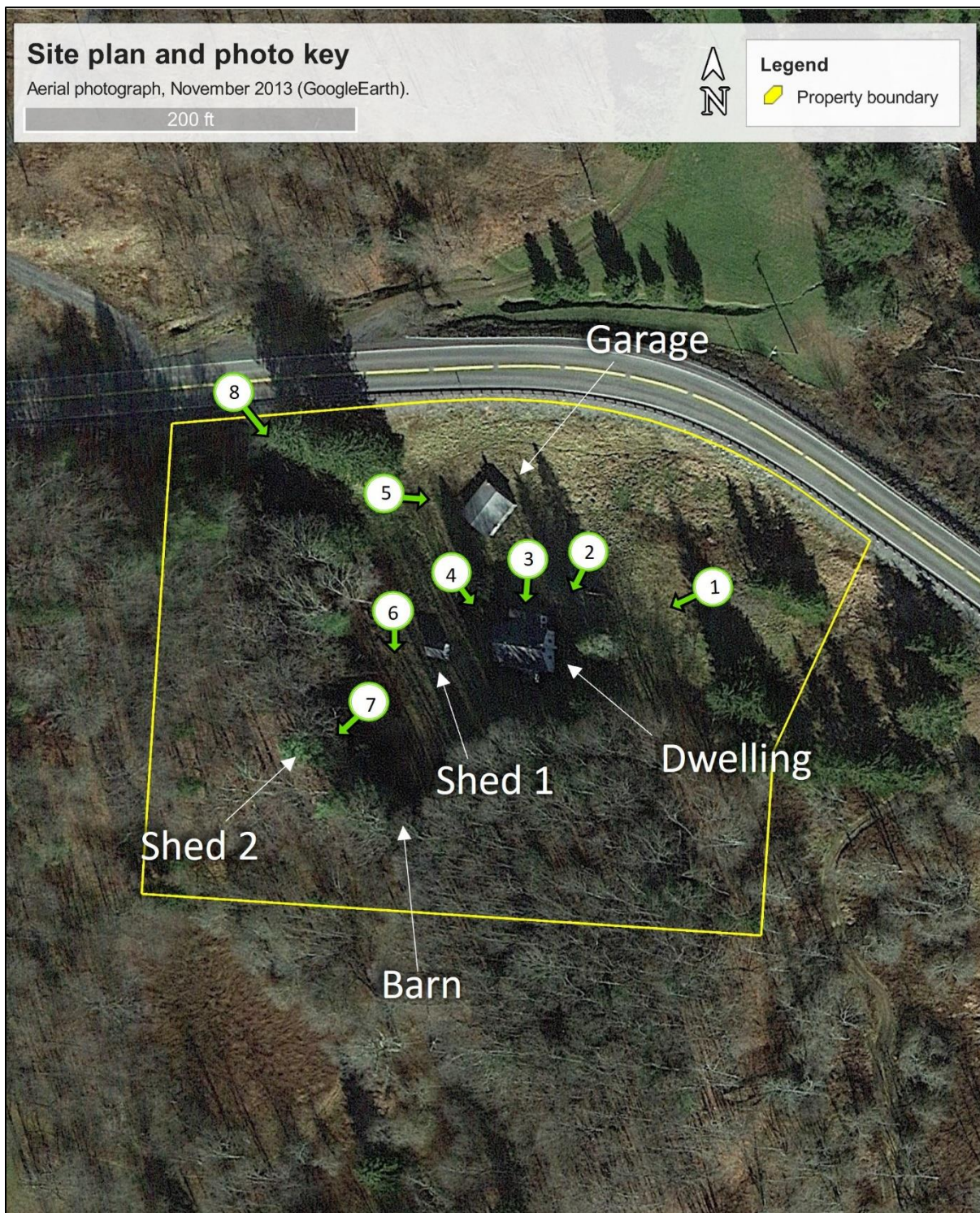
SITE# TU-0577



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

Photographs



Photo 1. Johnathan and Christopher Fromme House showing general view of property, facing west.



Photo 2. Johnathan and Christopher Fromme House showing east (side) and north (front) façades, facing southwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577



Photo 3. Johnathan and Christopher Fromme House showing north (front) façade, facing south.



Photo 4. Johnathan and Christopher Fromme House showing north (front) and west (side) façades, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577



Photo 5. Johnathan and Christopher Fromme House showing northwest (side) and southwest (front) façades, facing east.



Photo 6. Johnathan and Christopher Fromme House showing Shed 1 and Barn, facing south.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577

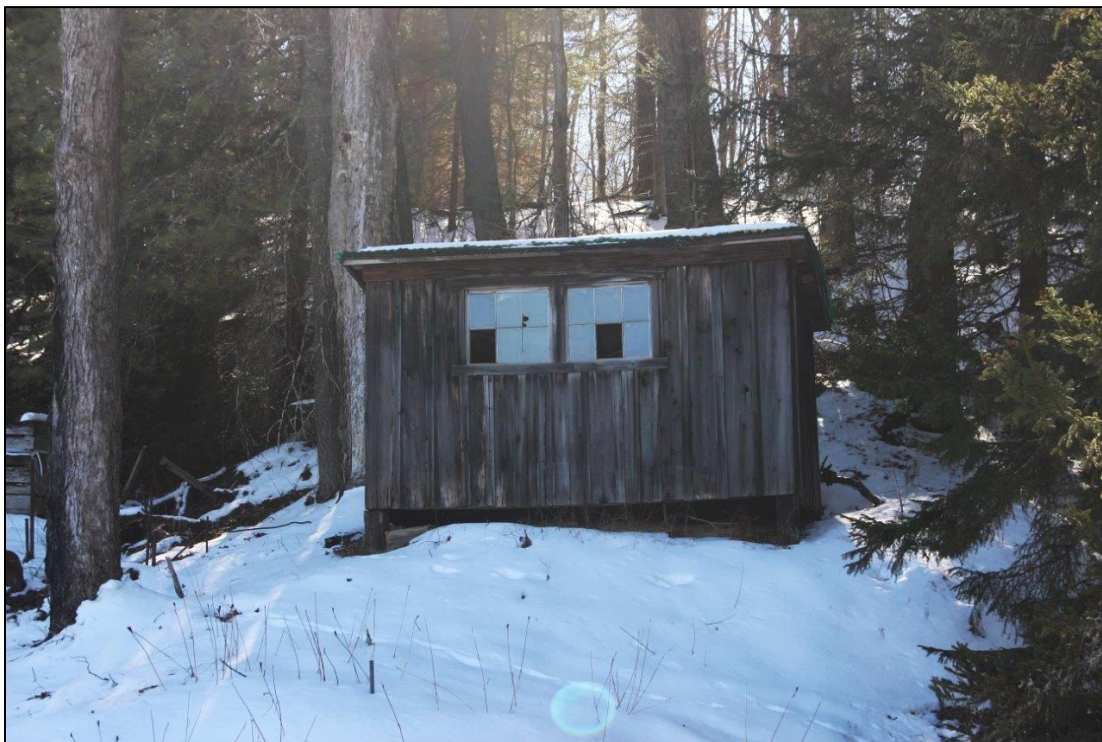


Photo 7. Johnathan and Christopher Fromme House showing Shed 2, facing southwest.



Photo 8. Johnathan and Christopher Fromme House showing general view of property from US 219, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-010 [Johnathan and Christopher Fromme House], 22885 Seneca Trail, William, WV

SITE# TU-0577


THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> BW-011 [Gas Station Ruins]	Field Survey # MB #11	Site # (SHPO Only) TU-0578
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1900-1930	Style [WV SHPO Only]	
Exterior Siding/Materials	Roofing Material	Foundation Poured Concrete Slab	
Property Use or Function Residence <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 630200.00 N 4337010.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WA-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0578

Site No.

MB #11

Present Owners Western Pocahontas Properties, LTD Phone #:	Owners Mailing Address 5260 Irwin Road, Huntington, WV 25705 Parcel ID: 47-06-0208-0005-0000
Describe setting _____ acres See Continuation Sheets _____ archaeological artifacts present	
Description of Building or Site (Original and Present) _____ Stories _____ Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The gas station has been demolished and left to decay.	
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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578

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

The resource is located approximately 90 feet northeast of Seneca Trail (U.S. Route 219) and directly west of Blackwater Canyon Trail in Tucker County, West Virginia. The gas station ruins occupy a small sliver of land where Seneca Trail and Blackwater Canyon Trail intersect. Approximately 427 feet to the east of the resource is the Monongahela Power Substation. The Mountaineer Wind Energy Center is approximately 190 feet to the east across Blackwater Canyon Trail. Directly north of the ruins is the North Fork of the Blackwater River. The northern boundary of the city of Thomas is approximately 1.45 miles to the south. The Thomas Reservoir and accompanying rockfill dam lies approximately 1,240 feet to the east. The area around the resource is heavily forested, apart from several long clearings for power lines and the previously mentioned substation. The area is generally uninhabited, apart from a few homes that are located nearby to the west.

The gas station ruins consist of two gas tank foundations constructed of stone and poured concrete. Each tank foundation consists of three concave masonry walls. The remnants occupy an area of land that is roughly 30 feet by 55 feet. The foundations are part of a former gas station site, however none other features of the complex remain. From historical photography, the main gas station building was located directly north of Seneca Trail and east of the North Fork of the Blackwater River. The gas tanks foundations sat directly north and adjacent to the main building.

Property History

Previous recordation of the site estimated that construction of the now demolished gas station occurred between 1900 and 1930 (Michael Baker Jr., Inc. 2000). Topographic mapping from 1894 does not show any building at that site (USGS 1894). However, topographic mapping from 1920 seems to indicate the presence of a building at the site of the gas station (Historicaerials.com, 1920). Historical aerial imagery from 1956 shows that the station was constructed by that date (USGS Earth Explorer 1956). Thus, the known construction date range can be corroborated.

The resource is located on the 3,429.84-acre A-28 or Morrell Tract, which encompasses much of the land located in and around the community of William (TCDB 172:685). At the time of the gas station's estimated construction, the tract was owned by the West Virginia Central & Pittsburgh Railway Company (WVC&P), which had acquired it from the Fairfax Coal and Coke Company in 1900 (TCDB 21: 37).

Through a series of mergers, ownership of the property passed first to the Western Maryland Railway, then to the Chessie System, before finally ending up in the hands of CSX Minerals, the real estate holding division of CSX Transportation (TCDB 118: 634). In 1986, CSX Minerals sold a large quantity of real estate, including the A-28 tract, to Western Pocahontas Properties Limited Partnership for a total sum of \$9,636,000 (TCDB 118: 634). As of 2024, the property is still under the ownership of Western Pocahontas Properties Limited Partnership. No development at or near the site of the ruins has taken place.

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The structure exhibits an overall low degree of historic integrity. The property retains integrity of location as it has not been moved from the location in which it was built. Integrity of setting is moderate as the North Fork of the Blackwater River and

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578

Seneca Trail are still present, but the Monongahela Power Substation negatively impacts the setting. The integrity of form and design is low as the structure retains little of its original appearance. Integrity of materials and workmanship is moderate, as the remaining portions of the structure are original, such as the foundation and walls, but the vast majority of the structure has been removed or is so deteriorated as to not be visible. Integrity of feeling is moderate as its surroundings have remained somewhat consistent. 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 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 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. The structure does seem to be connected with the mining, timber, or road construction projects of the early to mid-twentieth century.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past, rendering it ineligible under Criterion B.
- Criterion C: As the structure is in an advanced state of deterioration and its original appearance is difficult to discern, it is generally lacking in any 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

Historicaerials. 2024. NetROnline. Electronic Document, <https://www.historicaerials.com/viewer>, accessed April 4, 2024.

Michael Baker Jr., Inc. 2000. *West Virginia Historic Properties Inventory Form for BW-011 (TU-0578)*. 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), 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). 1894. Piedmont, MD, 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1916. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1967. Davis, W.VA-MD, 7.5-minute topographic quadrangle map [field checked 1967]. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995. Davis, WV-MD, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV **SITE#** TU-0578

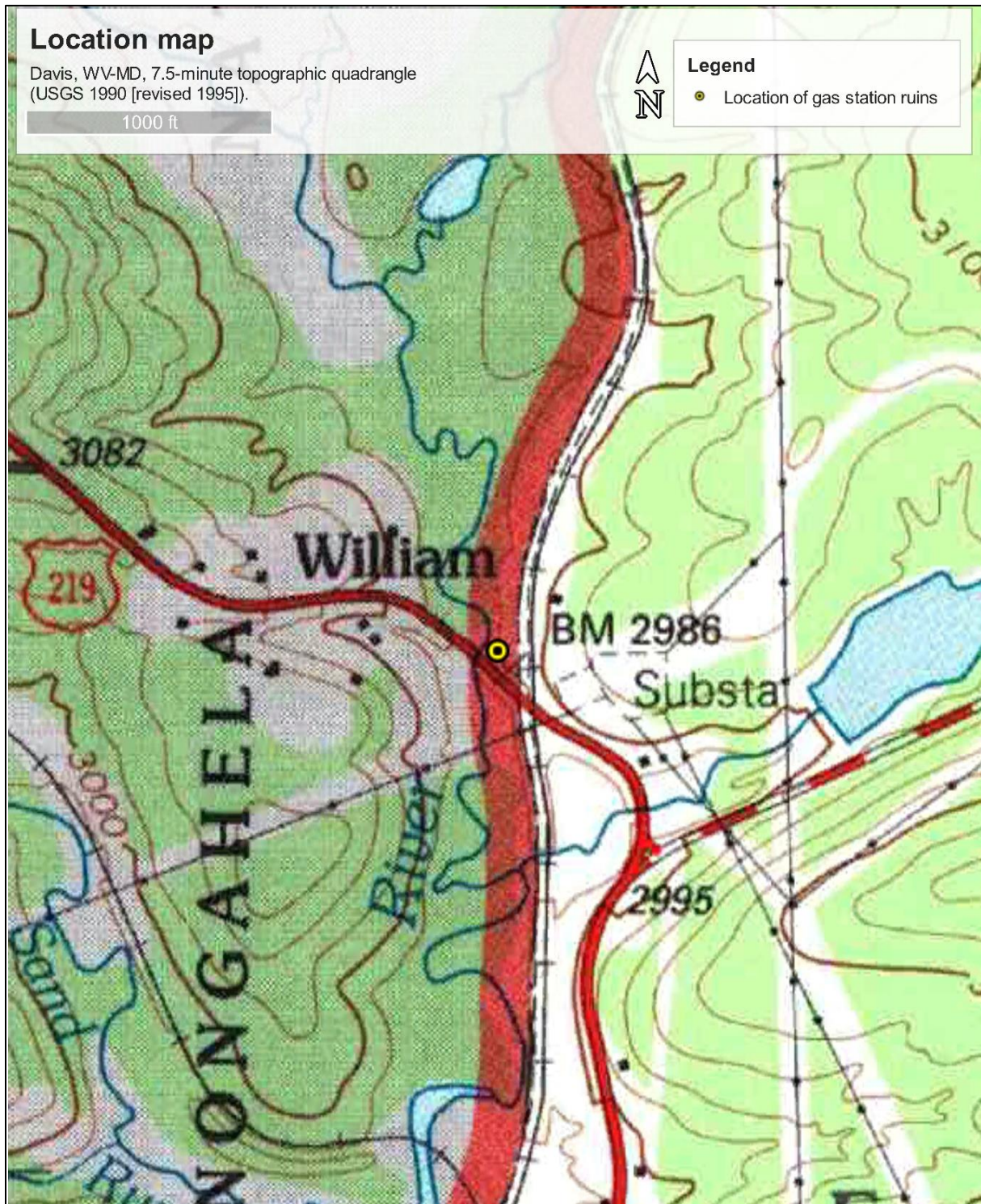
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578

Location Map

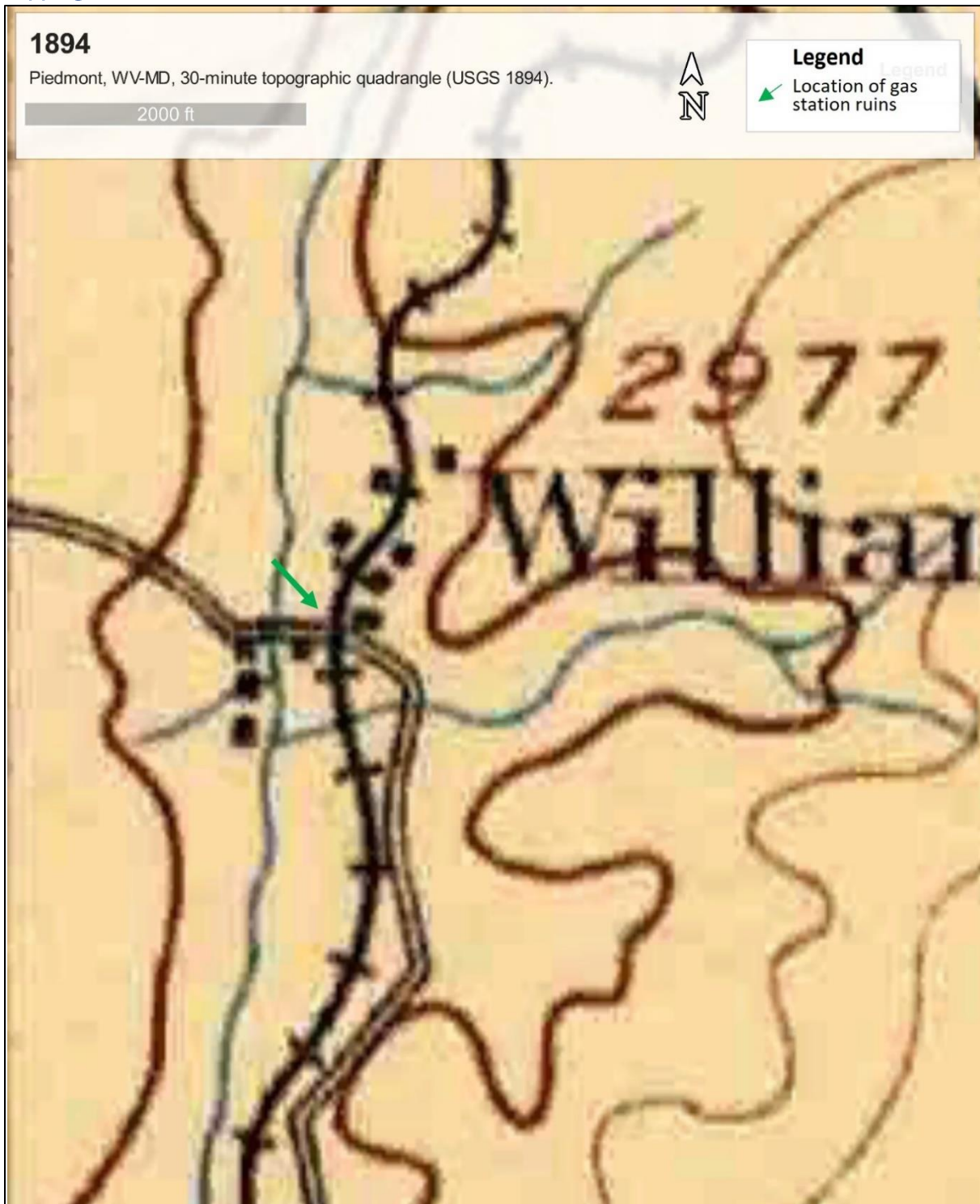


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578

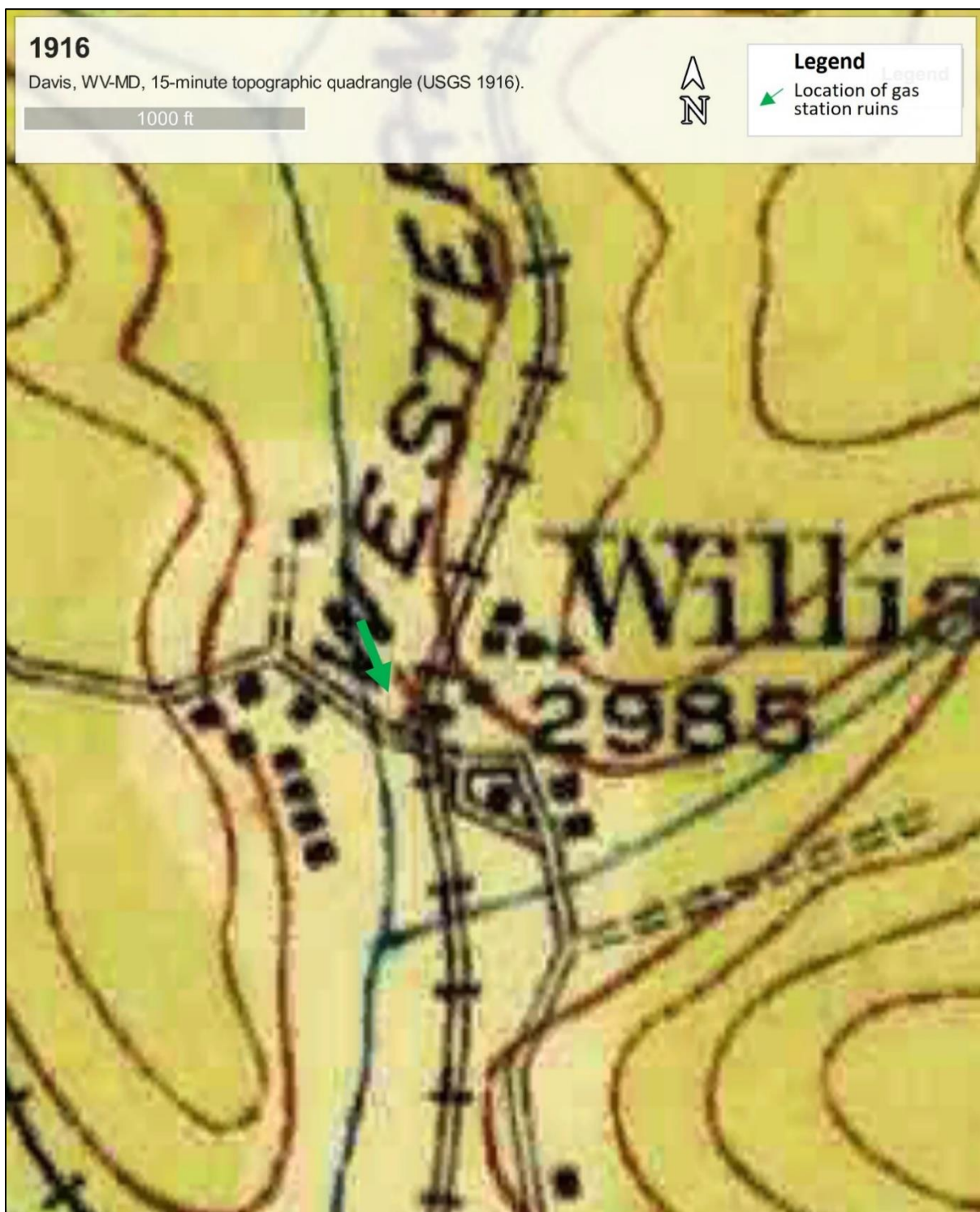
Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

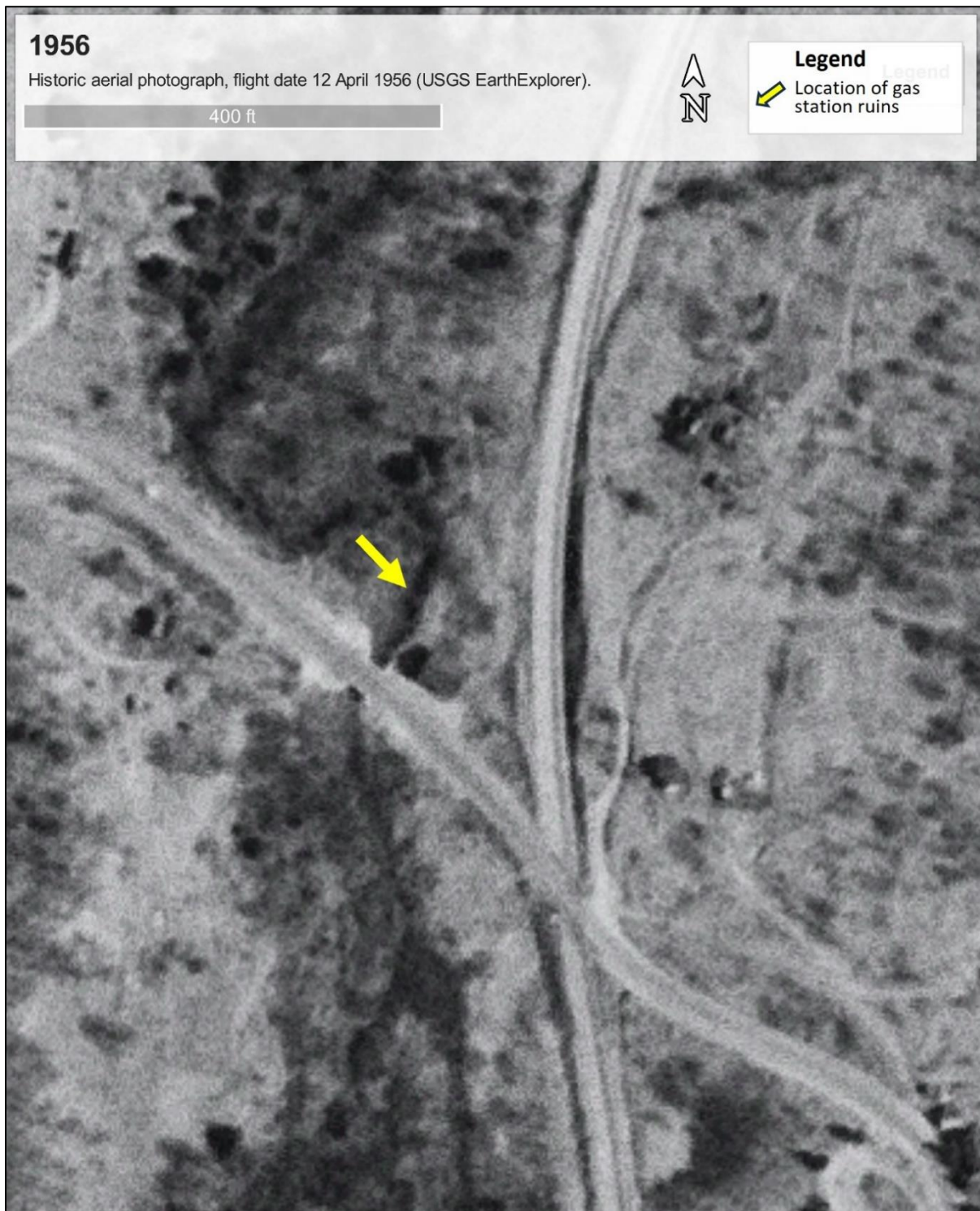
SITE# TU-0578



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

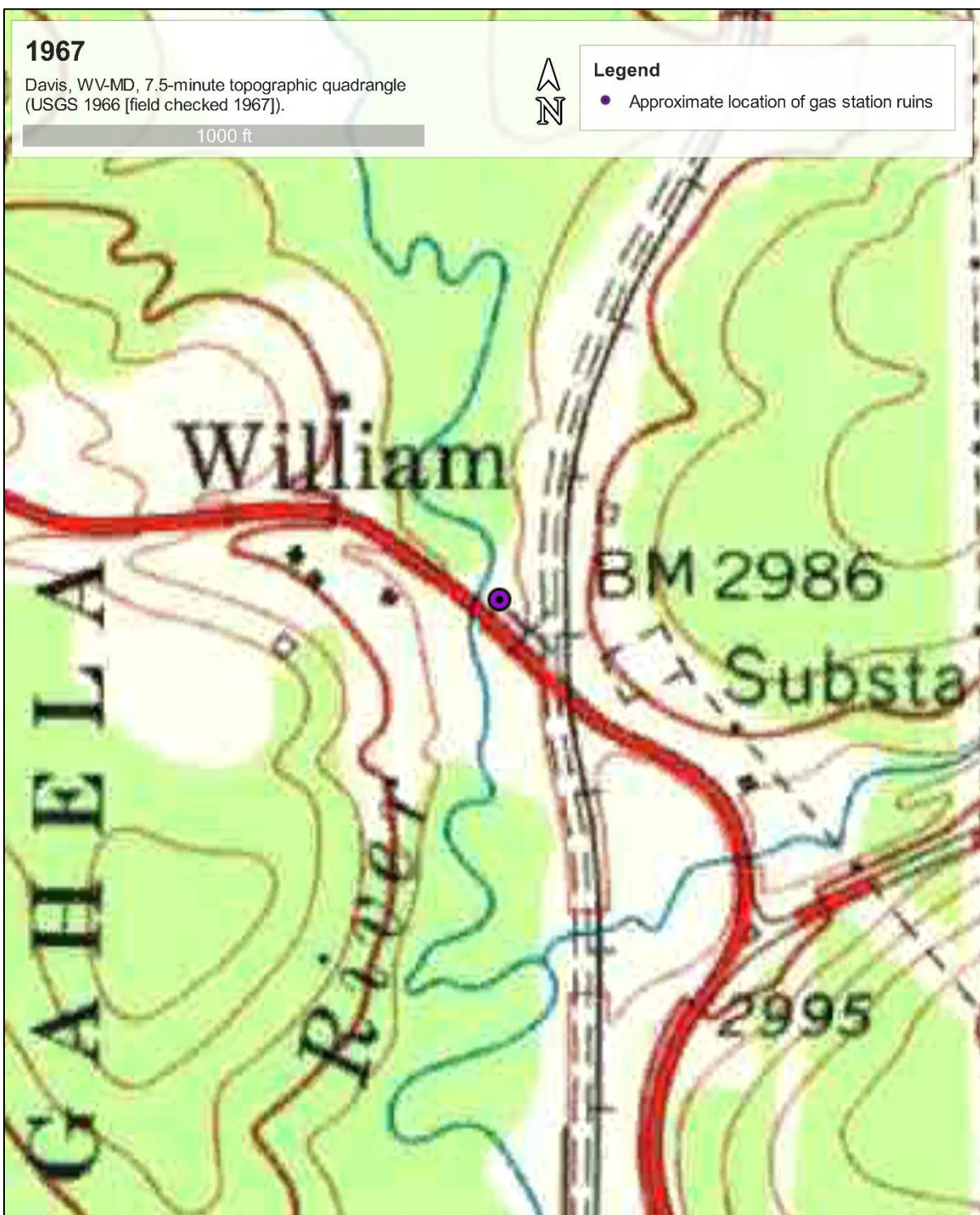
SITE# TU-0578



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

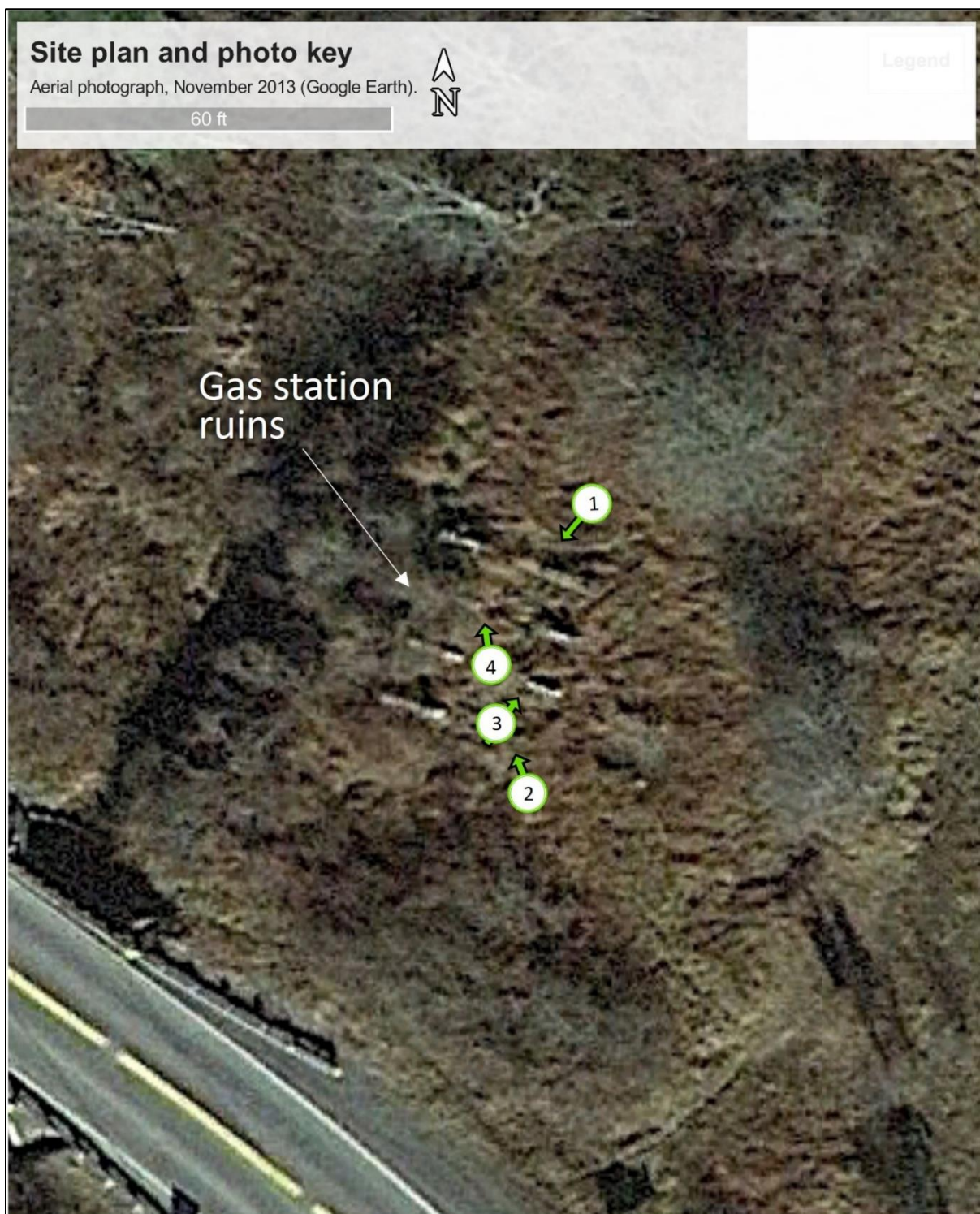
SITE# TU-0578



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578

Photographs



Photo 1. General view of property showing gas tank foundations, facing southwest.



Photo 2. General view of property showing gas tank foundations, facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578



Photo 3. Detail view of relatively intact gas tank foundations, facing northeast.



Photo 4. Detail view of gas tank foundations showing severe concrete deterioration, facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-011 [Gas Station Ruins], Seneca Trail, William, WV

SITE# TU-0578

THIS PAGE INTENTIONALLY LEFT BLANK

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-012, East Side of US 219, William, WV (Demolished)

SITE# TU-0579

Updated Photograph (February 2024)



Photo 1. General view of property showing site of demolished resource, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-012, East Side of US 219, William, WV (Demolished)

SITE# TU-0579


THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins]	Field Survey # MB #14	Site # (SHPO Only) TU-0580
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1900	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"/> Industrial	UTM# ZONE 17S E 630315.96 N 4336747.45		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, W. VA Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0580

Site No.

- PLEASE SEE ATTACHED -

MB #14

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

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

The subject property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland interspersed with commercial and utility service properties.

The resource consists of several large chunks of deteriorated concrete with some exposed sections of rebar. The pieces are scattered south of an unnamed tributary of the North Fork of the Blackwater River along the west side of US 219 near its intersection with WV 90. The topography of the area is generally flat and a beaver dam has flooded the creek. No other aboveground features or structures are present.

Property History

The subject resource is believed to be the remnants of a slab burner associated with the Richard Chaffey Lumber Company (Figure 1), which operated at this site during the first few decades of the twentieth century (Michael Baker Jr., Inc. 2000a). The mill was built around the year 1900 and was the first lumber mill in William (Michael Baker Jr., Inc. 2000b: 20). The town was established around 1884 when the West Virginia Central & Pittsburg Railway (WVC&P) reached the area, but it was the construction of the Chaffey mill that really marked the beginning of the town's growth (Michael Baker Jr., Inc. 2000b: 20). Several additional mills followed along with numerous houses, stores, and a schoolhouse. The town reached a peak population of 400 by 1912 (Michael Baker Jr., Inc. 2000b: 21). This prosperity was short lived, however, and almost nothing remains of the once-bustling community today. Although it is not known exactly when the Chaffey mill stopped operation, records indicate that lumber milling activity ceased altogether at William by the early 1920s (Michael Baker Jr., Inc. 2000b: 21). It is likely that the mill and associated slab burner were either demolished or abandoned during that period.

The former Chaffey mill site is located on the 3,429.84-acre A-28 or Morrell Tract, which encompasses much of the land located in and around the community of William (TCDB 172:685). At the time of the mill's construction, the tract was owned by the WVC&P, which had acquired it from the Fairfax Coal and Coke Company just before the turn of the twentieth century (TCDB 21: 37). Through a series of mergers, ownership of the property passed first to the Western Maryland Railway, then to the Chessie System, before finally ending up in the hands of CSX Minerals, the real estate holding division of CSX Transportation (TCDB 118: 634). In 1986, CSX Minerals sold a large quantity of real estate, including the A-28 tract, to Western Pocahontas Properties Limited Partnership for a total sum of \$9,636,000 (TCDB 118: 634). Western Pocahontas retains ownership of the tract as of 2024.

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

Statement of Significance and Integrity

Integrity

The property retains a low level of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains low integrity of setting—little remains of the lumber community that existed at the time of the mill's construction, and the area has taken on a rural residential character. The resource retains low integrity of

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

design; the slab burner and surrounding mill have been demolished or deteriorated beyond recognition. Integrity of workmanship and materials is moderate, as most of the structure has been removed but the remaining portions appear to be original. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone significant changes since the sawmill was built. Integrity of association is the direct link between an important historic event or person and a historic property; demolition of the sawmill associated with the slab burner has eliminated any association with its original function that the site might have possessed.

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. Although the Chaffey Lumber Company was associated with the lumber industry in this part of West Virginia, the demolition of the majority of the structure and the overall low integrity of the resource limits any significance the property might have possessed under Criterion A.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past.
- Criterion C: The slab burner ruins do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Research has not indicated that the associated mill or slab burner exhibited any unique or innovative design elements, and the surviving remnants exhibit too low a degree of historic integrity to convey any possible significance 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

Michael Baker Jr., Inc. 2000a. *West Virginia Historic Properties Inventory Form for BW-013 (TU-0580)*. Report on file at the West Virginia Division of Culture and History, Charleston, West Virginia.

Michael Baker Jr., Inc. 2000b. *Appalachian Corridor H Blackwater Avoidance Study, Determinations of Eligibility For Architectural Resources, Tucker County, West Virginia*. Prepared for the West Virginia Department of Transportation.

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). 1995. Davis, WV-MD, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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

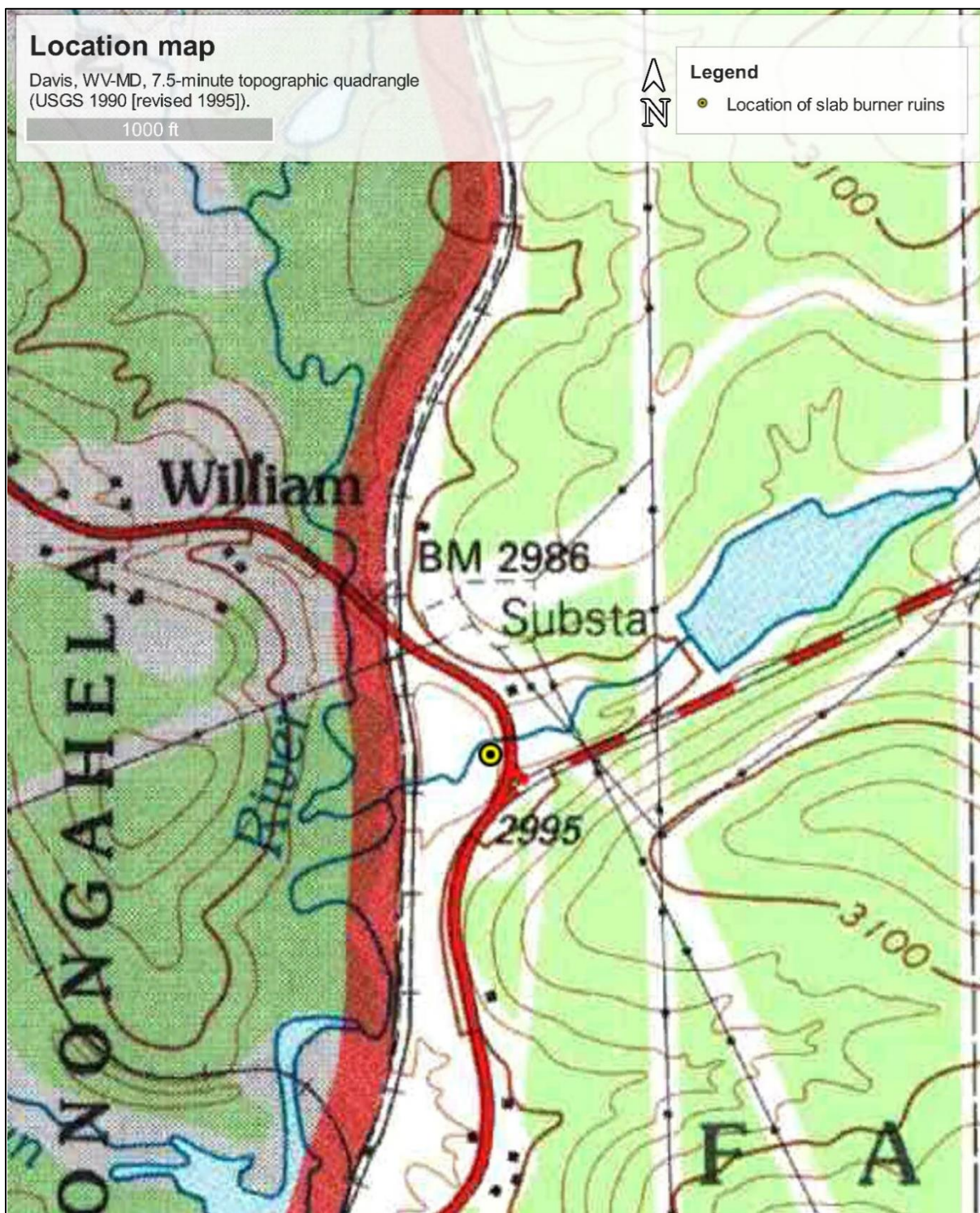
West Virginia & Regional History Center (WVRHC). 2024. West Virginia History OnView Historic Image Database. Electronic document, <https://onview.lib.wvu.edu>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

Location Map



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

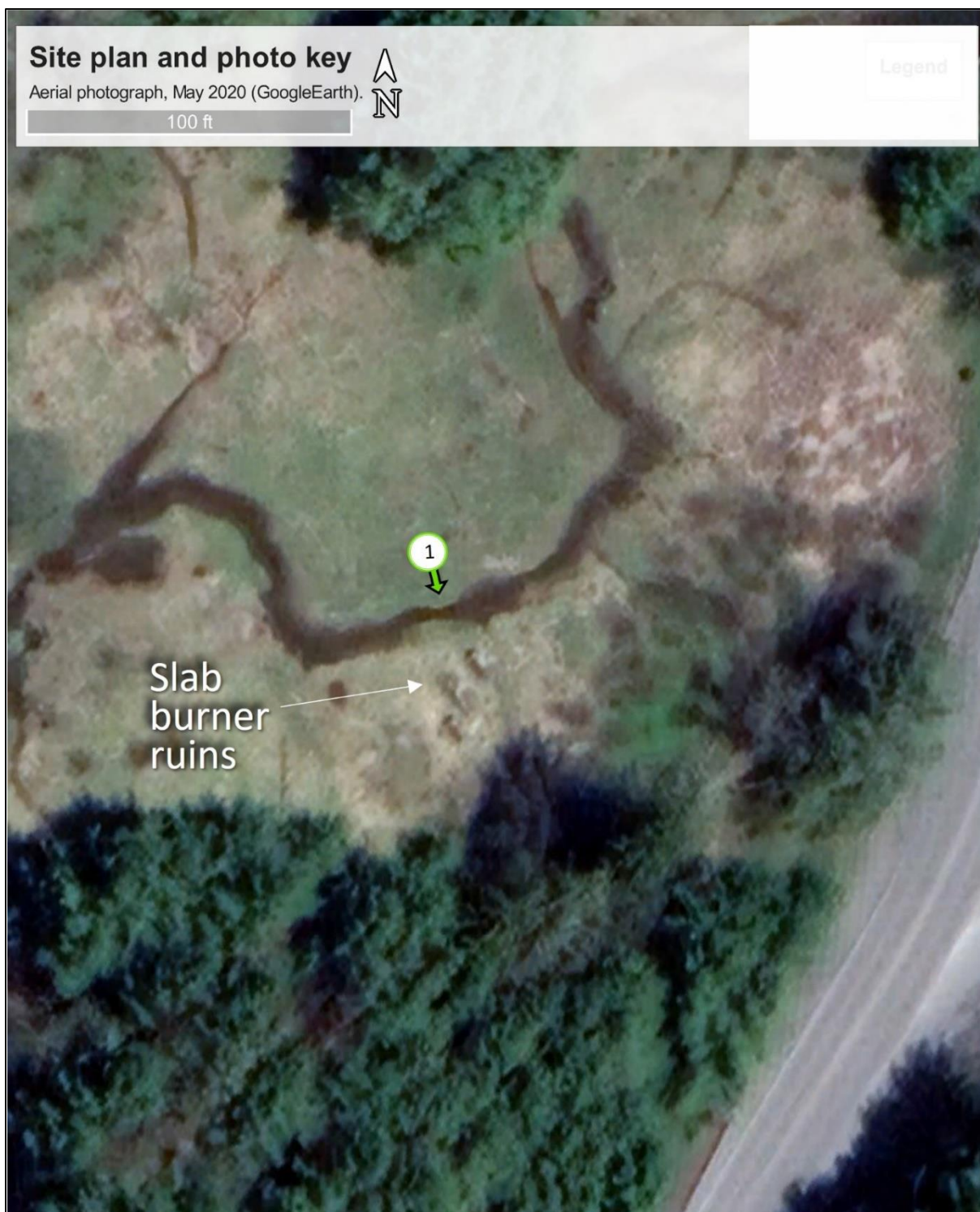
Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

Photographs



Photo 1. View of concrete remnants of former slab burner, facing south.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

Historic Photographs



Figure 1. Undated view of the Richard Chaffey Lumber Company sawmill and log pond, facing southwest from US 219 (WVRHC 2024).

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-013 [Richard Chaffey Lumber Company Slab Burner Ruins], Seneca Trail, William, WV

SITE# TU-0580

THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 22472 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> BW-014 [John and Rita Johnson Building]	Field Survey # MB #16	Site # (SHPO Only) TU-0581
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1912-16 ca. 1956-65 (addition)	Style [WV SHPO Only]	
Exterior Siding/Materials Vinyl	Roofing Material Asphalt Shingles	Foundation Concrete Block	
Property Use or Function Residence <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 630358.28 N 4336485.07		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0581

Site No.

MB #16

Present Owners John H. and Rita A. Johnson Phone #:	Owners Mailing Address 37 Retriever Road, Parsons, WV 26287 Parcel ID: 47-12-0228-0013-0000
Describe setting 1.00 acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) 1 Stories 6 Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The building's roof, windows, and siding have been replaced and the porch has been enclosed.	
Additions <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: A one-story, side-gable addition has been appended to the southeast (side) façade of the original building.	
Describe All Outbuildings Total Number of Buildings: 1 (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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

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

The 1.00-acre John and Rita Johnson property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland interspersed with commercial and utility service properties. The subject property is located along the east side of US 219 approximately 0.35 miles south of its intersection with WV 90. The parcel contains a commercial building and an asphalt parking lot fronting US 219. The remainder of the property is densely wooded.

The John and Rita Johnson Building is a one- story, frame, former single-family dwelling that has been converted for use as a hair salon. The building 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 side-gable roof is clad in asphalt shingles. The building's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows. Several window openings have been covered with wire mesh. A partially enclosed porch is located at the north end of the southwest (front) façade, and a wooden handicap-accessible ramp leads up to the main entrance.

Property History

The county tax assessor lists 1930 as the construction date for the former dwelling, but this date is not supported by other available evidence (WVPTD 2024). Historic mapping and aerial imagery indicate that the current building was actually constructed in two stages. The northern, gable-front portion first appears on a 1916 United States Geological Survey (USGS) topographic map and can also be seen on the earliest available aerial imagery from 1956 (USGS 1916; USGS EarthExplorer 1956). The southern, side-gable portion appears on the next available aerial photograph from 1966, indicating it was appended to the original building during that interval (USGS EarthExplorer 1966). The original builders of either portion of the former dwelling are not known.

Prior to subdivision, the subject property was part of the 3,500-acre A-28 or Morrell Tract, which encompassed much of the land located in and around the community of William (TCDB 172:685). At the time of the house's construction, the tract was owned by the West Virginia Central & Pittsburgh Railway Company (WVC&P), which had acquired it from the Fairfax Coal and Coke Company in 1900 (TCDB 21: 37). Through a series of mergers, ownership of the A-28 tract passed first to the Western Maryland Railway, then to the Chessie System, before finally ending up in the hands of CSX Minerals, the real estate holding division of CSX Transportation (TCDB 118: 634). In 1986, CSX Minerals sold a large quantity of real estate, including the A-28 tract, to Western Pocahontas Properties Limited Partnership for a total sum of \$9,636,000 (TCDB 118: 634).

In 1999, current owners John H. Johnson and Rita A. Johnson (doing business as RDC Projects, LLC) purchased the subject property from Western Pocahontas Properties Limited Partnership for a total consideration of \$10,560 (TCDB 164: 482).

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determinations were warranted as detailed below.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

Statement of Significance and Integrity

Integrity

The property retains a low level of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains a low integrity of setting—although the semi-rural residential character of the area has remained intact, the construction of modern US 219 and several later dwellings has significantly altered the property's surroundings. The building retains moderate to low integrity of design; the overall form and massing of the building has been altered by the addition and its conversion from a residential to commercial property has necessitated other changes that significantly depart from the original design intent. Integrity of workmanship and materials have been severely diminished by the replacement siding, roofing, and windows. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone significant changes since the resource was built. 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 building, conversion from a residential to commercial use diminishes 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 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 Jon and Rita Johnson Building 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 building is an unremarkable and un-styled former dwelling and retains too low a degree of historic integrity to convey a significance 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

Michael Baker Jr., Inc. 2000. *West Virginia Historic Properties Inventory Form for BW-014 (TU-0581)*. 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), 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). 1894. Piedmont, MD, 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1916. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

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

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

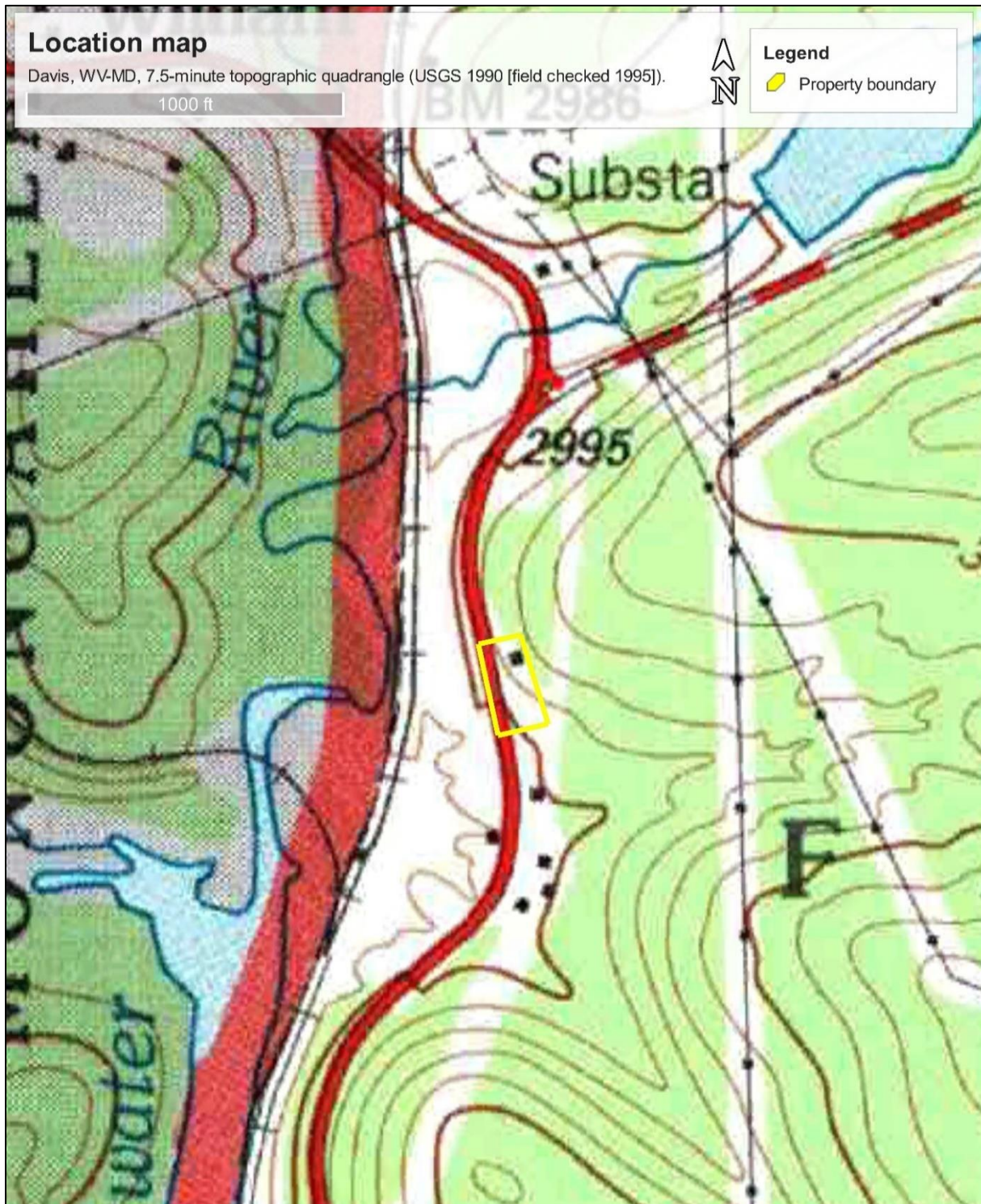
United States Geological Survey (USGS) EarthExplorer. 1966. Aerial photograph, May 4, 1966. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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 BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

Location Map

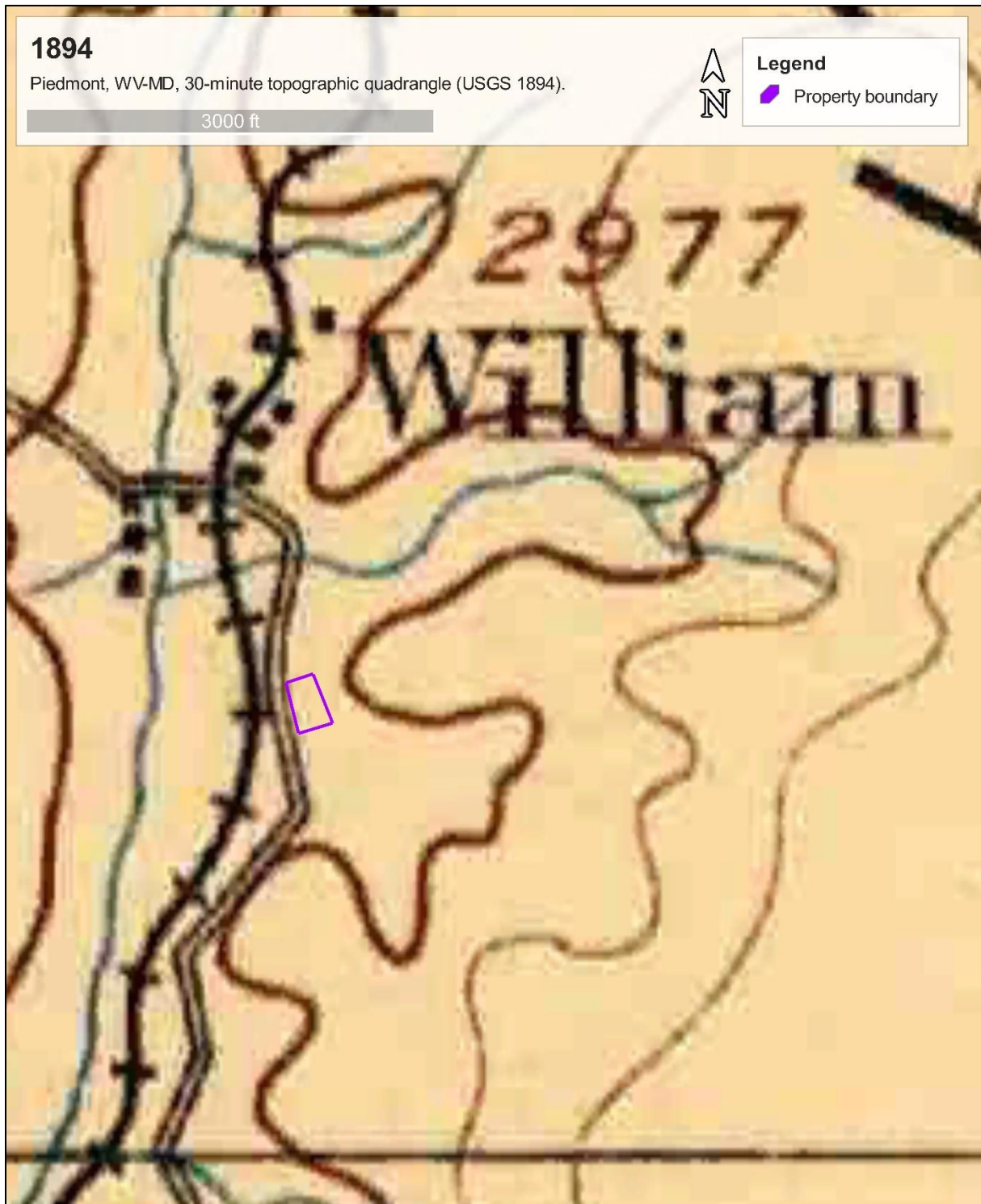


WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

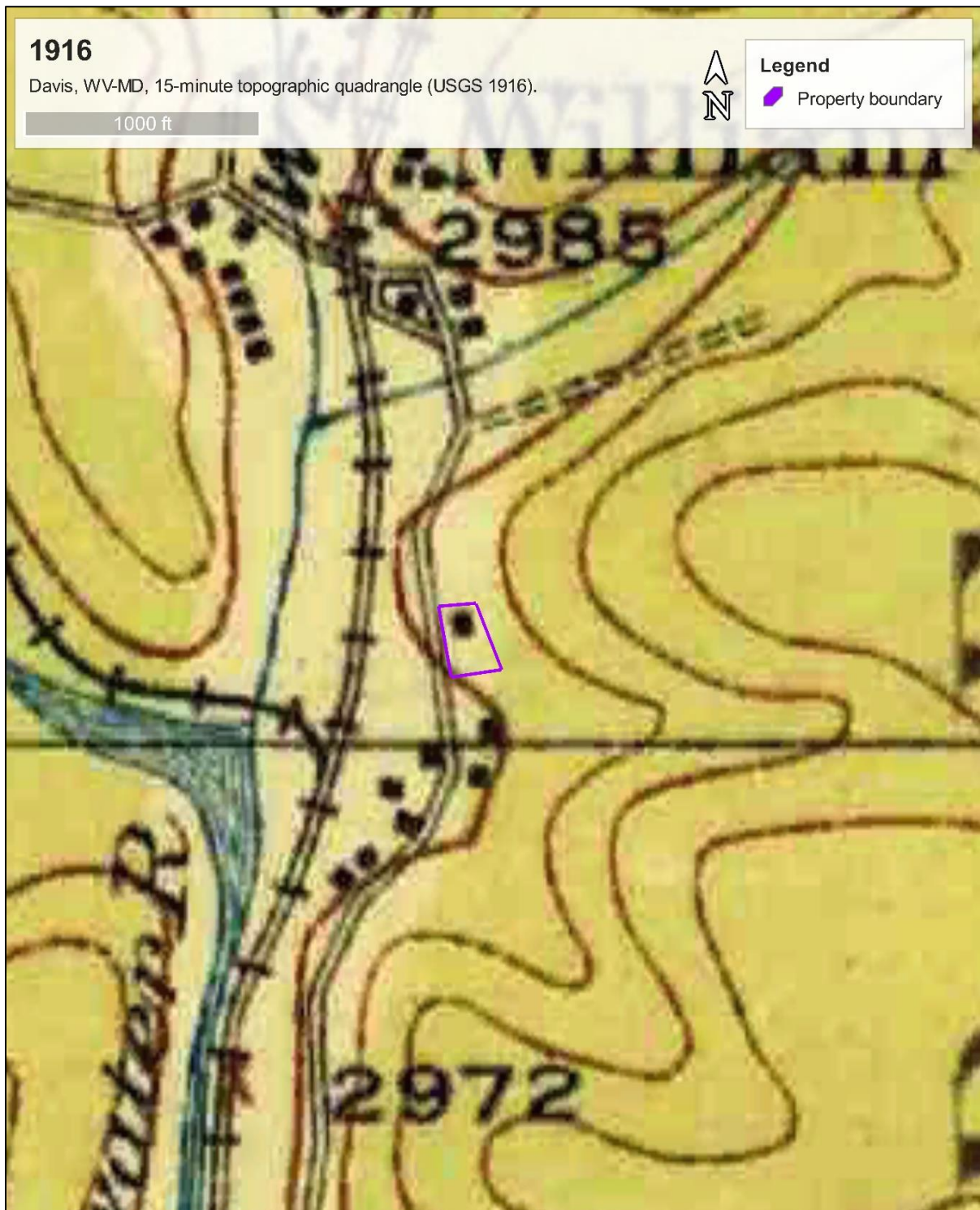
NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

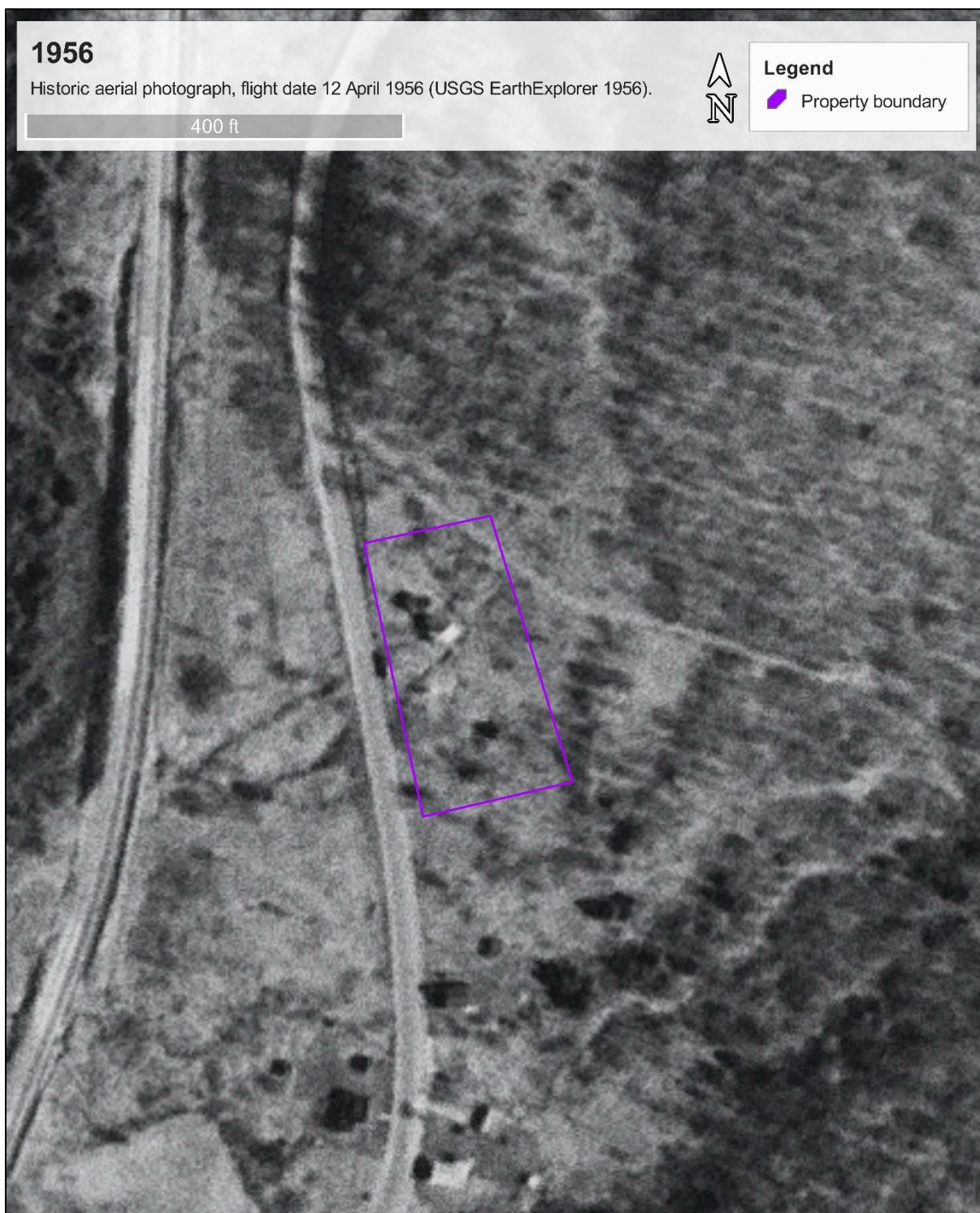
NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

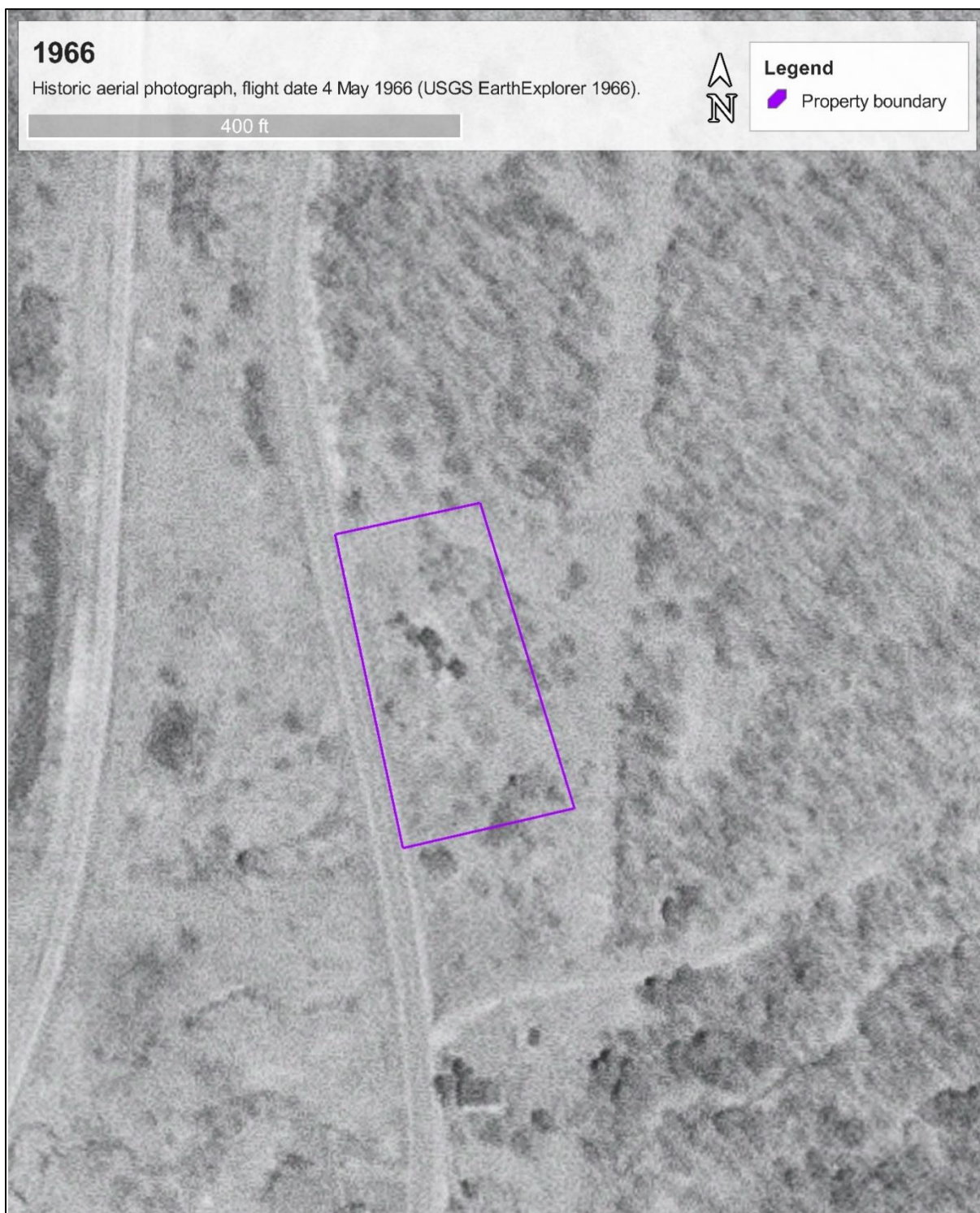
NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581



WEST VIRGINIA HISTORIC PROPERTY FORM

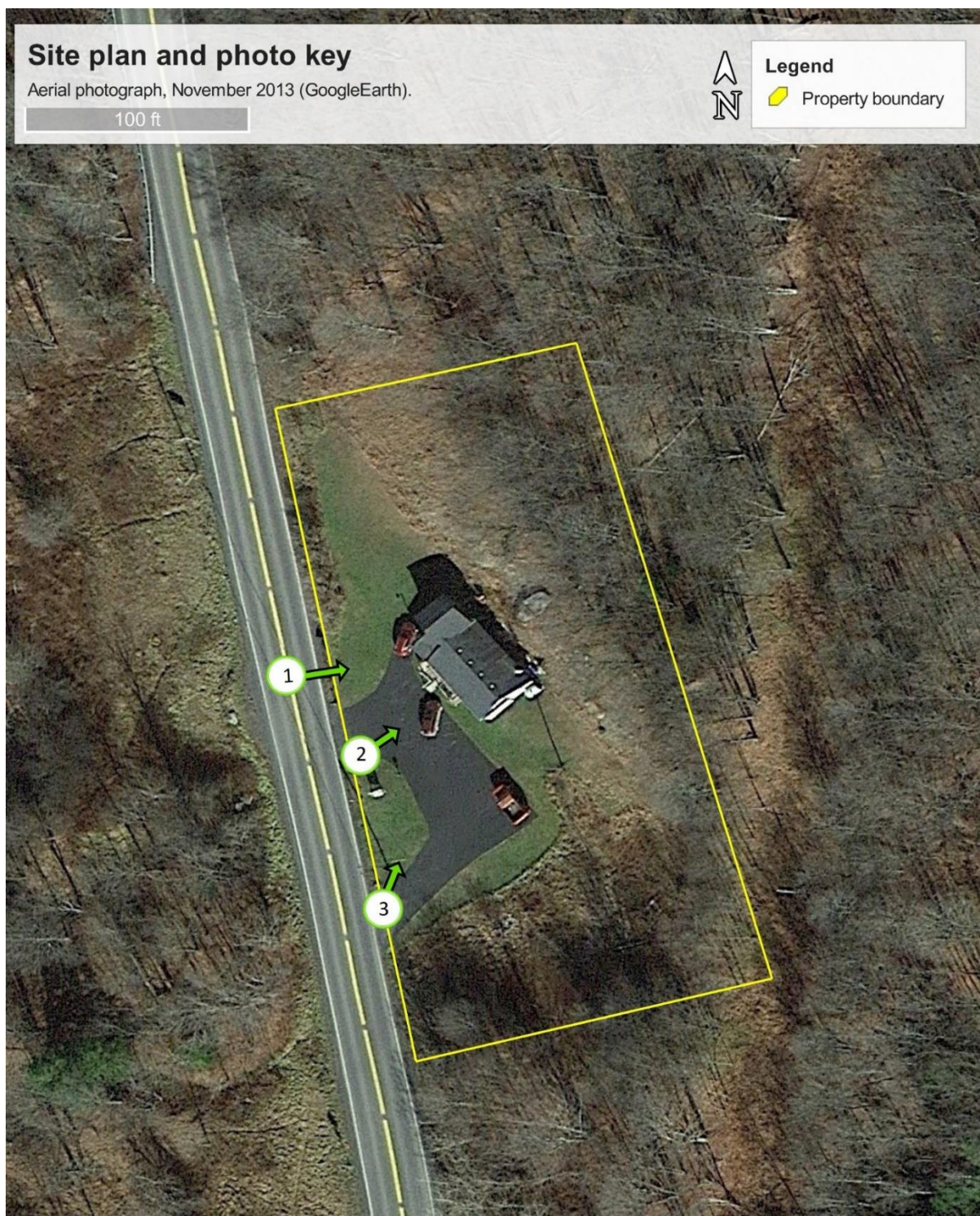
CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

Photographs



Photo 1. John and Rita Johnson Building showing northwest (side) and southwest (front) façades, facing east.



Photo 2. John and Rita Johnson Building showing southwest (front) façade, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581



Photo 3. John and Rita Johnson Building showing southwest (front) and southeast (side) façades, facing north.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-014 [John and Rita Johnson Building], 22472 Seneca Trail, William, WV **SITE#** TU-0581

THIS PAGE INTENTIONALLY LEFT BLANK

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-015, East Side of US 219, William, WV (Demolished)

SITE# TU-0582

Updated Photograph (February 2024)



Photo 1. General view of property showing site of demolished resource, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-015, East Side of US 219, William, WV (Demolished)

SITE# TU-0582


THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address 22368 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> BW-016 [Timothy A. Long Garage]	Field Survey # MB #20	Site # (SHPO Only) TU-0583
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1930-1950	Style [WV SHPO Only]	
Exterior Siding/Materials Asphalt Insulbrick	Roofing Material Asphalt Shingles	Foundation Not Visible	
Property Use or Function Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	UTM# ZONE 17S E 630378.78 N 4336281.54		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, W. VA Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0583

Site No.

MB #20

Present Owners Timothy A. Long Phone #:	Owners Mailing Address Barbara and Lowell Long 3450 Logan View, Dundalk, MD 21222 Parcel ID: 47-06-0228-0001-0000
Describe setting <u>2.43</u> acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) <u>1</u> Stories <u>4</u> Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The dwelling's roof and siding have been replaced and a modern garage door has been installed along the west (front) façade.
Additions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: A one-story, shed roof, frame addition had been appended to the east (rear) façade.
Describe All Outbuildings Total Number of Buildings: 2 (1) modern frame dwelling (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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV **SITE#** TU-0583

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

The 2.43-acre Timothy A. Long property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland interspersed with commercial and utility service properties. The subject property is located along the east side of US 219 approximately 0.30 mile south of its intersection with WV 90. The parcel contains a historic-age garage and a modern dwelling, both of which are situated in a gently sloping field at the north end of the property. The remainder of the tract is densely wooded.

The Timothy A. Long Garage is a one-story, frame outbuilding with no stylistic influences. The building measures four bays wide by two bays deep. The foundation is not visible. Its exterior frame walls are clad in asphalt insulbrick siding and its cross-gable roof is clad in asphalt shingles. The building's window openings are fitted with single-light fixed aluminum sash windows in wood surrounds. The west (front) façade contains two garage bays; the larger opening is fitted with an aluminum vertical lift garage door, while the smaller opening is fitted with a set of double-leaf wood doors. The main entryway along the south (side) façade is covered by a small aluminum awning.

A modern single-family Ranch-style house is located just south of the subject dwelling on the location of a previously recorded historic resource, TU-0584 (BW-017). The dwelling measures four bays wide by one bay deep and is constructed on a continuous concrete block foundation. Its exterior frame walls are clad in vinyl siding and its side-gable roof is clad in asphalt shingles. The house's window openings are flanked by fixed shutters and are fitted with one-over-one-light, double-hung, vinyl sash windows with six-over-six false muntins. A single-bay wood deck is located along the west (front) façade leading up to the main entrance.

Property History

Previous recordation of the property estimated that construction of the subject garage occurred between 1930 and 1950 (Michael Baker Jr., Inc. 2000). This estimate is supported by other available evidence. The building does not appear on United States Geological Survey (USGS) topographic mapping from 1916 or 1921 (USGS 1916; 1921) but does appear on the earliest available aerial imagery from 1956 (USGS EarthExplorer 1956). During the historic period, a dwelling (Site No. TU-0584) was also present on the property. The construction date of this house is not known, but aerial imagery indicates that it was demolished between 2009 and 2011 (Google Earth 2024). The modern dwelling was then constructed in its place in 2021 (WVPTD 2024).

Prior to subdivision, the property was part of the 3,500-acre A-28 or Morrell Tract, which encompassed much of the land located in and around the community of William (TCDB 172:685). The original builders of the house are not known, but at the time of the house's construction the tract was owned by the West Virginia Central & Pittsburgh Railway Company (WVC&P) (TCDB 21: 37). In 1959, WVC&P sold a 2.43-acre portion of the A-28 tract to Clayton H. Watring and his wife Violet M. Watring for a total consideration of \$250 (TCDB 70: 84).

At the time of Clayton Watring's death in 1968, his interest in the property passed to his wife Virginia as stipulated in the survivorship clause in the previous deed (TCDB 92: 274). Virginia Watring died testate in 1977 at which point the property was devised to her children Robert V. Watring, Casetta Feathers, Barbara E. Long, and their spouses (TCDB 92: 274). The following year, the other siblings conveyed full interest in the subject property to Barbara E. Long and her husband Lowell Long for a total sum of \$10,000 (TCDB 92: 274).

In 2013, Barbara and Lowell Long gifted the subject property to their son, current owner Timothy A. Long, reserving a life estate interest in the property (TCDB 213: 544).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV **SITE#** TU-0583

In 2000, Michael Baker Jr., Inc. documented the property during an intensive field survey for the Appalachian Corridor H: Blackwater Avoidance Study and recommended it not eligible for listing in the NRHP. The WVSHPO concurred with this recommendation in a letter dated November 27, 2000. The NRHP Keeper confirmed the property as not eligible in a letter dated January 17, 2001. Copies of this previous correspondence is included in Appendix E of the *Appalachian Highway Corridor H: Blackwater Avoidance Alternative 2 (BAA2) Updated Historic Resources Report*. The present property evaluation found no changes to the previous eligibility determination were warranted, as detailed below.

Statement of Significance and Integrity

Integrity

The property retains a low level of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains a moderate integrity of setting—although the rural residential character of the area has remained constant, several of the surrounding historic-age houses have been demolished and modern dwellings have been erected in their place. The garage retains a moderate to low integrity of design; the building's form and massing have been significantly altered by the rear addition and the installation of a modern garage door opening along the west (front) façade. Integrity of materials and workmanship have been significantly diminished by the replacement asphalt roof and siding and replacement windows, although some original doors and windows are intact. Integrity of feeling is low, as the setting and appearance of the property and surroundings have undergone substantial changes since the building's construction. 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 building.

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 Timothy A. Long Garage 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 building is a fairly unremarkable example of a vernacular outbuilding and has been significantly altered, minimizing its ability to convey any possible significance 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

Google Earth. 2024. Aerial imagery database. Electronic document, <https://earth.google.com>, accessed March 27, 2024.

Michael Baker Jr., Inc. 2000. *West Virginia Historic Properties Inventory Form for BW-016 (TU-0583)*. 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), Deed of Trust Books (TCDoTB), and Wills (TCWB) on file at the Tucker County Clerk and Tax Assessors Offices, Parsons, Tucker County, West Virginia.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV **SITE#** TU-0583

United States Geological Survey (USGS). 1916. Davis, W.VA, 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1921. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1967. Davis, W.VA-MD, 7.5-minute topographic quadrangle map [field checked 1967]. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1995. Davis, WV-MD, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

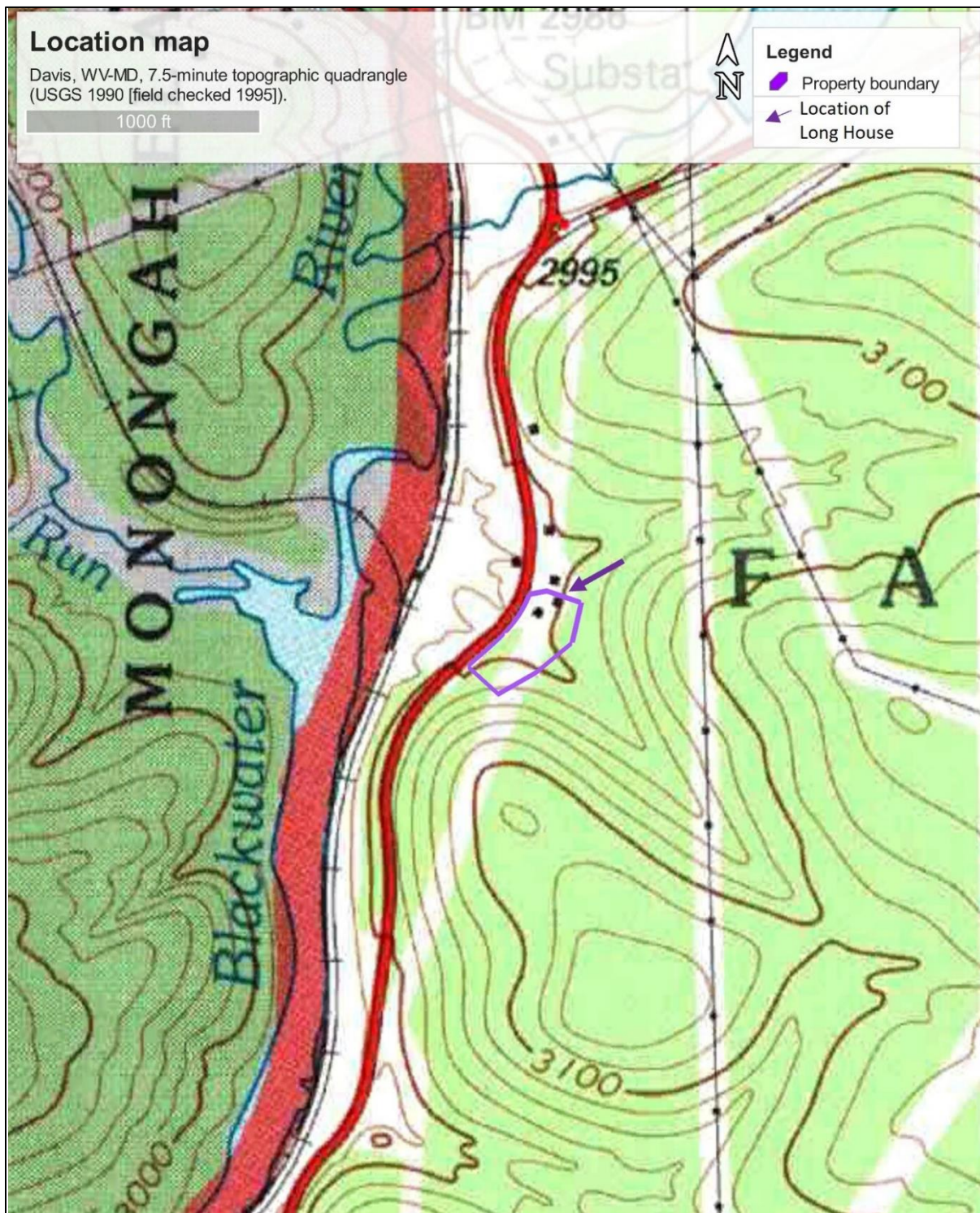
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV

SITE# TU-0583

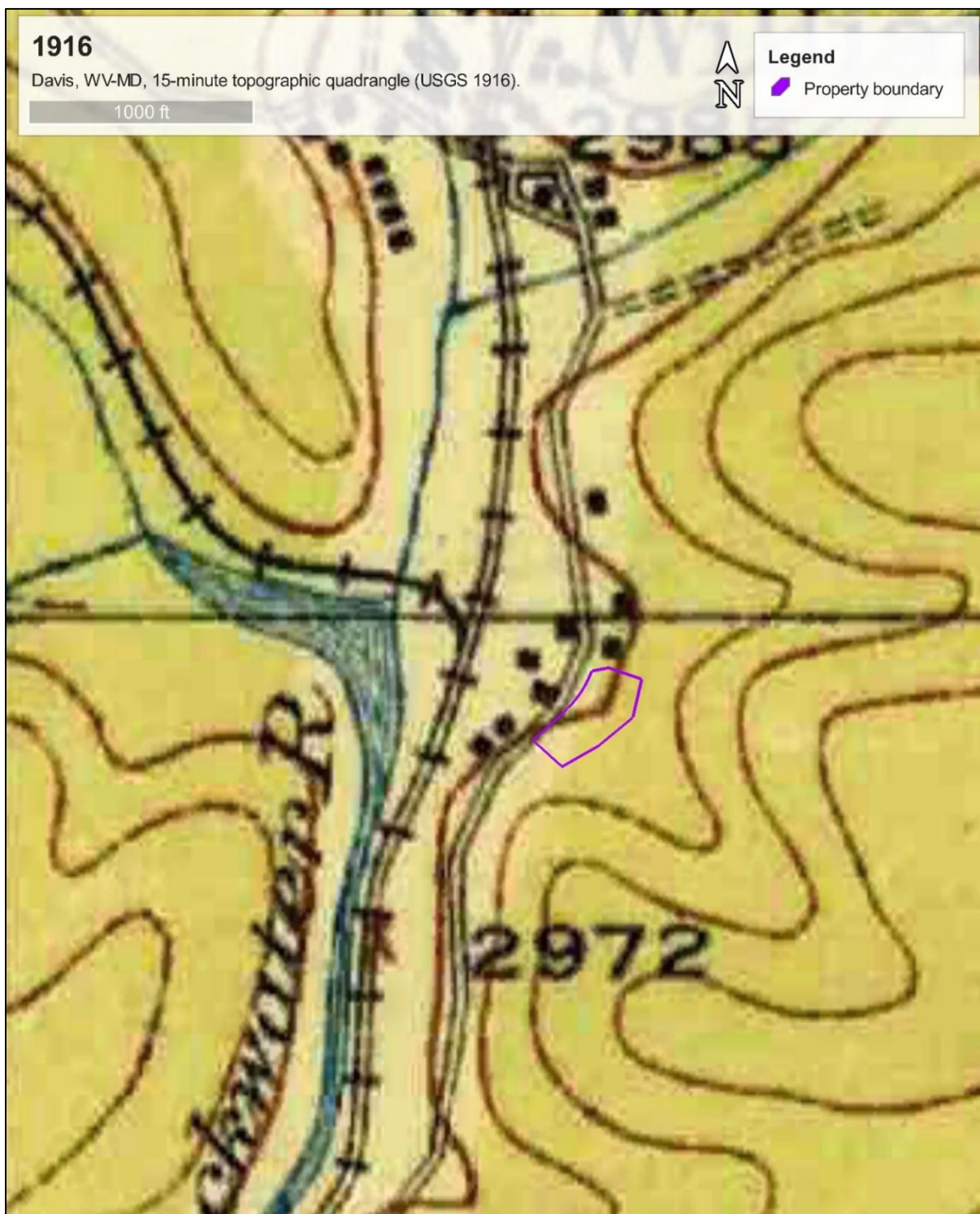
Location Map



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV **SITE#** TU-0583

Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

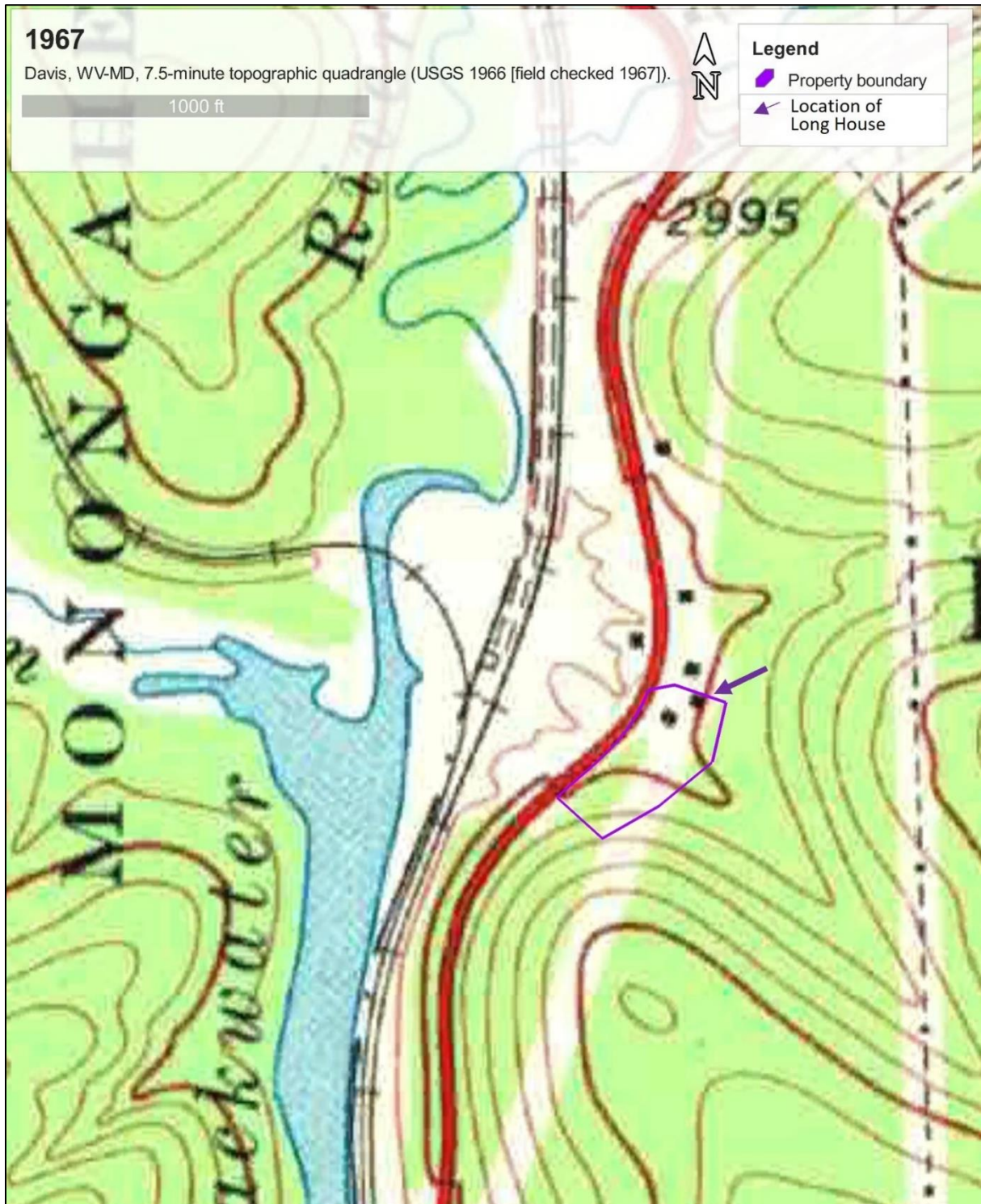
NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV **SITE#** TU-0583



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV

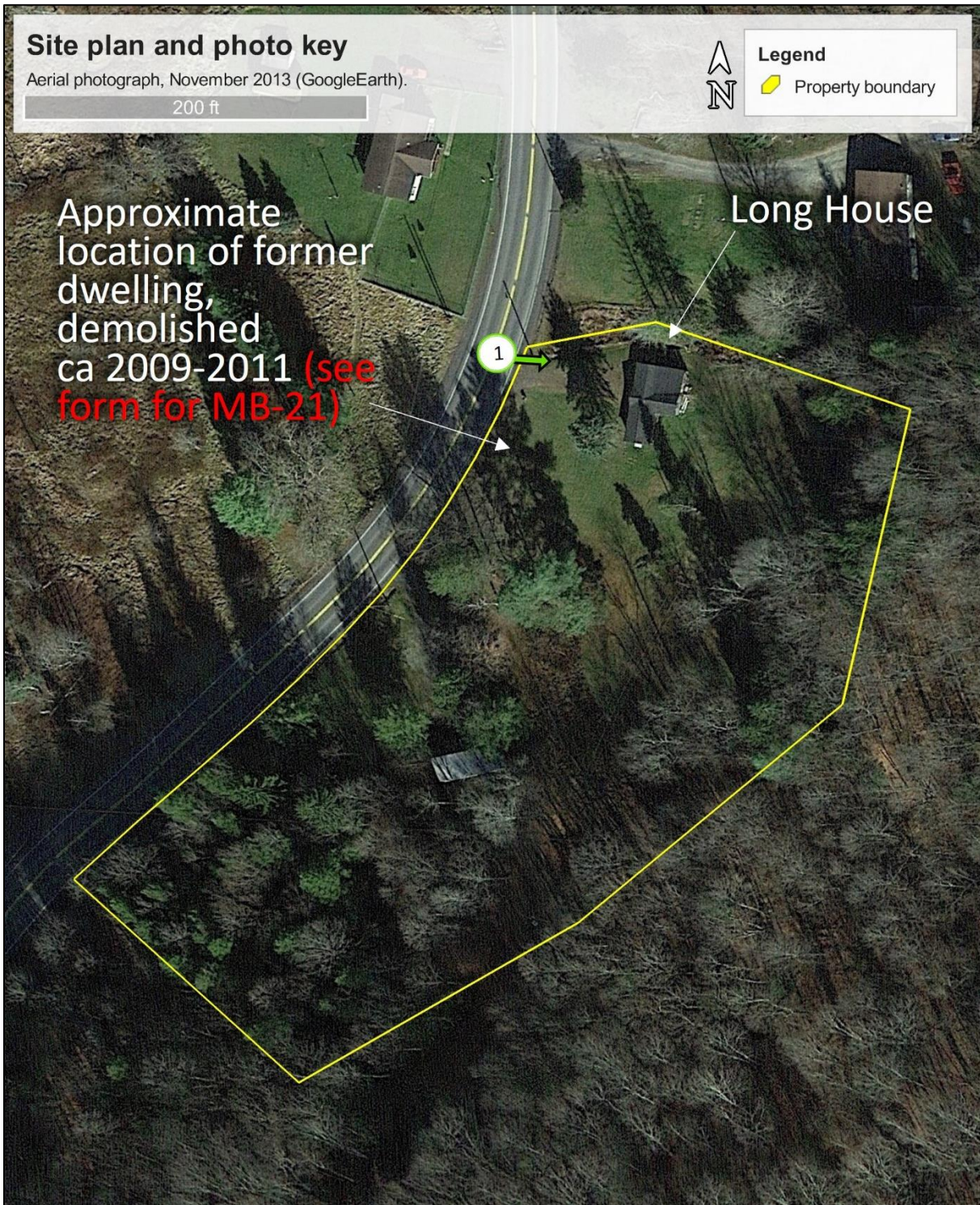
SITE# TU-0583



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV

SITE# TU-0583



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV

SITE# TU-0583

Photographs



Photo 1. Long House showing west (front) façade, facing east.



Photo 2. Long House showing modern dwelling, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-016 [Timothy A. Long Garage], 22368 Seneca Trail, William, WV **SITE#** TU-0583

THIS PAGE INTENTIONALLY LEFT BLANK

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-017, 22368 Seneca Trail, William, WV (Demolished)

SITE# TU-0584

Updated Photograph (February 2024)



Photo 1. View of modern dwelling on the approximate site of demolished resource, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME BW-017, 22368 Seneca Trail, William, WV (Demolished)

SITE# TU-0584


THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

UPDATE

Street Address West side of US 219 from Thomas to William	Common/Historic Name/Both <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> West Virginia Central & Pittsburg Railway	Field Survey # MB #22	Site # (SHPO Only) TU-0585
Town or Community Thomas to William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder West Virginia & Central Pittsburg Railway	Date of Construction ca. 1884	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"/> Transportation	UTM# ZONE 17S E 630258.11 N 4336623.88		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-0585

Site No.

- PLEASE SEE ATTACHED -

MB #22

Present Owners Western Pocahontas Properties, LTD Phone #:	Owners Mailing Address 5260 Irwin Road, Huntington, WV 25705 Parcel ID: 47-06-0228-0010-0000
Describe setting 119.35 _____ acres See Continuation Sheets _____ archaeological artifacts present	
Description of Building or Site (Original and Present) _____ Stories _____ Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: The railroad tracks, ties, and ballast have been removed along with nearly all features formerly associated with the railroad corridor. Yes No	
Additions <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: Yes No	
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: May 7, 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](http://www.wvdh.gov)
 State Historic Preservation Office

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585

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

The surveyed resource is an approximately 2-mile section of the West Virginia Central and Pittsburgh Railway, later known as the Western Maryland Railroad. This section is located between the east bank of the North Fork of the Blackwater River and US 219, in forested, mostly undeveloped terrain. The surveyed section runs from approximately one-half mile north of the town of William to approximately one-quarter mile north of the town of Thomas. This section of the railroad contains a stone arch bridge over an unnamed tributary, the Pierce spur with remnants of poured concrete trestle abutments, and concrete foundation remnants.

Property History

Henry Gassaway Davis, an entrepreneur, industrialist, and politician, and others founded the Potomac and Piedmont Coal and Railway Company in 1866. The railroad was reorganized as the West Virginia Central & Pittsburg Railway (WVC&P) in 1881 around the time that it acquired tens of thousands of acres of timber and coal lands in and near Tucker County. The WVC&P's right-of-way was completed to the new towns of Thomas and Davis in August and November 1884. It reached Parsons, and Elkins in 1889. The arrival of the railroad resulted in the founding or dramatic expansion of these and other towns that existed because of the need for communities at coal mining, coke production, and lumber processing sites (Fansler 1962:260-61; Maxwell 1884:169-70; Lewis 1998:92; Clarkson 1964:36; Reger 1923:2). The WVC&P provided Tucker County with its first access to eastern ports and urban markets in New England, the Mid-Atlantic region, and the Midwest. WVC&P merged into the Western Maryland Railway (WM) in 1905. WM served Tucker and adjoining counties until it was taken over by the Chessie System in 1973, which in turn was merged in 1980 into CSX Transportation. Shortly after the merger, CSX Transportation abandoned the railway between Henry, and Montrose, West Virginia, including the subject section (Salstrom 1994:69).

Statement of Significance and Integrity

Integrity

The surveyed 2-mile section of the railroad retains a low level of historic integrity. The railroad retains integrity of location as it exists in the location in which it was built. It retains moderate integrity of setting—although all of the associated buildings and most of the associated structures along this section of the railroad have been demolished, the immediate vicinity retains its overall rural, undeveloped character. Integrity of design is diminished by the railroad bed's lack of clarity. Integrity of materials and craftsmanship is low—the railroad's tracks, ties, and ballast have been removed. Integrity of feeling and association is diminished by the disuse of the railroad and the removal of most of the materials, buildings, and structures that once identified the resource as a railroad. Since the last survey conducted in 2000, three associated features have been demolished: foundation remnants near the extant stone bridge, a metal shed on the east side of the railroad bed near the Pierce Branch, and a wood shed near the south end of the subject section, north of the town of Thomas. While the extant stone bridge retains relatively good integrity, the remaining two associated features—remnants of bridge abutments over the North Fork of the Blackwater River and a small concrete foundation remnant north of the town of Thomas—retain poor integrity.

Statement of Significance

In 2001, the National Park Service (NPS) Keeper of the National Register (Keeper) determined the Thomas to Williams section of the West Virginia Central & Pittsburg Railway roadbed not eligible for listing in the NRHP, and determined all potentially contributing features not eligible, with the exception of the stone arch bridge over an unnamed tributary of the North Fork of the Blackwater River near the town of William. The NPS Determination of Eligibility (DOE) statement explained this determination as follows:

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV **SITE#** TU-0585

"The photographs of this portion of the railroad appear to show a roadbed that is not clearly defined and has lost its character as a railroad right-of-way. This portion of the railroad appears to resemble the roadbed in Sections 13, 14, and 15, [Elkins to Hambleton] which we determined to have lost its ability to convey its historic significance. Based on the information available to us, the only resource which appears to qualify as an individually contributing element in the WVC&P historic district is the stone arched bridge over an unnamed tributary of the North Fork of the Blackwater River near William...The other individual components identified on page 30 either lack sufficient information to substantiate their significance or are the partial remains of structures that have lost their integrity" (NRHP DOE notification letter, January 17, 2001).

The present evaluation found no changes to this determination to be warranted.

Bibliographic References

- Clarkson, Roy B. 1964. *Tumult on the Mountains: Lumbering in West Virginia 1770-1920*. McClain Printing Company, Parsons, West Virginia.
- Fansler, Homer Floyd. *History of Tucker County, West Virginia*. 1962. McLain Printing Company, Parsons, West Virginia.
- Lewis, Ronal L. 1998. *Transforming the Appalachian Countryside: Railroads, Deforestation, and Social Change in West Virginia, 1880-1920*. University of North Carolina Press, Chapel Hill.
- Maxwell, Hu. 1884. *History of Tucker County, West Virginia*. Preston Publishing Company, Kingwood, West Virginia, 1880-1920. University of North Carolina Press, Chapel Hill.
- Michael Baker International. 2023. *Updated Historic Resources Survey Report. Appalachian Highway Corridor H: Parsons to Davis*. Prepared for the West Virginia Department of Transportation.
- Reger, Davis B. 1923. *West Virginia Geological Survey, Tucker County*. West Virginia Geological Survey, Charleston.
- Salstrom, Paul. 1994. *The Upper Potomac Coal Field. In Northern West Virginia Coal Fields: Historical Context*. Institute for the History of Technology and Industrial Archaeology, Eberly College of Arts and Sciences, West Virginia University.
- 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 [Surveyed in 1883-1885. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1894. Piedmont, [WV-MD], 30-minute topographic quadrangle map. United States Geological Survey, Washington, DC.
- United States Geological Survey (USGS). 1995a. Davis, WV-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV **SITE#** TU-0585

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

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

United States Geological Survey (USGS) EarthExplorer. 1964. Aerial photograph, April 10, 1964. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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

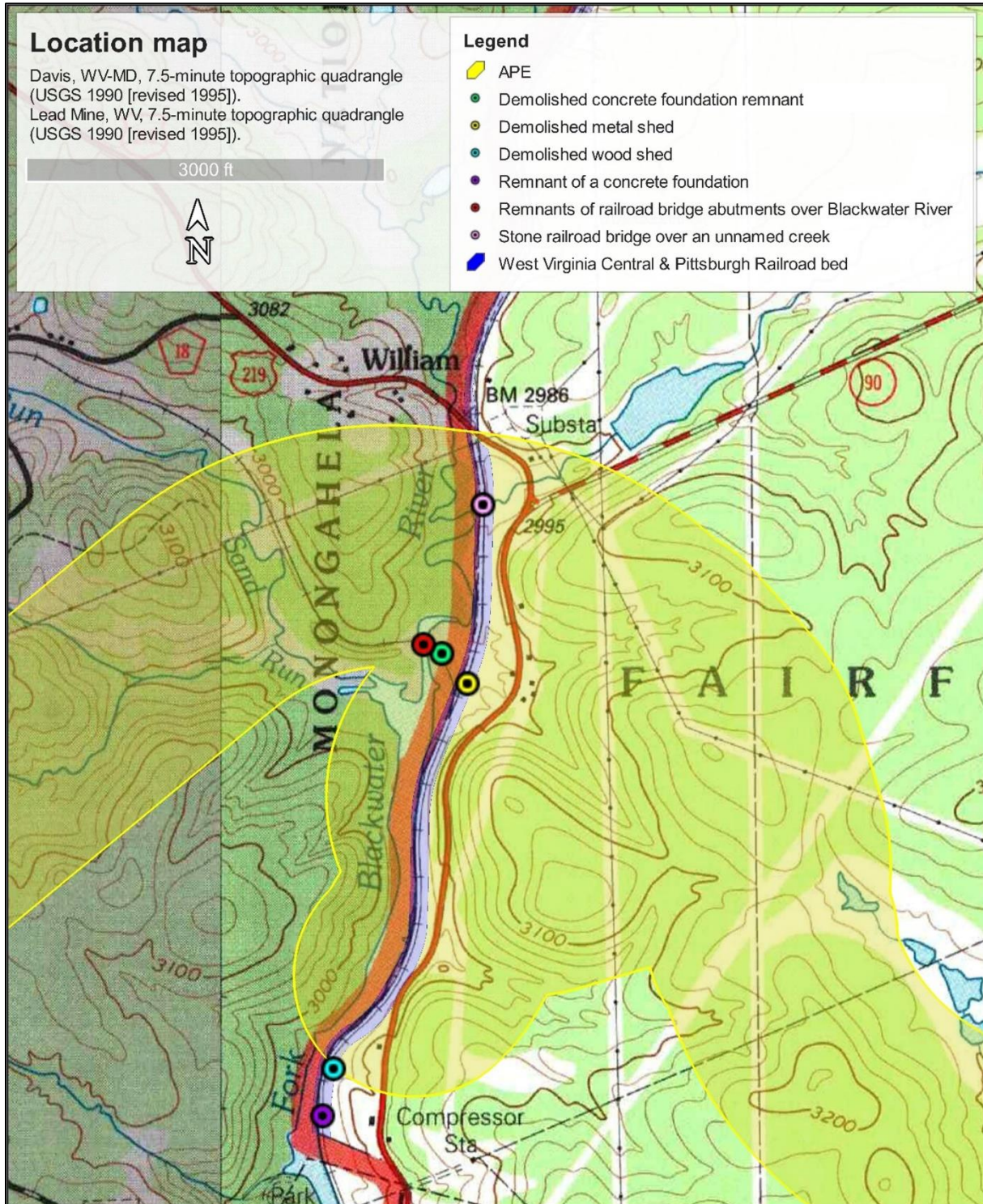
WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# _____

TU-0585

Location Map

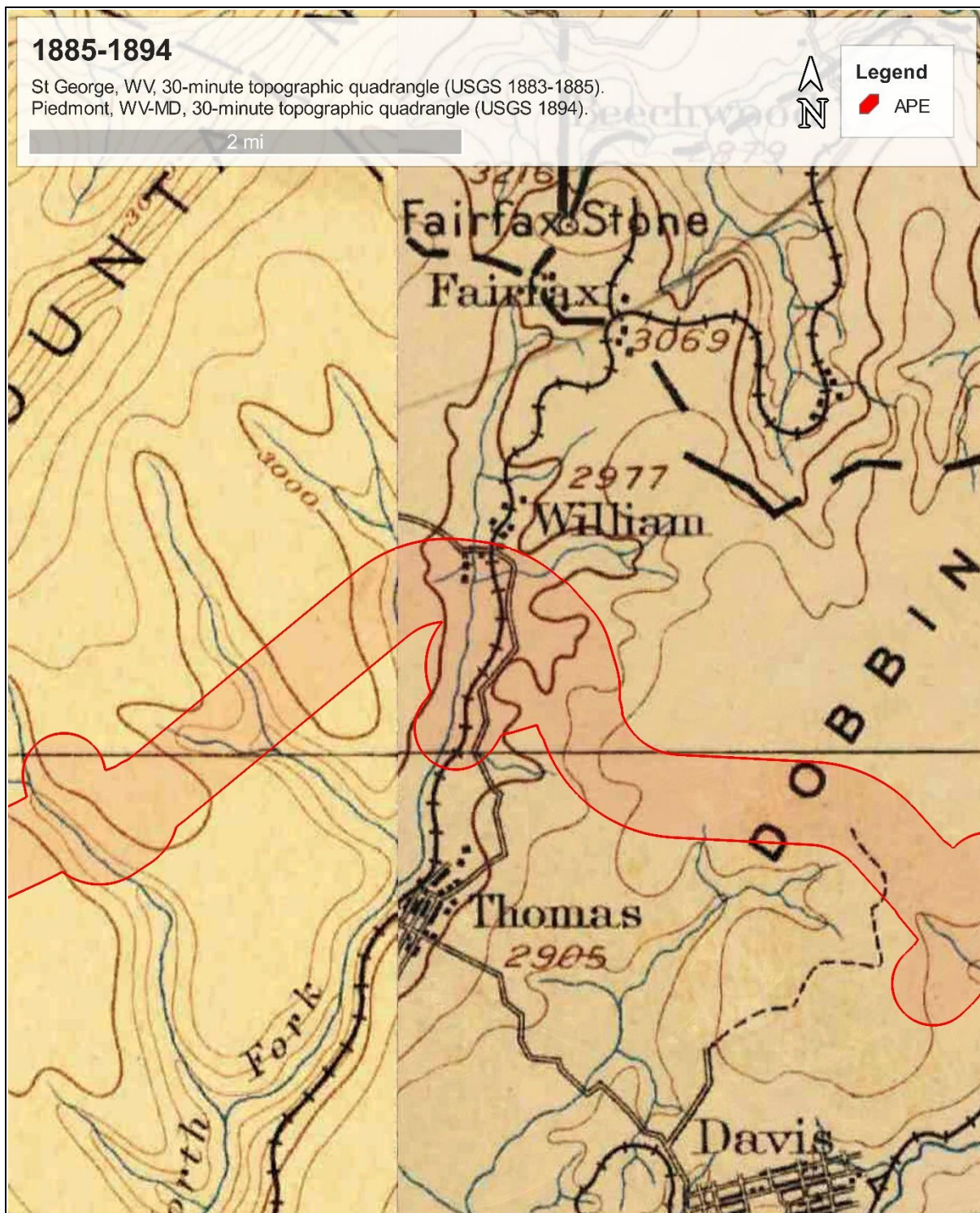


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585

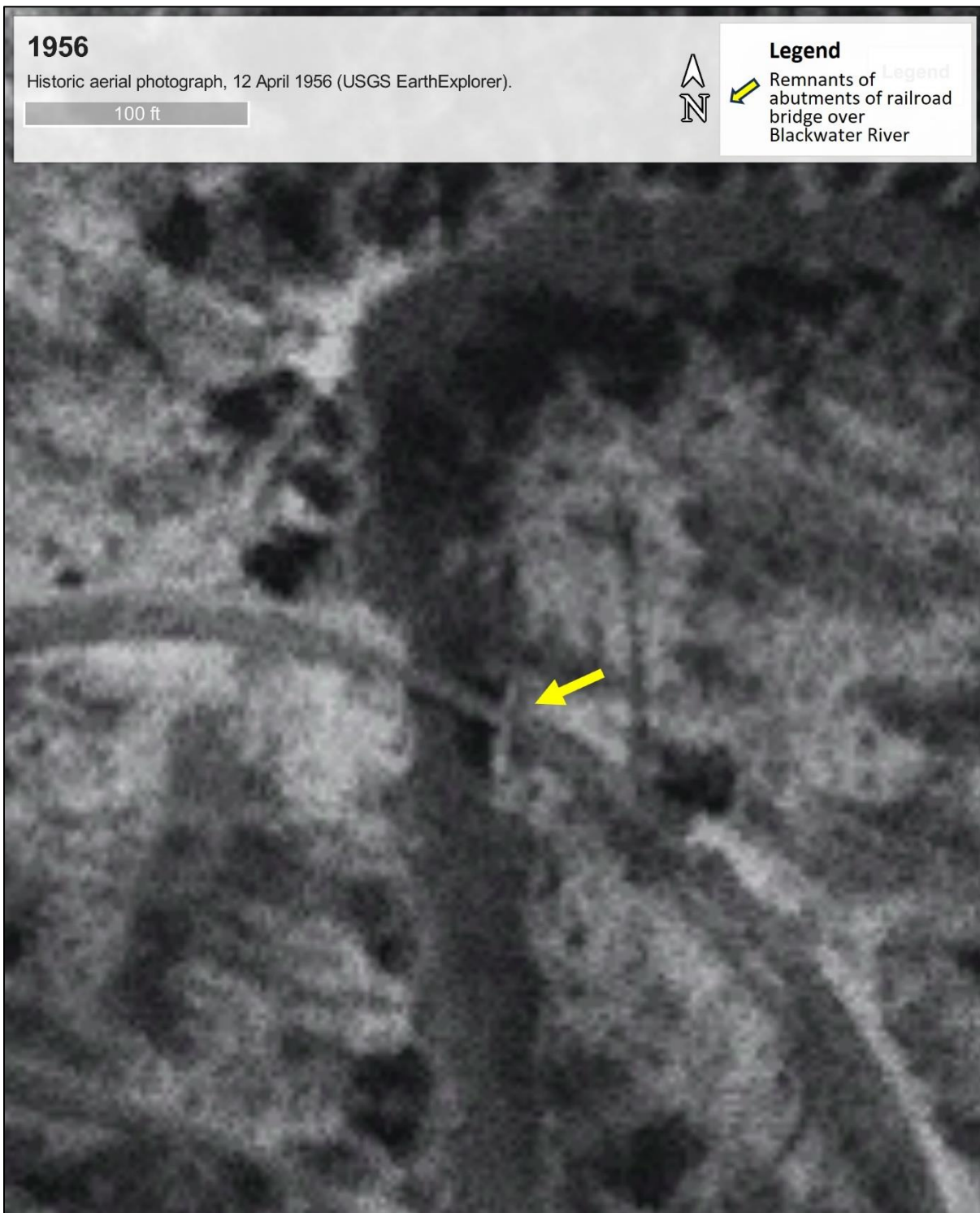
Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

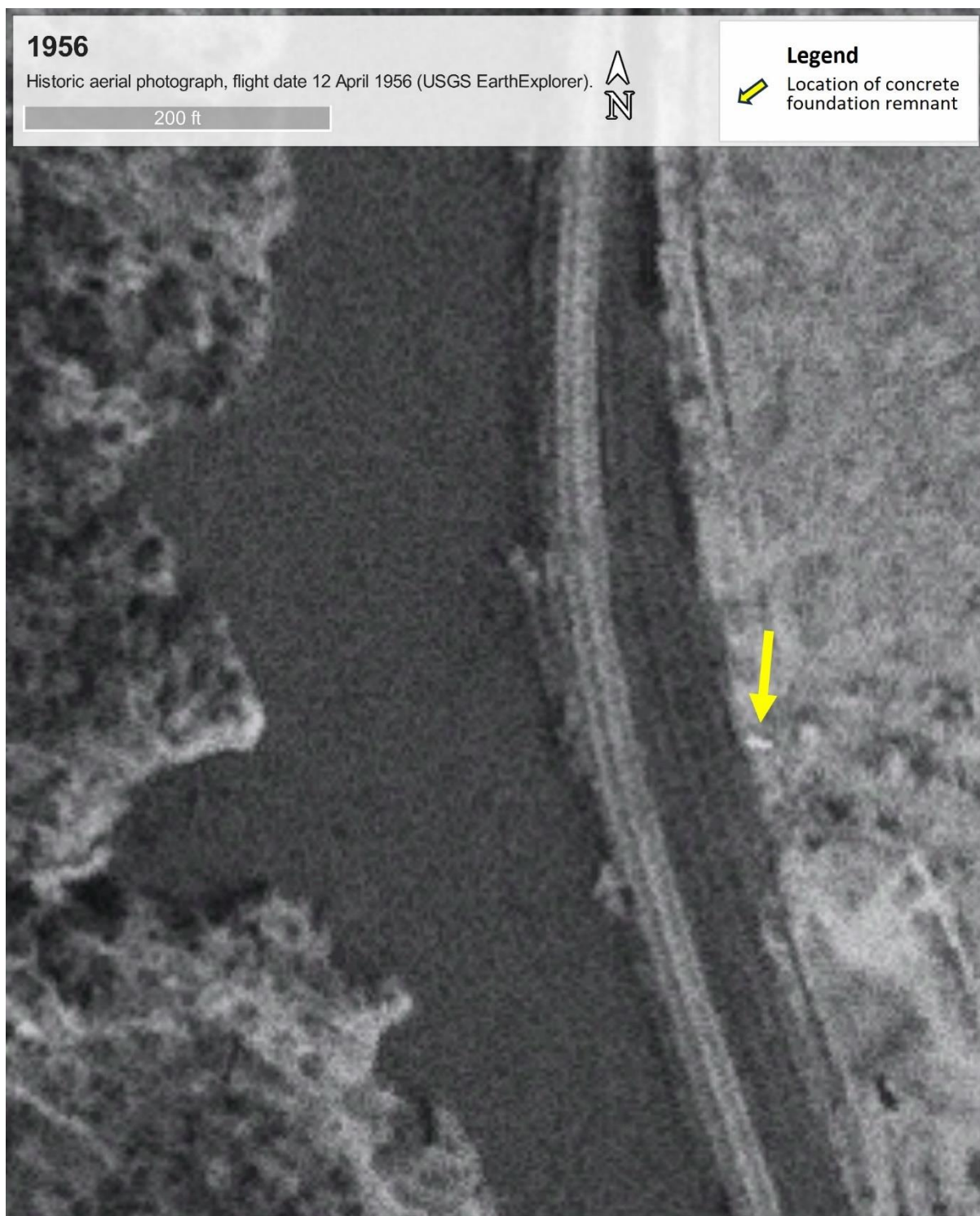
SITE# TU-0585



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585



WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET

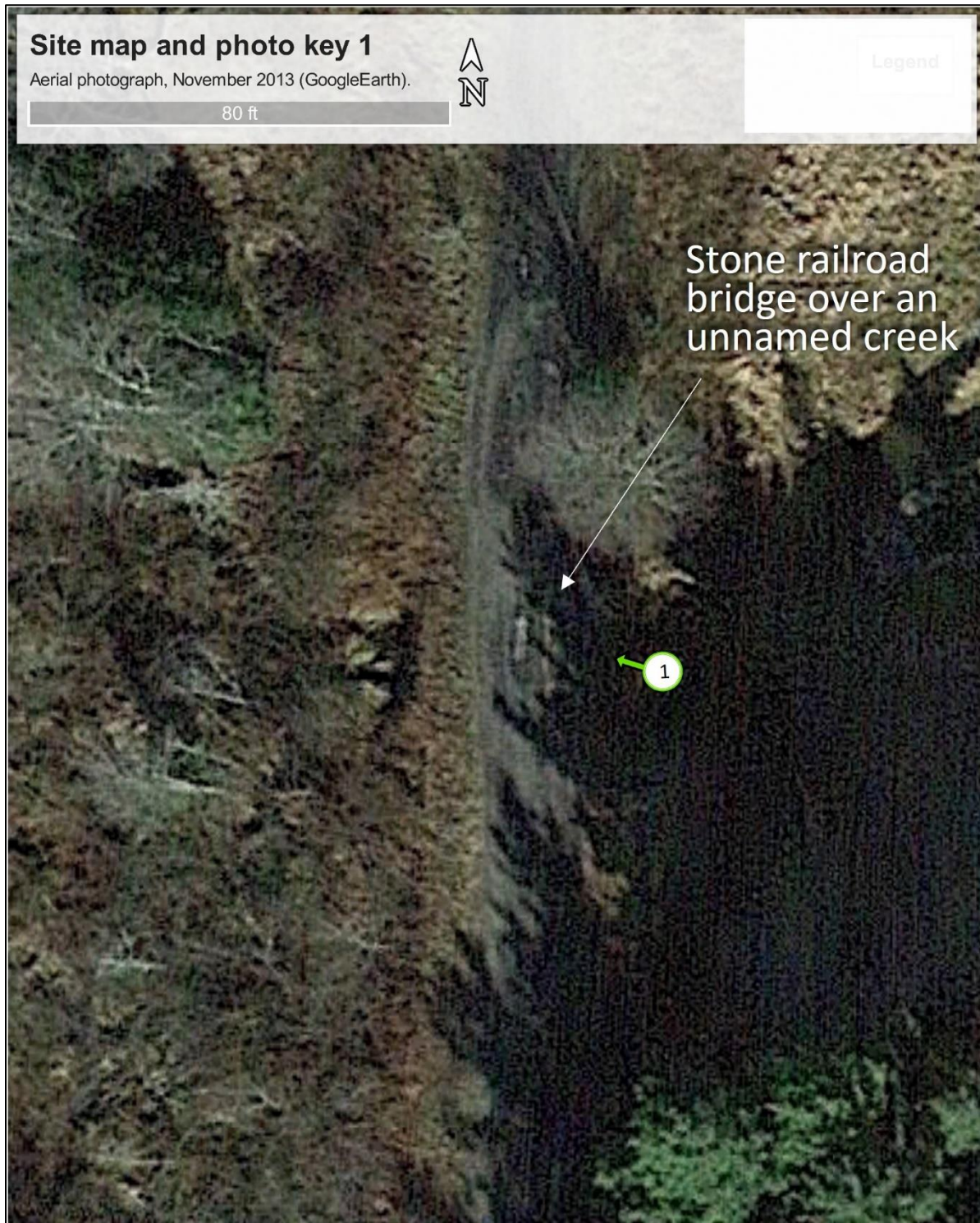
NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV SITE# TU-0585



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585

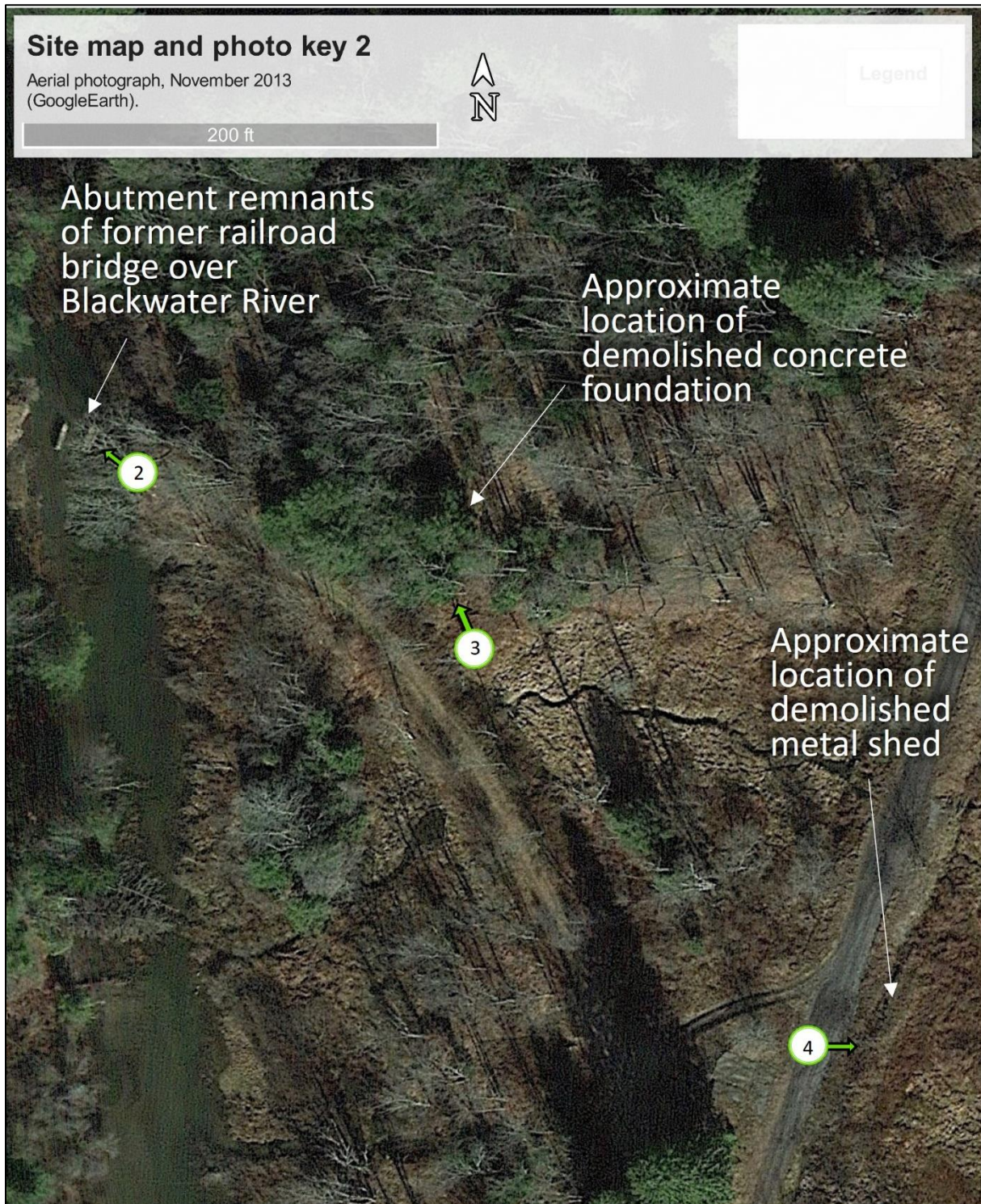


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# _____

TU-0585

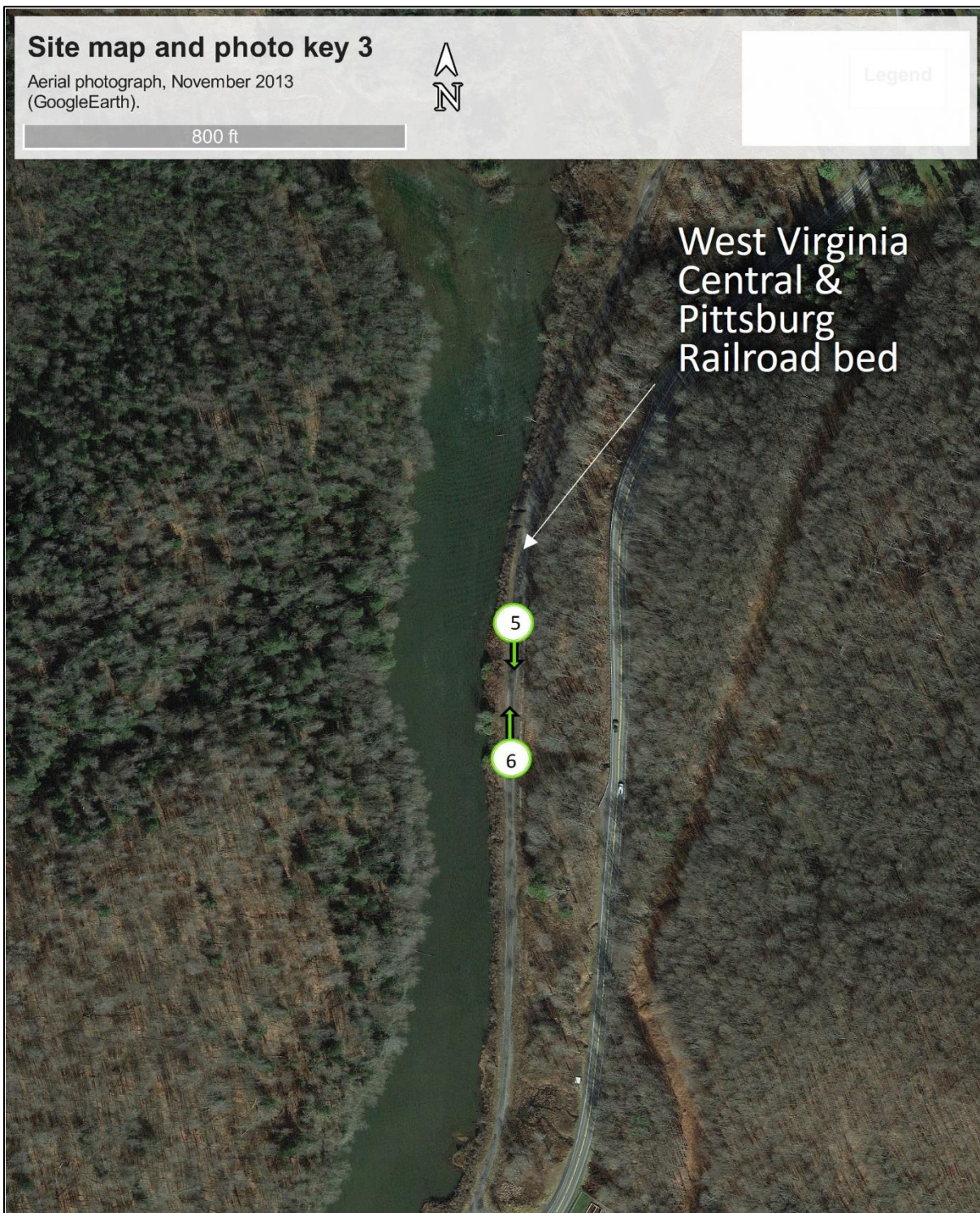


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# _____

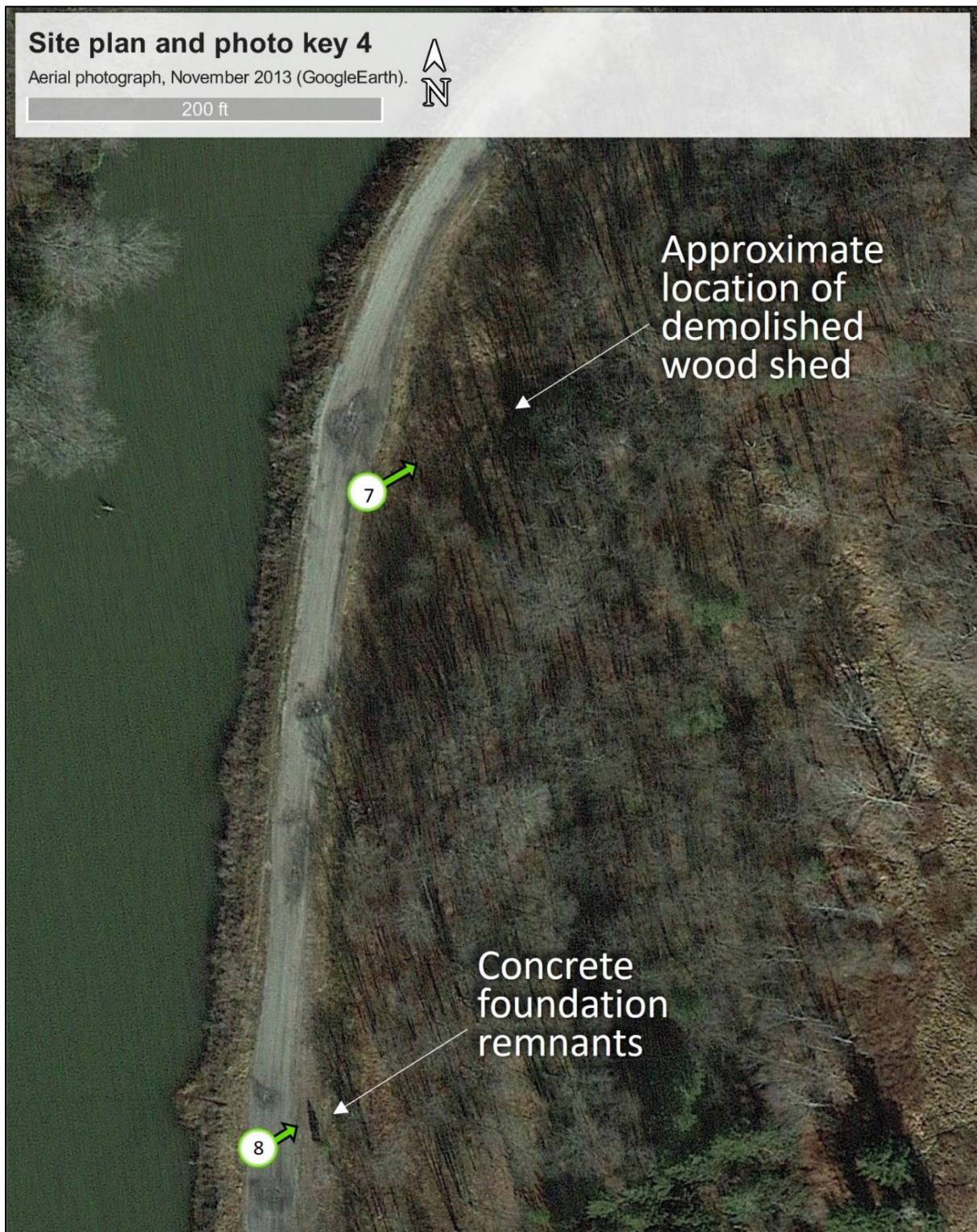
TU-0585



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585

Photographs



Photo 1 West Virginia & Central Pittsburg Railway Stone Arch Bridge over an unnamed tributary of the North Fork of the Blackwater River, facing west.



Photo 2 West Virginia & Central Pittsburg Railway, Pierce Branch showing concrete wingwall and pier remnant of former railroad bridge over the North Fork of the Blackwater River, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585



Photo 3 West Virginia & Central Pittsburg Railway showing approximate location of concrete foundation remnants recorded during previous survey, facing northeast.



Photo 4 West Virginia & Central Pittsburg Railway showing approximate location of demolished metal shed recorded during previous survey, facing east.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585



Photo 5. West Virginia & Central Pittsburg Railway corridor showing general view of right-of-way, facing north.



Photo 6. West Virginia & Central Pittsburg Railway corridor showing general view of right-of-way, facing south.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV

SITE# TU-0585



Photo 7 West Virginia & Central Pittsburg Railway showing approximate location of demolished wood shed recorded during previous survey, facing northeast.



Photo 8. West Virginia & Central Pittsburg Railway showing remnant of concrete foundation along east side of the right-of-way, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME West Virginia Central & Pittsburg Railroad, US 219, Thomas, WV


SITE# TU-0585

THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 22742 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Monongahela Power Company William Substation	Field Survey # MB #12	Site # (SHPO Only) TU-1631
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Monongahela Power Company	Date of Construction ca. 1966-1967	Style [WV SHPO Only]	
Exterior Siding/Materials	Roofing Material	Foundation Poured Concrete Slab	
Property Use or Function Residence <input type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Utility	UTM# ZONE 17S E 630365.00 N 4336972.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, W. VA Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-1631

Site No.

- PLEASE SEE ATTACHED -

MB #12

Present Owners Monongahela Power Company Phone #:	Owners Mailing Address 800 Cabin Hill Drive, Greensburg, PA 26292 Parcel ID: 47-12-0228-0014-0000
Describe setting <u>3.89</u> acres See Continuation Sheets _____ archaeological artifacts present	
Description of Building or Site (Original and Present) _____ Stories _____ Front Bays See Continuation Sheets (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 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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631

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

The 3.88-acre Monongahela Power Company Williams Substation property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland and interspersed with commercial and utility service properties. The subject property is located at the top of a steep ridge along the northeast side of US 219 approximately 300 feet north of its intersection with WV 90. The substation is located at the north end of the property and the remainder of the parcel is sparsely wooded.

The subject resource is an electrical substation. The electrical equipment is set on a poured concrete slab foundation and is encircled by a wire fence. A metal-clad maintenance shed is located towards the southeast corner of the station.

Property History

Prior to subdivision, the subject property was part of the 3,500-acre A-28 or Morrell Tract, which encompassed much of the land located in and around the community of William (TCDB 172:685). Until the mid-twentieth century, the tract was part of the vast real estate holdings of the Western Maryland Railway Company (WM) (TCDB 76: 98).

In February of 1967, WM sold the subject property to current owner Monongahela Power Company for total consideration of \$4,500 (TCDB 76: 98). The electrical substation is not present on 1966 aerial photography (USGS EarthExplorer 1966) but does appear on a 1967 United States Geological Survey (USGS) topographic quadrangle (USGS 1967). This indicates that the station was constructed in either 1966 or 1967, shortly before or after the property's acquisition by the Monongahela Power Company.

Statement of Significance and Integrity

Integrity

The property retains a high level of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains high integrity of setting—the semi-rural residential character of the area has remained intact since the time of the substation's construction. The substation retains integrity of design, as it has not been altered substantially since it was built. Integrity of workmanship and materials appears to be high as its components appear to be original. Integrity of feeling is high, as the setting and appearance of the property and surroundings have not undergone significant changes since the station was constructed. 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 property, continued operation as an electrical substation 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 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 Monongahela Power Company William Substation 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 structure is an unremarkable example of a common electrical substation and is thus unable to convey significance under Criterion C.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631

- 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). 1916. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1967. Davis, W.VA.-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

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

United States Geological Survey (USGS) EarthExplorer. 1966. Aerial photograph, May 4, 1966. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

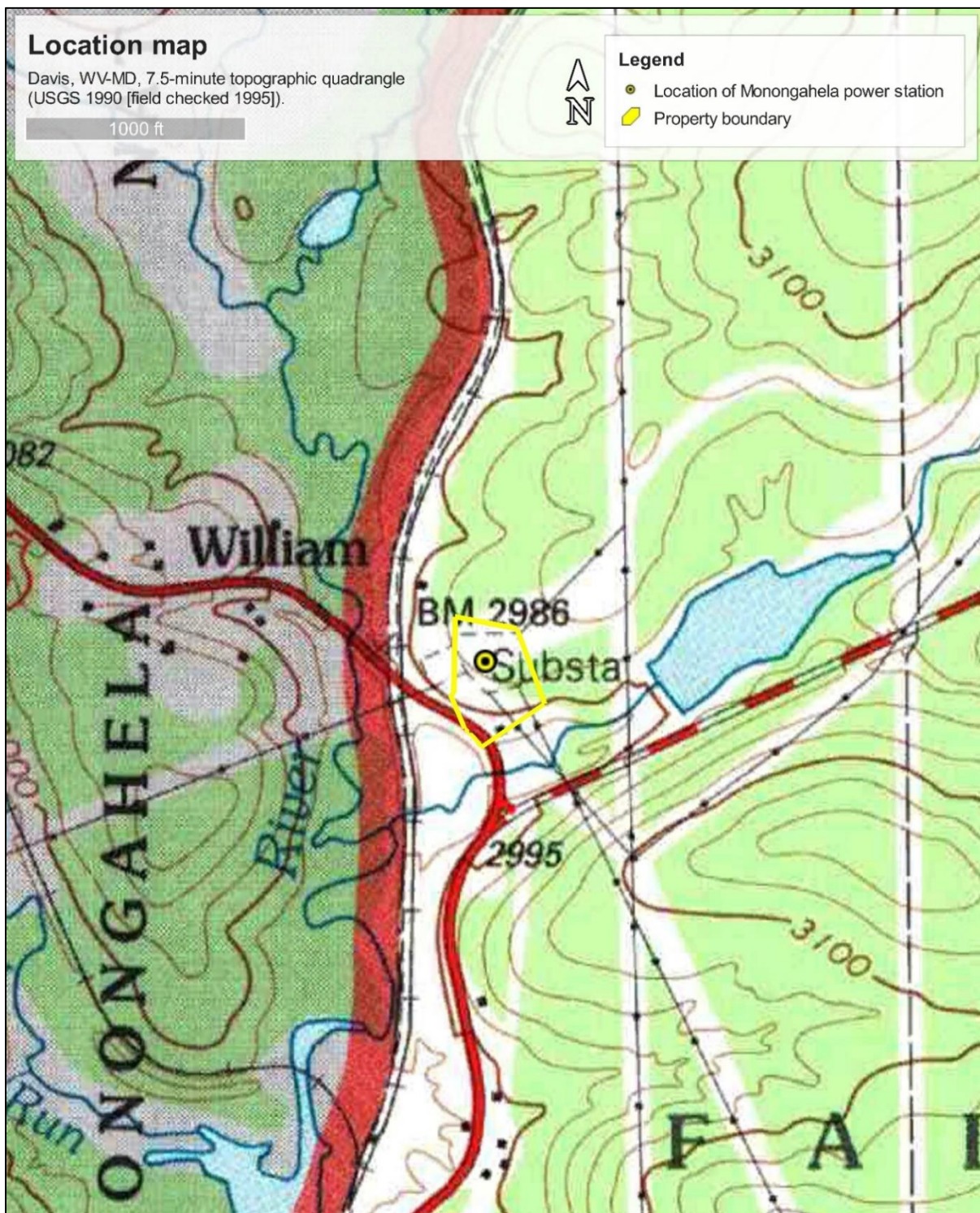
United States Geological Survey (USGS) EarthExplorer. 1973. Aerial photograph, December 3, 1973. United States Geological Survey, Reston, Virginia. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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 Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631

Location Map

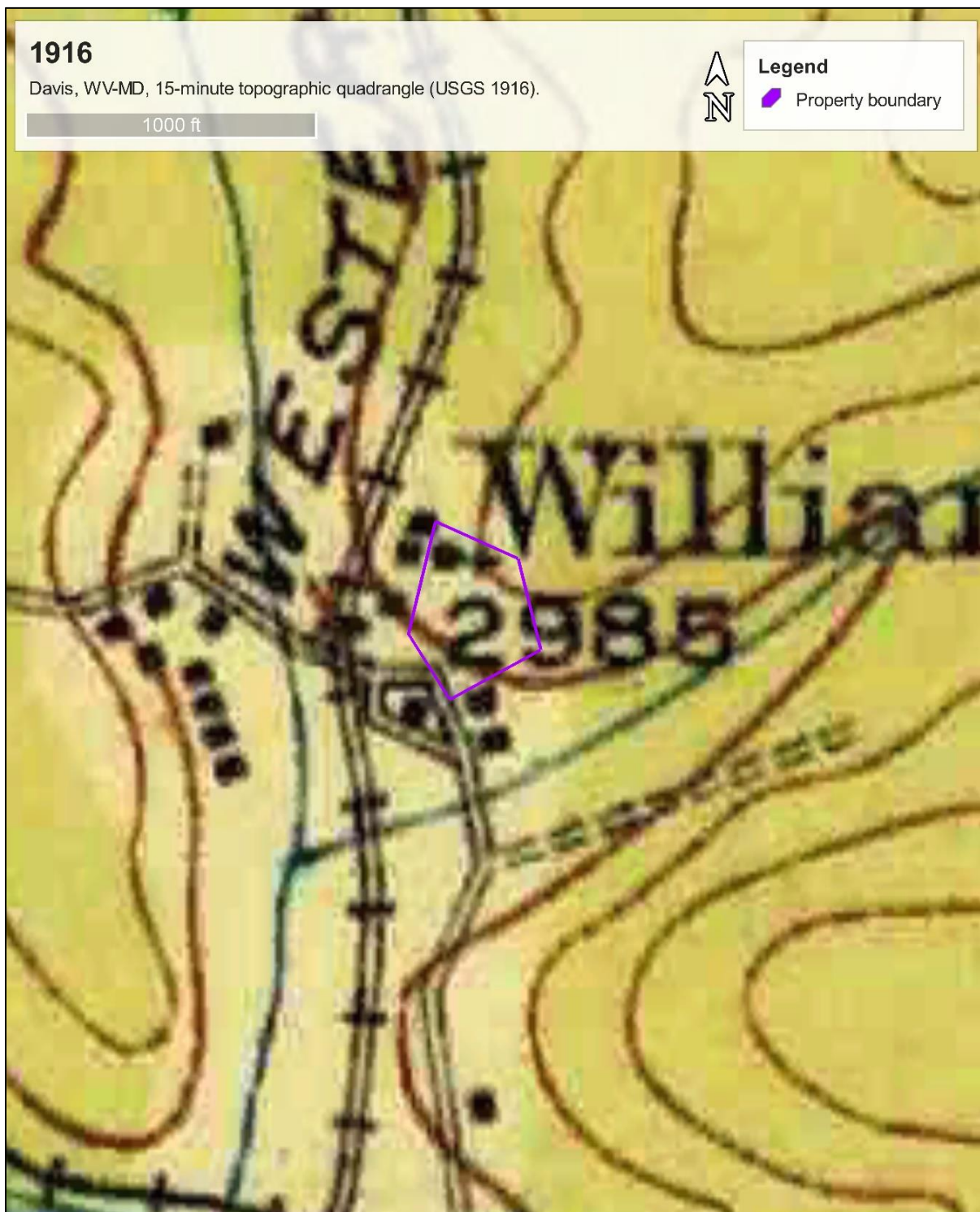


WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631

Historic Mapping



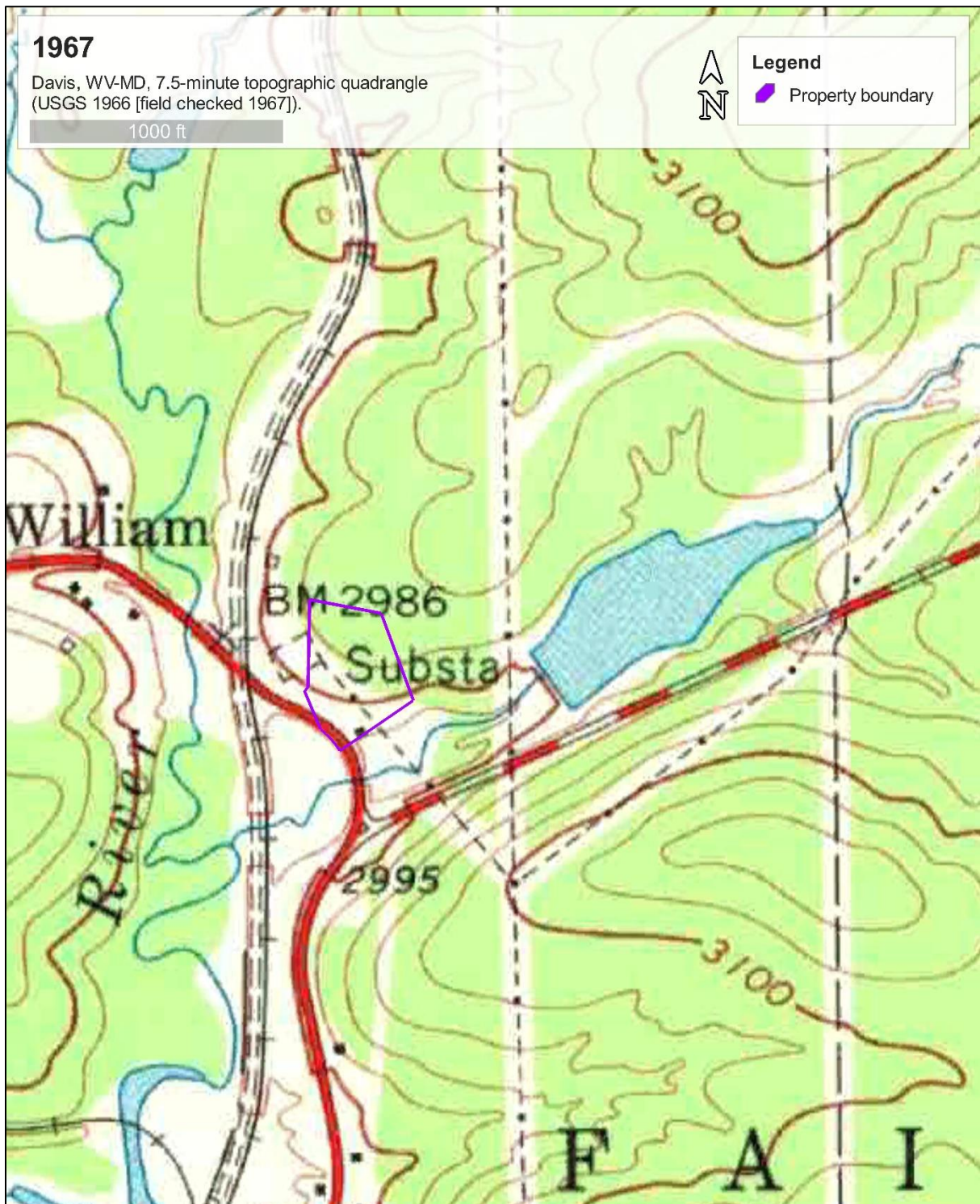
WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV SITE# TU-1631



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631

Photographs



Photo 1. General view of substation from driveway, facing northeast.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET


NAME Monongahela Power Company William Substation, 22742 Seneca Trail, William, WV **SITE#** TU-1631

THIS PAGE INTENTIONALLY LEFT BLANK



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address West of US 219 and WV Route 90 Intersection	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> WVC&P Railway Stone Arch Bridge	Field Survey # MB #15	Site # (SHPO Only) TU-1632
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder West Virginia Central & Pittsburg Railway	Date of Construction ca. 1884	Style [WV SHPO Only]	
Exterior Siding/Materials Cut Stone, Timber Ties	Roofing Material	Foundation Stone	
Property Use or Function Residence <input type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Transportation	UTM# ZONE 17S E 630256.81 N 4336754.68		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-1632

Site No.

- PLEASE SEE ATTACHED -

MB #15

Present Owners Western Pocahontas Properties, LTD Phone #:	Owners Mailing Address 5260 Irwin Road, Huntington, WV 25705 Parcel ID: 47-06-0248-0013-0000
Describe setting 14.73 _____ acres See Continuation Sheets _____ archaeological artifacts present	
Description of Building or Site (Original and Present) _____ Stories _____ Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: <div style="display: flex; justify-content: space-around; width: 100%;"> Yes No </div>	
Additions <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: <div style="display: flex; justify-content: space-around; width: 100%;"> Yes No </div>	
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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME WVC&P Railway Stone Arch Bridge, West of US 219/WV Route 90 Intersection, William, WV

SITE# TU-1632

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

The WVC&P Railway Stone Arch Bridge over an unnamed tributary of the North Fork of the Blackwater River is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and West Virginia Route 90 (WV 90) runs east to west. The community primarily consists of dwellings built on moderately sized lots which are surrounded by undeveloped woodland interspersed with commercial and utility service properties.

The bridge is located approximately 350 feet west of the intersection of US 219 and WV 90. It is a single-span, stone arch bridge that carries the Blackwater Canyon Trail over an unnamed tributary of the North Fork of the Blackwater River. The bridge measures approximately 18 feet in length and consists of a single semi-circular barrel vault constructed of coursed stone with radiation voussoirs and a central keystone. The spandrel walls, wingwalls, and abutments are similarly constructed of cut stone. The bridge deck consists of earth and gravel and is flanked on the eastern side by a parapet wall constructed of repurposed railroad ties.

Property History

This stone bridge originally carried the mainline of the West Virginia Central & Pittsburgh Railway (WVC&P) over the unnamed tributary. The tracks, ties, and ballast have been removed.

Henry Gassaway Davis, an entrepreneur, industrialist, and politician, and others founded the Potomac and Piedmont Coal and Railway Company in 1866. The railroad was reorganized as the WVC&P in 1881, around the time that it acquired tens of thousands of acres of timber and coal lands in and near Tucker County. The WVC&P's right-of-way was completed to the new towns of Thomas and Davis, Tucker County, in August and November 1884. It reached Parsons, Tucker County, and Elkins, Randolph County, in 1889. The arrival of the railroad resulted in the founding or dramatic expansion of these and other towns that existed because of the need for communities at coal mining, coke production, and lumber processing sites (Fansler 1962:260-61; Maxwell 1884:169-70; Lewis 1998:92; Clarkson 1964:36; Reger 1923:2). The WVC&P provided Tucker County with its first access to eastern ports and urban markets in New England, the Mid-Atlantic region, and the Midwest. WVC&P merged into the Western Maryland Railway (WM) in 1905. WM served Tucker and adjoining counties until it was taken over the Chessie System in 1973, which in turn was merged out of existence in 1980 into CSX Transportation, which shortly thereafter abandoned the railway between Henry, West Virginia and Montrose, West Virginia, including the section on which the subject resource is located (Salstrom 1994:69).

Although the exact date of the bridge's construction is not known, it was likely built alongside the original Davis Branch of the WVC&P in 1884. Currently, the right-of-way is owned by Western Pocahontas Properties Limited, which purchased it from CSX Transportation in 1994 (TCDB 147: 368).

Statement of Significance and Integrity

Integrity

The property retains a moderate level of historic integrity. The property retains integrity of location as it exists in the location in which it was built. The property retains low integrity of setting—the railroad tracks the bridge once carried have been removed and almost nothing remains of the bustling lumber community that once existed in the area. The bridge retains high integrity of design; minimal alterations have been made since the time of the bridge's construction. Likewise, integrity of workmanship and materials are high as most of the structure appears to be original. Integrity of feeling is moderate; although the setting and appearance of the property and surroundings have undergone significant changes since the bridge was built, the structure itself retains its original appearance. Integrity of association is the direct link between an important historic event or person and a historic property; although the bridge is associated with the WVC&P Railway and railroad transportation in the state of West Virginia, removal of the railroad tracks significantly detracts from the property's integrity.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME WVC&P Railway Stone Arch Bridge, West of US 219/WV Route 90 Intersection, William, WV

SITE# TU-1632

Statement of Significance

The WVC&P Railway Stone Arch Bridge has been determined eligible for the National Register of Historic Places (NRHP) under Criteria A and C as a contributing element of the discontinuous West Virginia Central & Pittsburg (WVC&P) Railway Historic District.

The WVC&P Railway mainline and the Davis Branch were found to meet Criterion A for the significant contribution of the railroad system to the development of Tucker County between its construction in 1884-1889 and the last major expansion of the Western Maryland Railway in 1941. In addition, the collection of bridges and other structures on the mainline and the Davis Branch, including the subject bridge, meet Criterion C for their illustration of railroad engineering and construction methods of the late nineteenth century. The Keeper determined that the WVC&P Railway corridor is eligible for listing in the NRHP as a discontinuous historic district. However, based on a review of the documentation contained in the 2000 Determination of Eligibility Report (Michael Baker Jr., Inc. 2000), the Keeper determined that the segment of the WVC&P Railroad from Thomas to William did not qualify as a contributing linear element of the WVC&P Railway Historic District because of a lack of integrity. The Keeper did, however, determine that the WVC&P Railway Stone Arch Bridge qualified individually as a contributing element of the discontinuous historic district (Keeper, April 16, 1999, and January 17, 2001).

Bibliographic References

Clarkson, Roy B. 1964. *Tumult on the Mountains: Lumbering in West Virginia 1770-1920*. McClain Printing Company, Parsons, West Virginia.

Fansler, Homer Floyd. *History of Tucker County, West Virginia*. 1962. McLain Printing Company, Parsons, West Virginia.

Lewis, Ronal L. 1998. *Transforming the Appalachian Countryside: Railroads, Deforestation, and Social Change in West Virginia, 1880-1920*. University of North Carolina Press, Chapel Hill.

Maxwell, Hu. 1884. *History of Tucker County, West Virginia*. Preston Publishing Company, Kingwood, West Virginia, 1880-1920. University of North Carolina Press, Chapel Hill.

Michael Baker Jr., Inc. 2000. *Appalachian Corridor H Battlefield Avoidance Study Determination of Eligibility for Architectural Resources*. Prepared for the West Virginia Department of Transportation. Charleston, West Virginia.

Reger, Davis B. 1923. *West Virginia Geological Survey, Tucker County*. West Virginia Geological Survey, Charleston.

Salstrom, Paul. 1994. *The Upper Potomac Coal Field. In Northern West Virginia Coal Fields: Historical Context*. Institute for the History of Technology and Industrial Archaeology, Eberly College of Arts and Sciences, West Virginia University.

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). 1990. Davis, WV, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

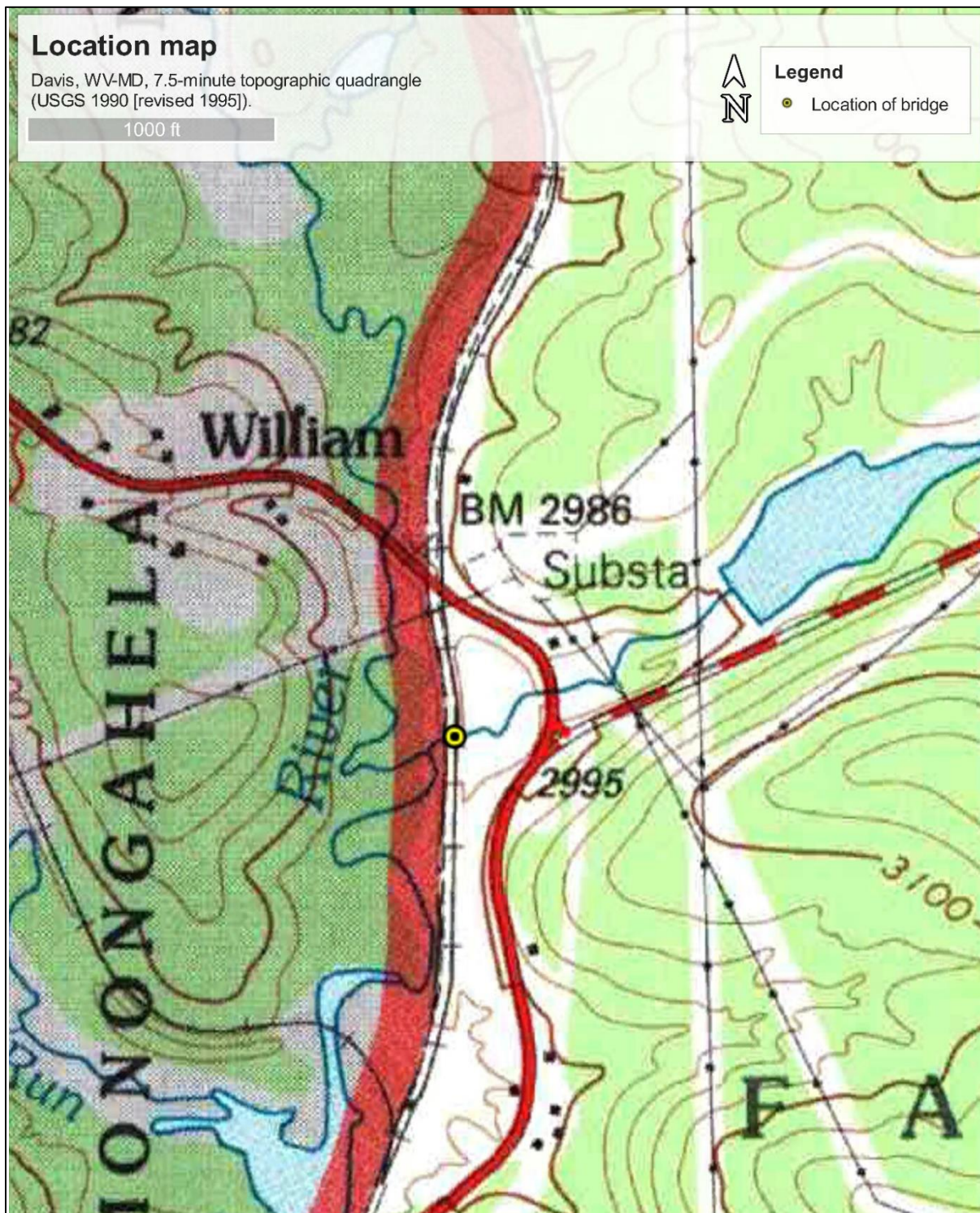
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME WVC&P Railway Stone Arch Bridge, West of US 219/WV Route 90 Intersection, William, WV

SITE# TU-1632

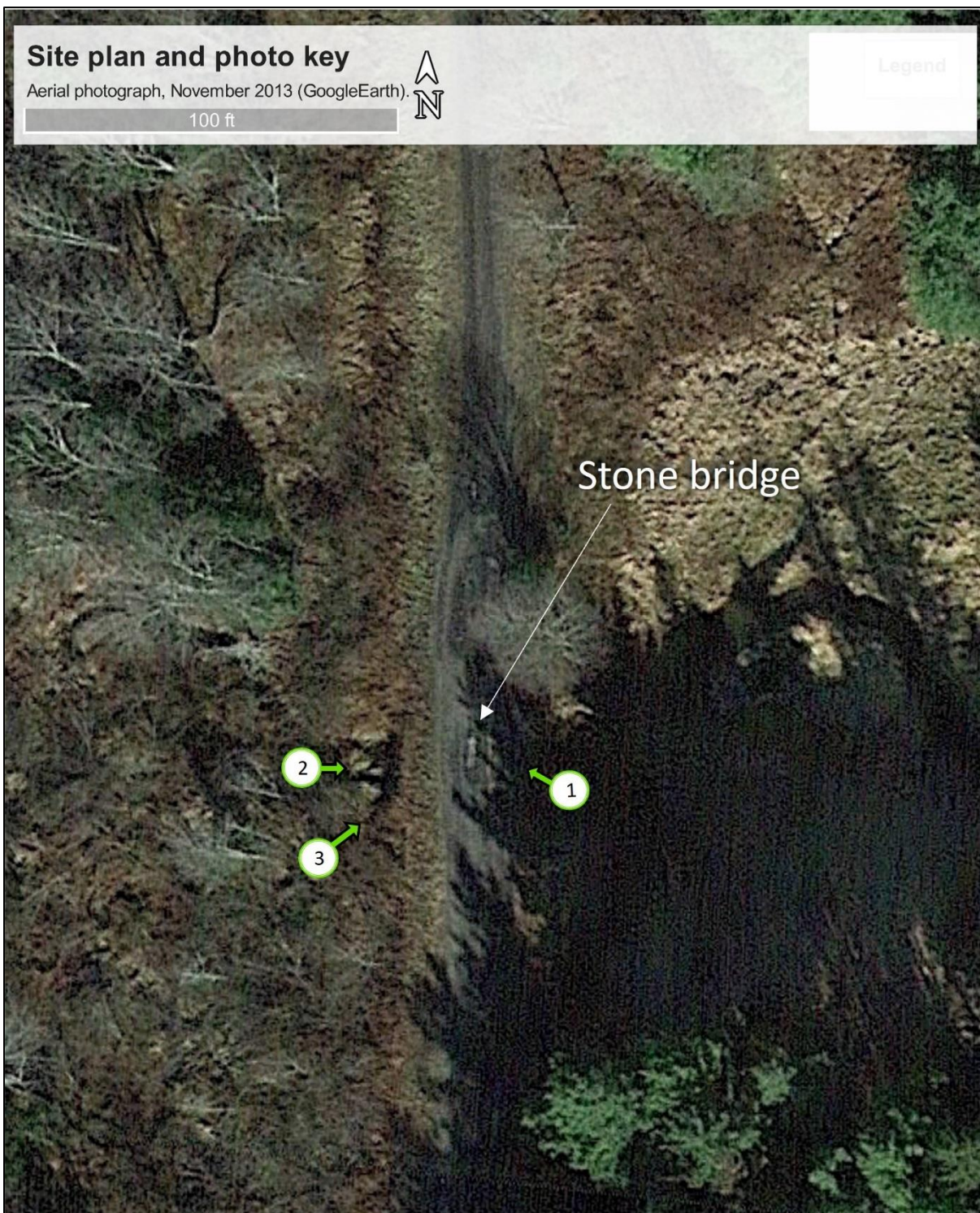
Location Map



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME WVC&P Railway Stone Arch Bridge, West of US 219/WV Route 90 Intersection, William, WV

SITE# TU-1632



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME WVC&P Railway Stone Arch Bridge, West of US 219/WV Route 90 Intersection, William, WV

SITE# TU-1632

Photographs



Photo 1. WVC&P Railway Stone Arch Bridge showing east elevation, facing northwest.



Photo 2. WVC&P Railway Stone Arch Bridge showing west elevation, facing east.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME WVC&P Railway Stone Arch Bridge, West of US 219/WV Route 90 Intersection, William, WV

SITE# TU-1632



Photo 3. WVC&P Railway Stone Arch Bridge showing detail view of west elevation, facing northeast.



Internal Rating:

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 22403 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Andria DiBacco House	Field Survey # MB #18	Site # (SHPO Only) TU-1633
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1971-1973	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 630333.00 N 4336328.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-1633

Site No.

MB #18

Present Owners Andria DiBacco Phone #:	Owners Mailing Address 22403 Seneca Trail, Thomas, WV 26292 Parcel ID: 47-06-0228-0006-0000
Describe setting <u>0.29</u> acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) <u>1</u> Stories <u>5</u> Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The dwelling's roof, siding and windows have been replaced.	
Additions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe:	
Describe All Outbuildings Total Number of Buildings: 5 (3) Frame Sheds (1) Frame Chicken Coop (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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633

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

The 0.29-acre Andria DiBacco property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland and interspersed with commercial and utility service properties. The subject property is located along the west side of US 219 approximately 0.25 miles south of its intersection with WV 90. The parcel contains a house and four ancillary buildings. The property is flat and lacks any trees or other natural features.

The Andria DiBacco House is a one-story, frame, single-family dwelling built in the Ranch style. The house measures five 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 side-gable roof is clad in asphalt shingles. A metal flue is present at the north end of the rear slope of the roofline. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows with six-over-six false muntins and are flanked by inoperable shutters. A two-bay central porch is present along the southeast (front) façade. The porch has a concrete block foundation, a poured concrete slab deck, square wood support posts, an open-rail wood balustrade, and a front-gable roof clad in asphalt shingles. A one-bay porch is also present along the northeast (side) façade. It has a pier foundation, a wood deck, an open-rail wood balustrade, square wood support posts, and a front-gable roof clad in asphalt shingles.

The property also contains three sheds and a chicken coop. Two of these sheds are located northwest of the main dwelling at the property's edge, while the third is located just off the parcel to the north. All are of frame construction and are clad in wood plank siding with asphalt shingle roofing. The chicken coop is located between the sheds just northwest of the house. It is also of frame construction and is similarly clad in wood plank siding with a roof of asphalt shingles.

Property History

Prior to subdivision, the subject property was part of the 3,500-acre A-28 or Morrell Tract, which encompassed much of the land located in and around the community of William (TCDB 172:685). Until the mid-twentieth century, the tract was part of the vast real estate holdings of the Western Maryland Railway Company (WM) (TCDB 81: 172).

In November of 1971, WM sold a 0.29-acre portion of the A-28 tract to Albert A. Lansberry and his wife Virginia L. Lansberry for a total consideration of \$706 (TCDB 81: 172). At the time of this transfer, an existing dwelling was already present on the property as shown on a plat attached to the deed (TCDB 81: 176). The prior dwelling was located in roughly the same location as the current house, but it appears to have been a two-story dwelling built on a square plan. This dwelling can be seen on a United States Geological Survey (USGS) topographic map from 1916 (USGS 1916), as well as on aerial imagery dating to 1956 and 1966 (USGS EarthExplorer 1956; 1966). The current dwelling then appears on the next available aerial imagery from 1973 (USGS EarthExplorer 1973). This indicates that the older dwelling was demolished and replaced with the current building between 1971 and 1973, shortly after the property was purchased by the Lansberrys. Although their exact construction dates are not known, aerial imagery indicates that all present outbuildings were constructed between 1973 and 1997 (Google Earth 2024; USGS EarthExplorer 1973).

Albert A. Lansberry died in 2000, at which time full interest in the subject property passed to Virginia L. Lansberry as stipulated in the survivorship clause in the prior deed (TCDB 224: 249). Virginia Lansberry died testate in 2016, passing three parcels including the subject property to her son John H. Johnson (TCDB 224: 249). The following year, Johnson conveyed part of his interest in these same three properties to his wife Rita A. Johnson (TCDB 224: 249).

In 2021, current owner Andria DiBacco purchased the three parcels, including the subject property, from John and Rita Johnson for a total consideration of \$130,000 (TCDB 244: 176).

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633

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 location in which it was built. The property also retains integrity of setting—the sparsely developed rural residential character of the area has not changed since the time of the house’s construction. The house retains a high integrity of design; no additions or substantial alterations have been made to the building’s form and massing. Integrity of materials and workmanship have been diminished by the replacement vinyl siding and windows. Integrity of feeling is high, as the setting and appearance of the property and surroundings have undergone no significant changes since the house was built. 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 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 Andria DiBacco 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 dwelling is a fairly unremarkable example of the common Ranch style and has been moderately altered, minimizing its ability to convey any possible significance 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

Google Earth. 2024. Aerial imagery database. Electronic document, <https://earth.google.com>, accessed March 27, 2024.

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). 1916. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

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

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

United States Geological Survey (USGS) EarthExplorer. 1966. Aerial photograph, May 4, 1966. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV **SITE#** TU-1633

United States Geological Survey (USGS) EarthExplorer. 1973. Aerial photograph, December 3, 1973. United States Geological Survey, Reston, Virginia. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

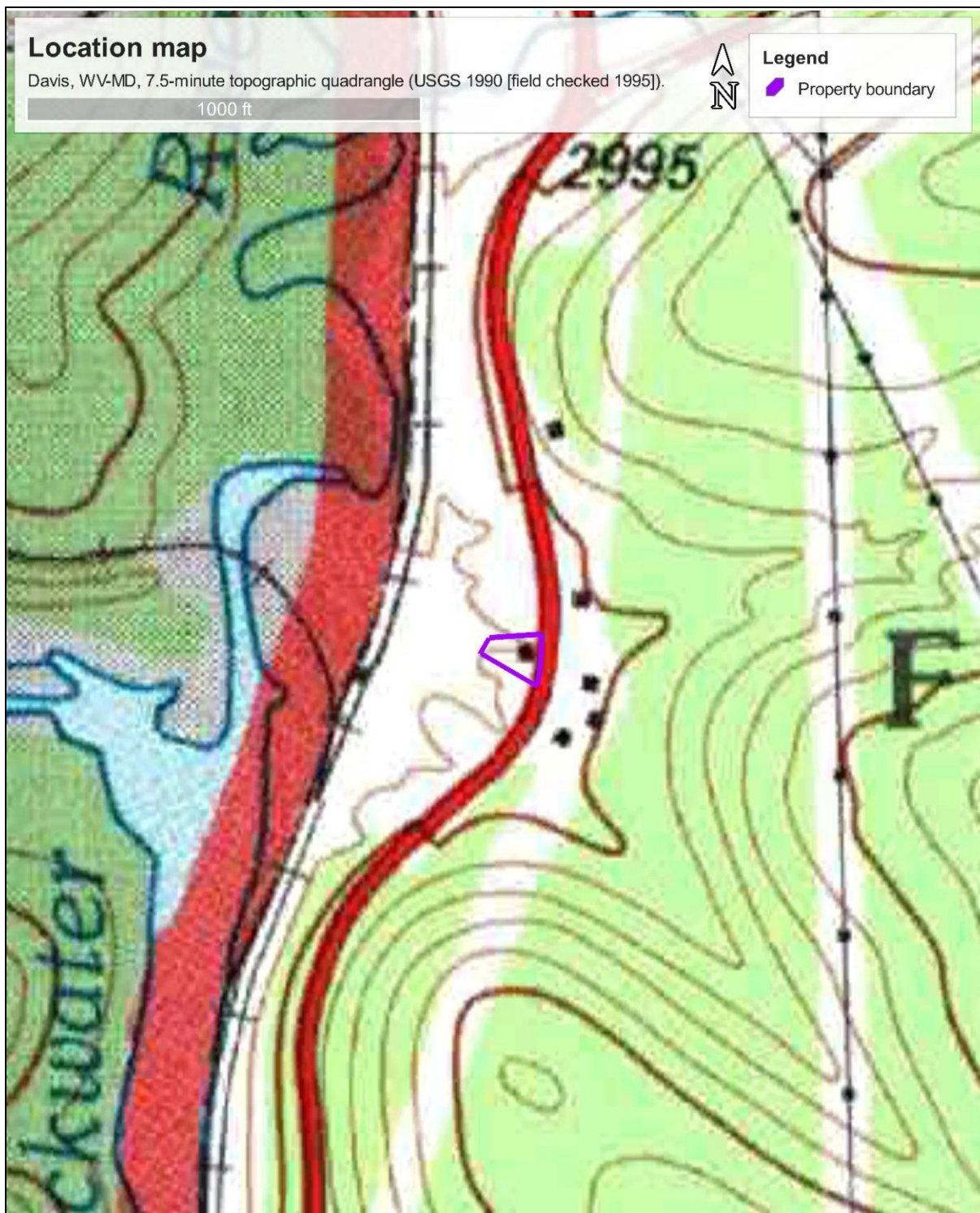
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633

[Location Map](#)

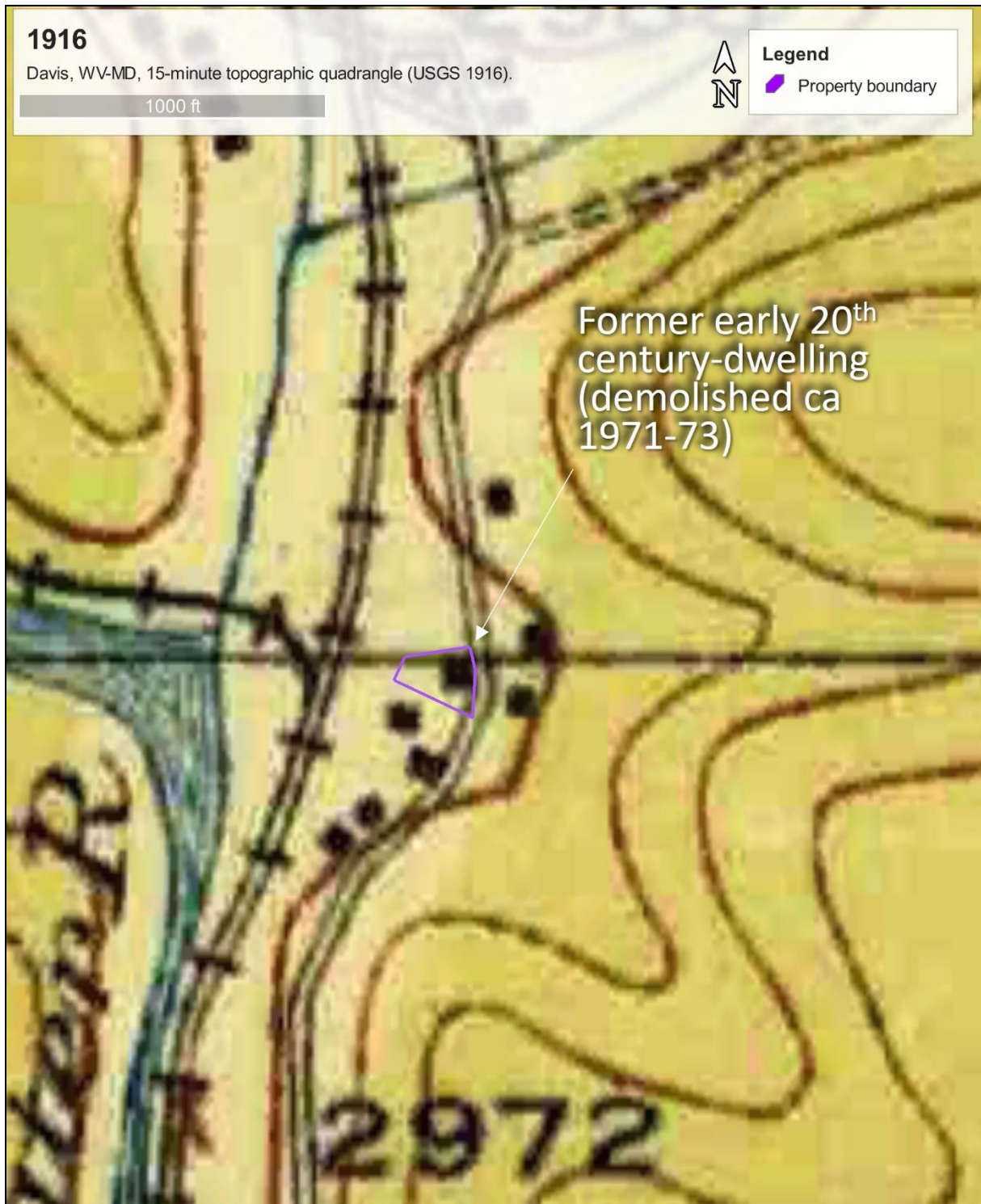


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633

Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

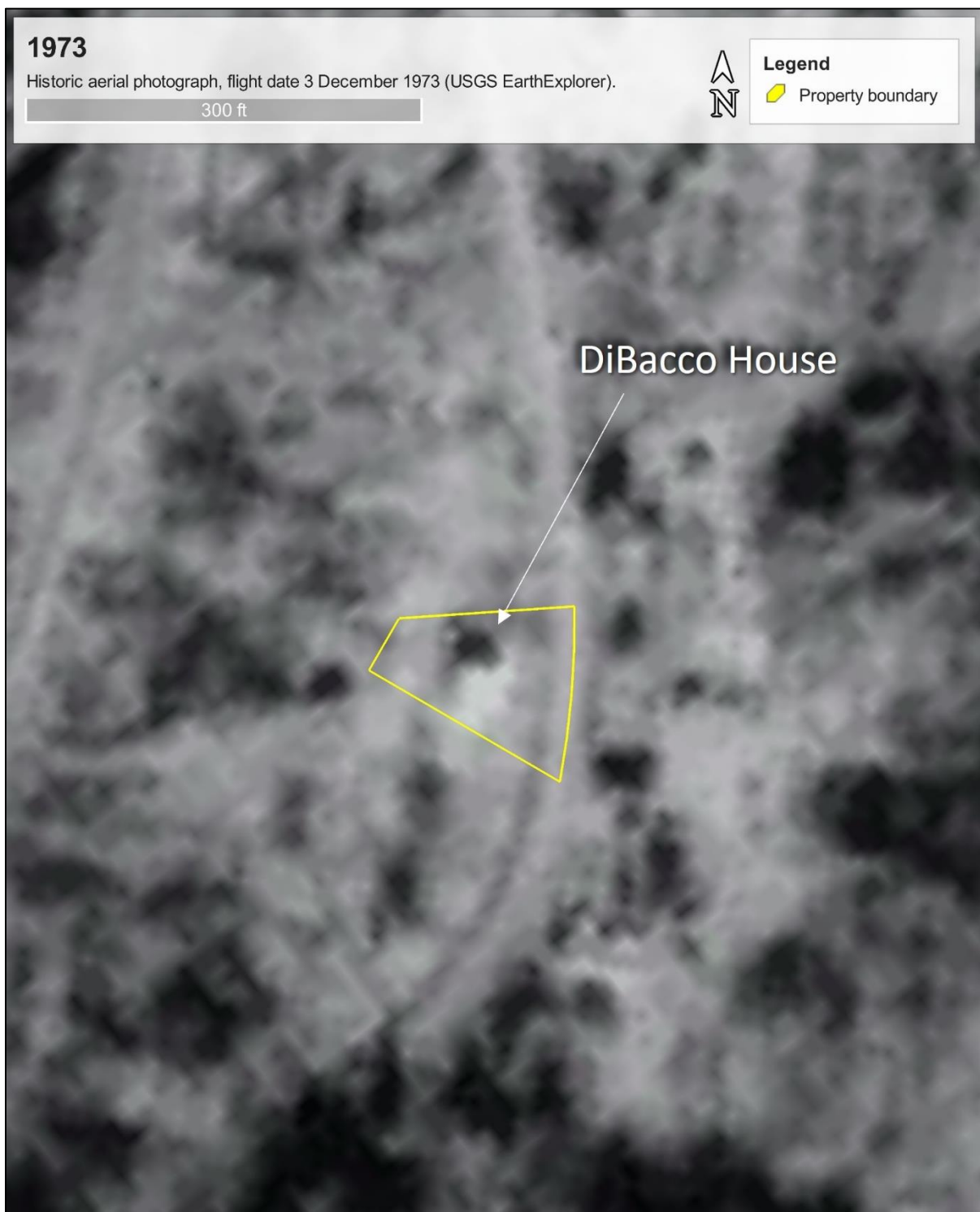
SITE# TU-1633



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633

Photographs



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633



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



Photo 2. DiBacco House showing southeast (front) façade, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Andria DiBacco House, 22403 Seneca Trail, William, WV

SITE# TU-1633



Photo 3. DiBacco House showing southeast (front) and northeast (side) façades, facing southwest.



Photo 4. DiBacco House showing sheds and chicken coop, facing northwest.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address East of US 219 and north of WV 90 on unnamed tributary of the North Fork of the Blackwater River	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Thomas Reservoir Dam	Field Survey # MB #23	Site # (SHPO Only) TU-1634
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder City of Thomas	Date of Construction 1937	Style [WV SHPO Only]	
Exterior Siding/Materials Earth; Poured Concrete	Roofing Material	Foundation Poured Concrete Slab	
Property Use or Function Residence <input type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Utility	UTM# ZONE 17S E 630601.00 N 4336938.00		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, W. VA Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-1634

Site No.

- PLEASE SEE ATTACHED -

MB #23

Present Owners City of Thomas Phone #:	Owners Mailing Address Spruce Street, Thomas, WV 26292 Parcel ID: 47-06-0229-0001-0000
Describe setting 18.72 acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) ___ Stories ___ Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: Yes No	
Additions <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: Yes No	
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: May 10, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634

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

The Thomas Reservoir Dam is located approximately 805 feet to the east of Seneca Trail (U.S. Route 219) and directly north of Henry Dobbin/Coalfield Highway in Tucker County, West Virginia. Approximately 605 feet to the west of the dam is the Monongahela Power Substation and the Mountaineer Wind Energy Center. Directly north of the dam it is heavily forested, and directly east (behind) the dam is the Thomas Reservoir. The Thomas Reservoir is filled by an unnamed tributary of the North Fork of the Blackwater River, which flows in a northeast to southwest direction. The area around the dam is heavily forested apart from several long clearings for power lines and the nearby substation. The area is sparsely inhabited, with the nearest dwellings located approximately 2000 feet to the west.

The Thomas Reservoir Dam is a rockfill and earth dam. It was completed ca. 1937. The dam and reservoir supply water for the city of Thomas, West Virginia. The dam measures 322 feet in length and 26 feet in height. The dam structure is constructed of rock fill encased in earth. The downstream (southwest) slope of the earthen embankment extends 115 feet in a southwest direction from the berm of the dam. A spillway riser is located in the center of the upstream (northeast) slope of the dam near the normal pool level. The spillway runs beneath the dam and exits at the toe of the downstream slope. A stepped concrete spillway is located along the northwest side of the dam and extends in a northeast to southwest direction. No associated outbuildings are present at the dam or in its immediate vicinity.

Property History

The Thomas Reservoir Dam is sited on land once belonging to the Fairfax Coal and Coke Company, a division of the Davis Coal and Coke Company (TCDB 21:37). In 1900, the Davis Coal and Coke Company was merged into the West Virginia Central & Pittsburgh Railway Company (WVC&P). During this merger, the Fairfax Coal and Coke Company conveyed its real property to the WVC&P (TCDB 21:37). Included in this conveyance was a tract of land known as A-28, or the Morrell Tract. This tract contained much of the land encompassing the community of William, including the future site of the Thomas Reservoir Dam (TCDB 172:685). The WVC&P was then acquired by the Western Maryland Railway Company (WM) in 1905, although real estate holdings, including the A-28 tract, were not formally transferred to WM until 1962 (Michael Baker Jr., Inc. 2000a:16; TCDB 72:228).

During the summer of 1932, persistent drought conditions resulted in water scarcity for the nearby town of Thomas. Low water levels in Sand Run necessitated that city leaders ration the city's supply, "cut[ting] off all water except for a few hours each day (CDM 1933:1). In January 1933, Thomas city council applied to the Reconstruction Finance Corporation "for a loan to be used in constructing a dam and reservoir to provide a new water supply for the city" (CDM 1933:1). The proposed impounding dam and reservoir were to be constructed "near the village of William, about 2 miles from Thomas" (CDM 1933:1).

In the wake of the 1929 stock market crash and the onset of the Great Depression, the Hoover Administration sought ways to restore American confidence in the county's financial system. On January 22, 1932, President Hoover established the Reconstruction Finance Corporation (RFC) via the Reconstruction Finance Corporation Act. The purpose of the RFC was to "provide emergency financing facilities for financial institutions to aid in financing agriculture, commerce, and industry" (Gou, et al 2013 [2022]). In contrast to the RFC's operation under President F.D. Roosevelt's New Deal, Hoover's RFC provided low-interest loans with the intent of bolstering failing banks. However, in July 1932, the Act was amended to extend loan financing to state and municipal governments (Gou, et al 2013 [2022]). This amendment was made so that public works projects (e.g., dams and bridges) could be financed via RFC funds. Under the Roosevelt Administration, the role and powers of the RFC were expanded to aid in providing state emergency relief funds and restoring business prosperity. In 1957, the Eisenhower Administration authorized the abolition and disbanding of the RFC.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634

The National Inventory of Dams indicates that the Thomas Reservoir Dam was completed ca. 1937. This date is corroborated by historical aerial photographs and mapping. Topographic mapping from 1916 does not show the dam and reservoir (USGS 1916). The dam and reservoir, however, are shown on a 1956 aerial photograph (USGS Earth Explorer 1956).

On March 5, 1982, an 18.72-acre tract containing the Thomas Reservoir Dam was conveyed to the City of Thomas for a consideration of \$14,000 (TCDB 37277:510-512). The City of Thomas remains the current owner.

Statement of Significance and Integrity

Integrity

The Thomas Reservoir Dam exhibits an overall high degree of historic integrity. The property retains integrity of location as it has not been moved from the location in which it was built. Integrity of setting is high, as the forested area around the dam and reservoir are still present, and the nearby roadways still follow their original routes. The integrity of design is high as the dam retains its original appearance. Integrity of materials and workmanship is also high as the dam's rockfill and earth construction and its stepped concrete spillway are unaltered. Integrity of feeling is high as its surroundings have remained consistent. Integrity of association is the direct link between an important historic event or person and a historic property; the dam's continued use as a supplemental water supply for the city of Thomas add to the property's integrity of association.

Statement of Significance

- Criterion A: The property is recommended eligible under Criterion A. With the city of Thomas having made application for RFC financing in January 1933, the Thomas Reservoir Dam is an early example of a municipal-level, public works initiative funded by pre-New Deal Federal aid. With approval of the dam's financing likely predating the Roosevelt Administration's expansion of RFC powers and the relaxing of applicant qualifications, the Thomas Reservoir Dam exists as a rare example of a Depression-era public works project catalyzed by financial recovery policy enacted during the Hoover Administration.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past, rendering it ineligible under Criterion B.
- Criterion C: The dam is a good example of a rockfill and earth dam and maintains a high level of integrity, but it is generally lacking in any 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

Charleston Daily Mail (CDM). 1933. "Seek Loan in Building Of Thomas Water Dam." 27 January: 1. Charleston, West Virginia.

Gou, Michael, Gary Richardson, Alejandro Komai, Daniel Park, and David C. Wheelock. 2013 [2022]. "Reconstruction Finance Corporation Act." *Banking Acts of 1932*. Federal Reserve, Washington, D.C. Electronic document, accessed 9 May 2024, <https://www.federalreservehistory.org/essays/reconstruction-finance-corporation>.

Historicaerials. 2024. NetROnline. Electronic Document, <https://www.historicaerials.com/viewer>, accessed April 4, 2024.

Rockfill Dam. 2009. Science Direct. Electronic Document, <https://www.sciencedirect.com/topics/earth-and-planetary-sciences/rockfill-dam>, accessed April 4, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV **SITE#** TU-1634

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.

Thomas Reservoir Dam. 2024. National Inventory of Dams. Electronic Document, <https://nid.sec.usace.army.mil/#/dams/system/WV09306/summary>, accessed April 5, 2024.

Thomas Reservoir Dam, Dam Safety Inspection (Tucker County, WV). 2018. TCPalm. Electronic Document, <https://data.tcpalm.com/dam/west-virginia/tucker-county/thomas-reservoir-dam/wv09306/>, accessed April 5, 2024.

United States Geological Survey (USGS). 1916. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1967. Davis, W.VA.-MD, 7.5-minute topographic quadrangle map [field checked 1967]. United States Geological Survey, Washington, DC.

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

United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

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

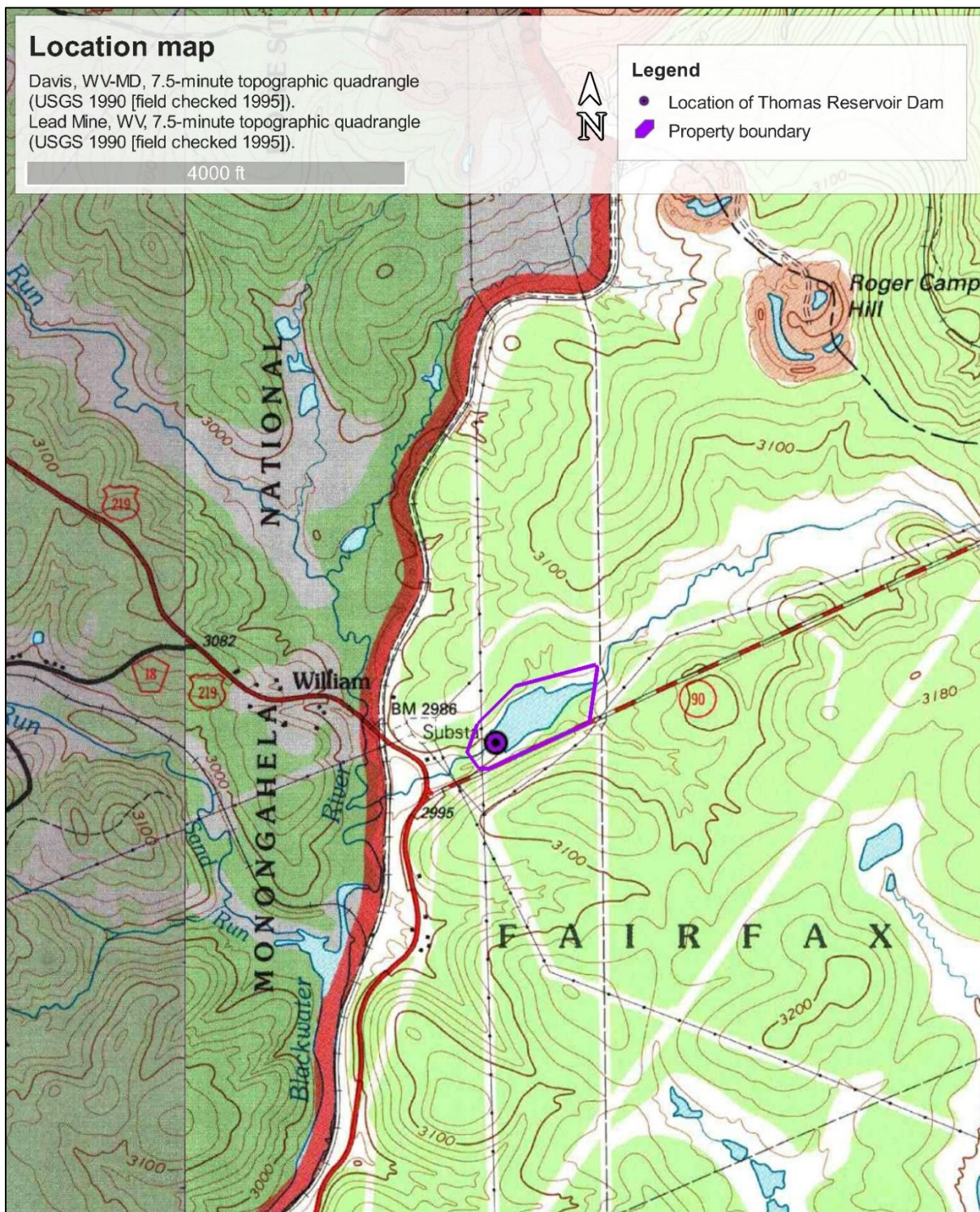
Wiltshire, Richard L. "100 years of Embankment Dam Design and Construction in the U.S. Bureau of Reclamation", Bureau of Reclamation History Symposium at University of Nevada- Las Vegas. 2002. Electronic Document, <https://www.usbr.gov/pn/snakeriver/dams/uppersnake/teton/100years.pdf>, accessed April 4, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634

Location Map

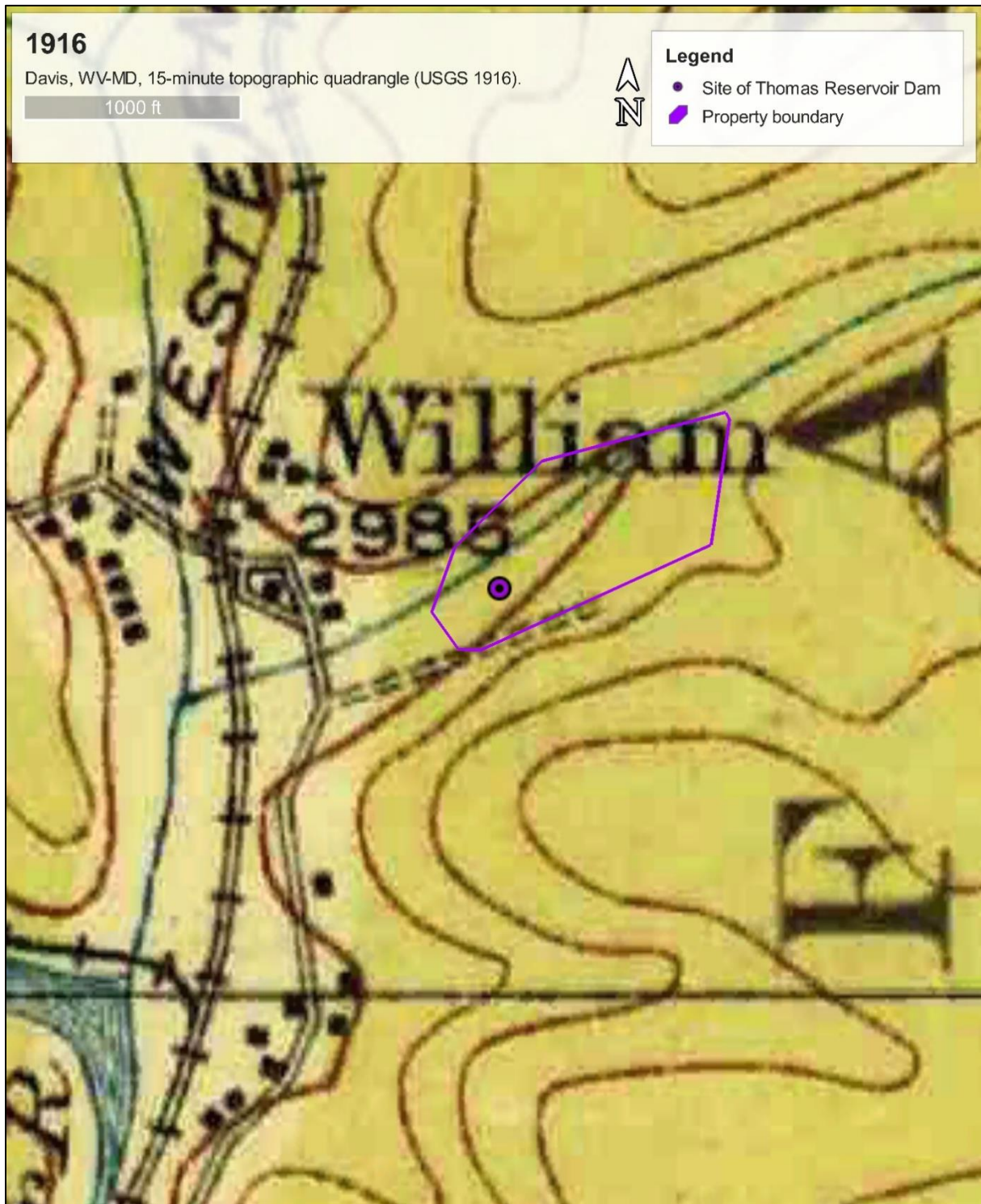


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634

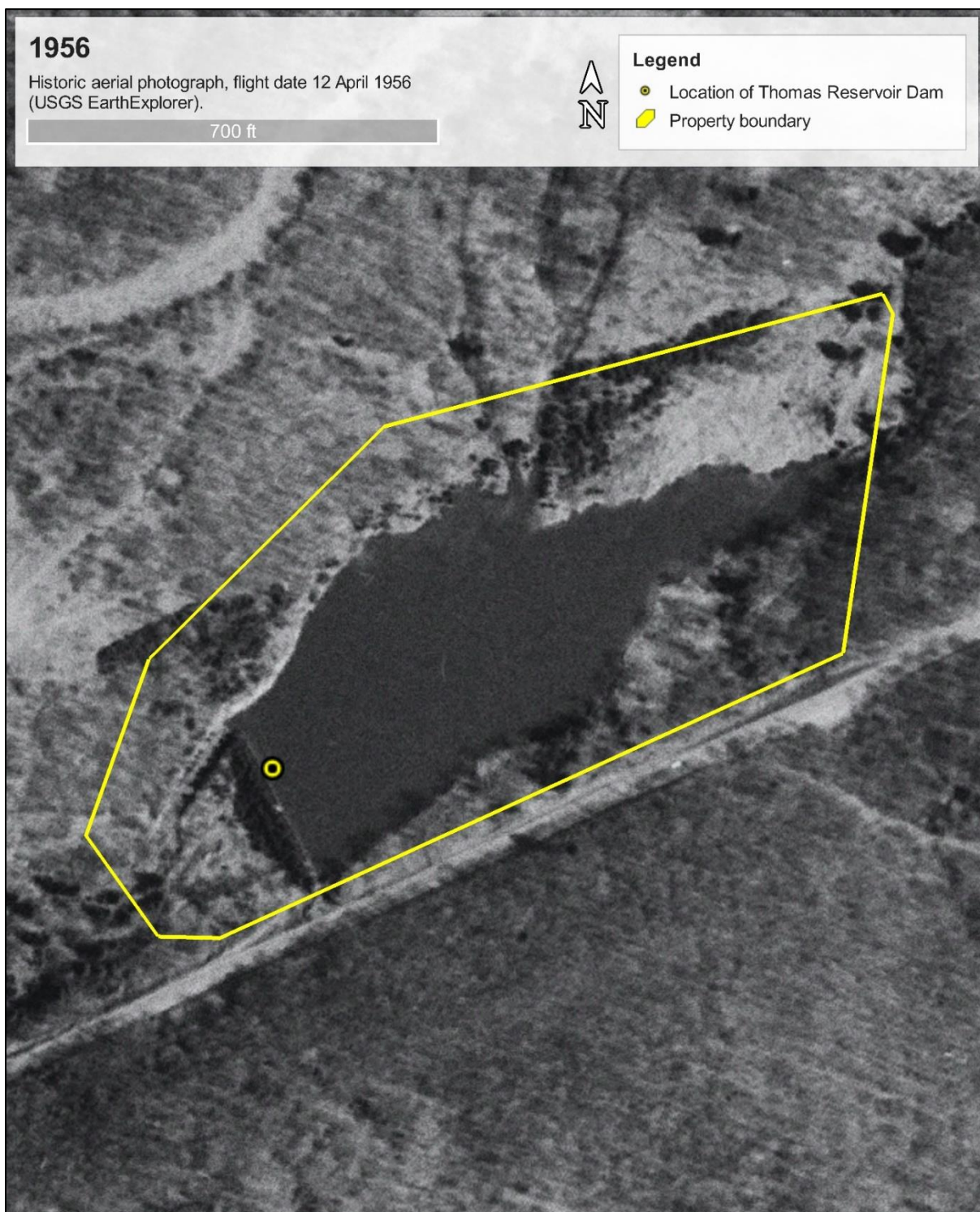
Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634

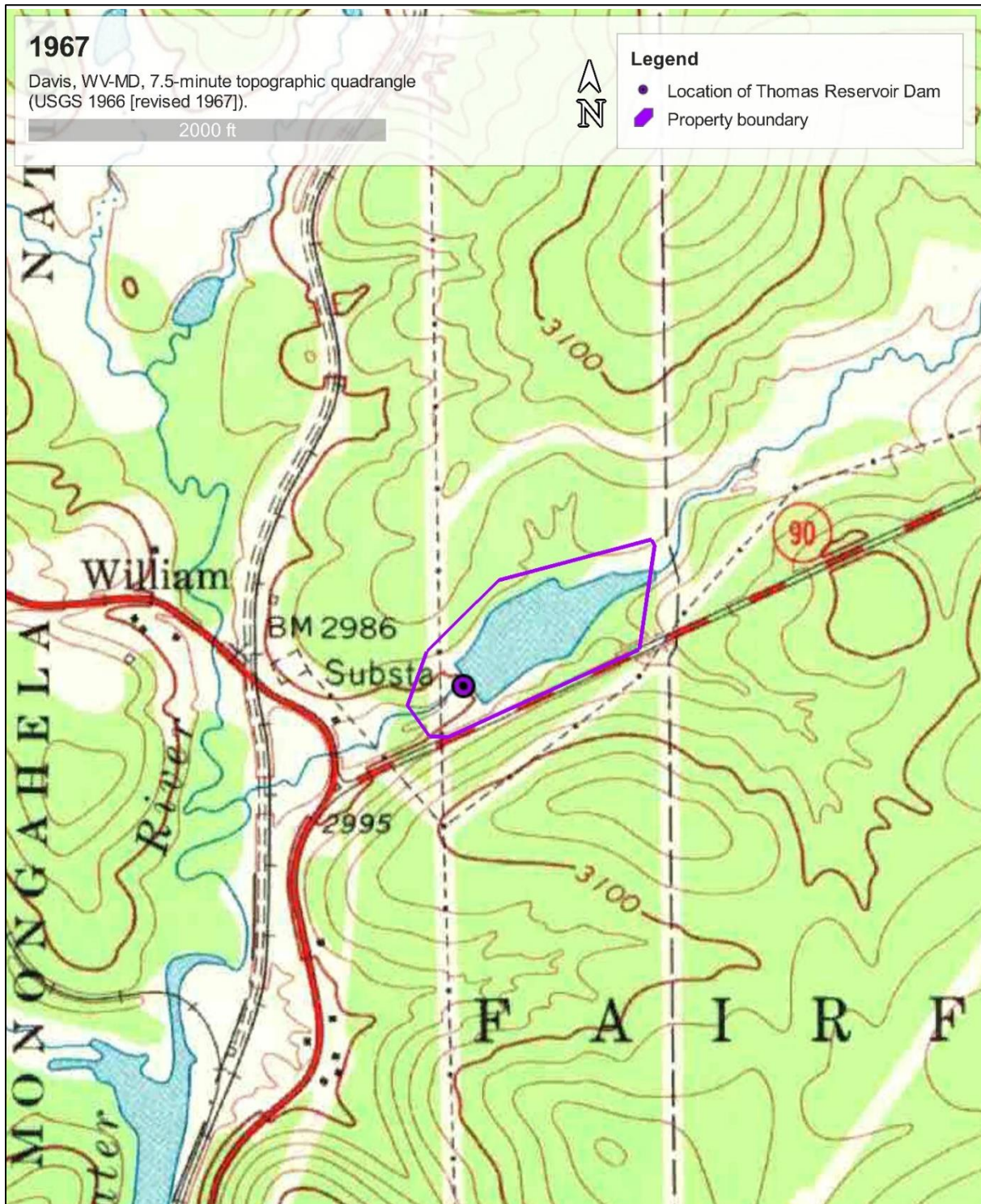


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE#

TU-1634



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634

Photographs



Photo 1. Thomas Reservoir Dam showing general view of property from WV 90, facing north.



Photo 2. Thomas Reservoir Dam showing berm of earthen dam, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Thomas Reservoir Dam, WV 90, Thomas, WV

SITE# TU-1634



Photo 3. Thomas Reservoir Dam showing reservoir, facing northeast.




Photo 4. Thomas Reservoir Dam showing detail view of stepped concrete spillway, facing north.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address South side of WV 93 and north of Beaver Creek; northeast of Davis	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Building Ruins	Field Survey # MB #24	Site # (SHPO Only) TU-1635
Town or Community Davis	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction Before 1958	Style [WV SHPO Only]	
Exterior Siding/Materials	Roofing Material	Foundation Poured Concrete Slab	
Property Use or Function Residence <input type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Industrial	UTM# ZONE 17S E 633740.48 N 4333517.50		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-1635

Site No.

MB #24

Present Owners Tucker County Development Authority Inc. Phone #:	Owners Mailing Address 215 First Street, Parsons, WV 26287 Parcel ID: 47-04-0250-0001-0001
Describe setting 161.5 acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) ___ Stories ___ Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: Only concrete fragments of the building remain. Yes No	
Additions <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: Yes No	
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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek **SITE#** TU-1635

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

The Building Ruins site is located in the Beaver Creek watershed area approximately 770 feet south of US Route 48 (West Virginia Route 93/Synergy Highway) and approximately 3400 feet to the northeast of the eastern outskirts of the town of Davis, Tucker County, West Virginia. Beaver Creek is located approximately 800 feet to the south of the resource. Being in a watershed, the area is generally flat and partially marshy, although the resource is slightly elevated above the marsh. The land directly west and north of the resource is wooded, and sparsely wooded areas exist to the south and east. Being the sight of several former strip mines, the area is generally uninhabited apart from the nearby town of Davis.

The resource includes the ruins of a rectangular building that is approximately 45 feet in width by 160 feet in length. A now unused dirt roadway is present directly west of the remnants and runs in a north-south direction. The remnants are constructed of poured concrete wall slabs that may have been joined by corner wooden posts given the presence of large iron spikes protruding through the concrete walls at each corner. A large opening on the north elevation indicates the presence of some type of doorway. There is also evidence of various metal railings in and around the ruins, as well as a possible remnant of a brick chimney. Although the roof is no longer present, historic aerial evidence suggests it was of the gabled type.

No extant outbuildings present, although historical aerial imagery suggests that there were several buildings to the immediate south, but these were removed fairly early in the history of the site. No observed foundational remains are present for the outbuildings.

Property History

Henry Gassaway Davis extended the West Virginia Central & Pittsburgh Railway from Thomas to the future site of Davis, West Virginia, in 1884. Industrial pursuits soon followed to exploit the abundant natural resources in the area. In 1891, the Beaver Creek Lumber Company began operation and was one of the largest in the state at the time. The company also established 22 miles of railroad running along Beaver Creek northeast of Davis. By 1907, the Babcock Lumber and Boom Company purchased the sawmill and began operation (West Virginia Department of Environmental Protection 2019:4). In addition to the lumber industry, coal mining was also prominent in the area. The the Davis Coal and Coke Company began using the lumber railroad through the Beaver Creek watershed to extract and transport coal (West Virginia Department of Environmental Protection 2019:4). Available topographic mapping from the early 1900s shows that the subject building was not yet present (USGS 1916).

The Babcock Lumber and Boom Company operated in the area until 1924. On October 1, 1923, the company sold the land east of Davis to the West Virginia Power and Transmission Company for a consideration of \$100,000 to be paid in two installments of \$50,000. The land consisted of roughly 12,000 acres and was known as the Marshall Tract. The West Virginia Power and Transmission Company owned the land until 1977. Historical mapping and aerial imagery show that the land was used for various mining operations. The Davis Coal and Coke Company operated there until 1950, however strip-mining operations appear on the tract shortly after. Aerial imagery from 1958 shows a mining operation near the northeast corner of Davis. The subject building is present on this aerial which indicates a construction date of at least 1958 (Historicaerials.com, 1958). By this time, the lumber mill in Davis had ceased operations and was largely demolished, and much of the railroad track was also removed (West Virginia Department of Environmental Protection 2019:4). Due to the presence of the strip mining operation, it seems reasonable that the subject building was used in some capacity to support the mining operation. By 1960, mining operations are present on aerial imagery directly northeast of the subject building (USGS Earth Explorer 1960). Aerial imagery from 1976 shows that the mining operation to the west of the building was no longer active and the land was becoming overgrown (USGS Earth Explorer 1976). This appears to be around the time that the building was abandoned.

On June 8, 1977, a portion of West Virginia Power and Transmission Company's land was sold to the West Virginia State Aeronautics Commission for a total of \$96,000. The tract consisted of approximately 161.5 acres and included the area where the subject building is located (TCDB 93: 170-174). One of the activities of the West Virginia State Aeronautics

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek **SITE#** TU-1635

Commission the construction of new airfields; however, aerial mapping and imagery show no evidence that an airfield was ever constructed. The strip-mining operation northeast of the subject building was still in operation in some capacity in 1986, although the building by this time appears as a ruin on aerial imagery (Historicaerials.com, 1986).

On December 12, 1986, the West Virginia State Aeronautics Commission sold the property to the County Commission of Tucker County for a consideration of \$1.00 with the condition that the land was to be used only for airport purposes and construction (TCDB 119: 170-173). The strip-mining operation to the northeast of the subject building was still active, and no airport and associated facilities appear to have been constructed (Historicaerials.com, 1997).

The current owners of the property, the Tucker County Development Authority, acquired the 161.5-acre tract from the County Commission of Tucker County on March 27, 1996, for a consideration of \$10; the conveyance also included the clause restricting the use of the property for airport development (TCDB 152: 75-78). However, no airport or associated facilities have been built. Additionally, the strip mining operation northeast of the subject building has ceased operation, and much of the land has been rehabilitated as a watershed for Beaver Creek.

Statement of Significance and Integrity

Integrity

The building remains exhibits an overall low degree of historic integrity. The property retains integrity of location as it has not been moved from the location in which it was built. Integrity of setting is moderate, as its location in the partially forested field and marsh is intact, but the earlier railroad tracks and mining operations have largely vanished from the landscape. The integrity of design is low as the building remnants retain little of its original appearance. Integrity of materials and workmanship is low as only fragments of the exterior walls remain. Integrity of feeling and association is diminished by the abandonment of the building and its subsequent deterioration that once identified the building as an industrial 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 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. Although the structure does seem to be connected with the mining or road construction projects of the mid-20th century, it is unclear in what capacity it served, and these projects were not significant in their own right.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past, rendering it ineligible under Criterion B.
- Criterion C: As the property is in an advanced state of deterioration and its original appearance is hard to discern, it is generally lacking in any 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 to history or prehistory.

Bibliographic References

Grafton, William N. "Babcock Lumber Company." 2012. e-WV: The West Virginia Encyclopedia. Electronic Document, <https://www.wvencyclopedia.org/articles/319>, accessed April 3, 2024.

Historicaerials. 2024. NetROnline. Electronic Document, <https://www.historicaerials.com/viewer>, accessed April 4, 2024.

Tucker County Mine Permit Renewal Draws Concerns Over Future of Beaver Creek. 2020. WV Public Broadcasting. Electronic Document, <https://wvpublic.org/tucker-county-mine-permit-renewal-draws-concerns-over-future-of-beaver-creek/>, accessed April 4, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek **SITE#** TU-1635

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). 1916. Davis, W.VA., 15-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1967. Davis, W.VA.-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS) EarthExplorer. 1960. Aerial photograph, June 16, 1960. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

United States Geological Survey (USGS) EarthExplorer. 1973. Aerial photograph, December 3, 1973. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

West Virginia Department of Environmental Protection. 2019. Watershed Based Plan for the Beaver Creek Watershed, West Virginia. 2019.. Electronic Document, https://spcwater.org/wp-content/uploads/2020/06/BeaverRiver_WaterPlan_2019.pdf, accessed April 4, 2024.

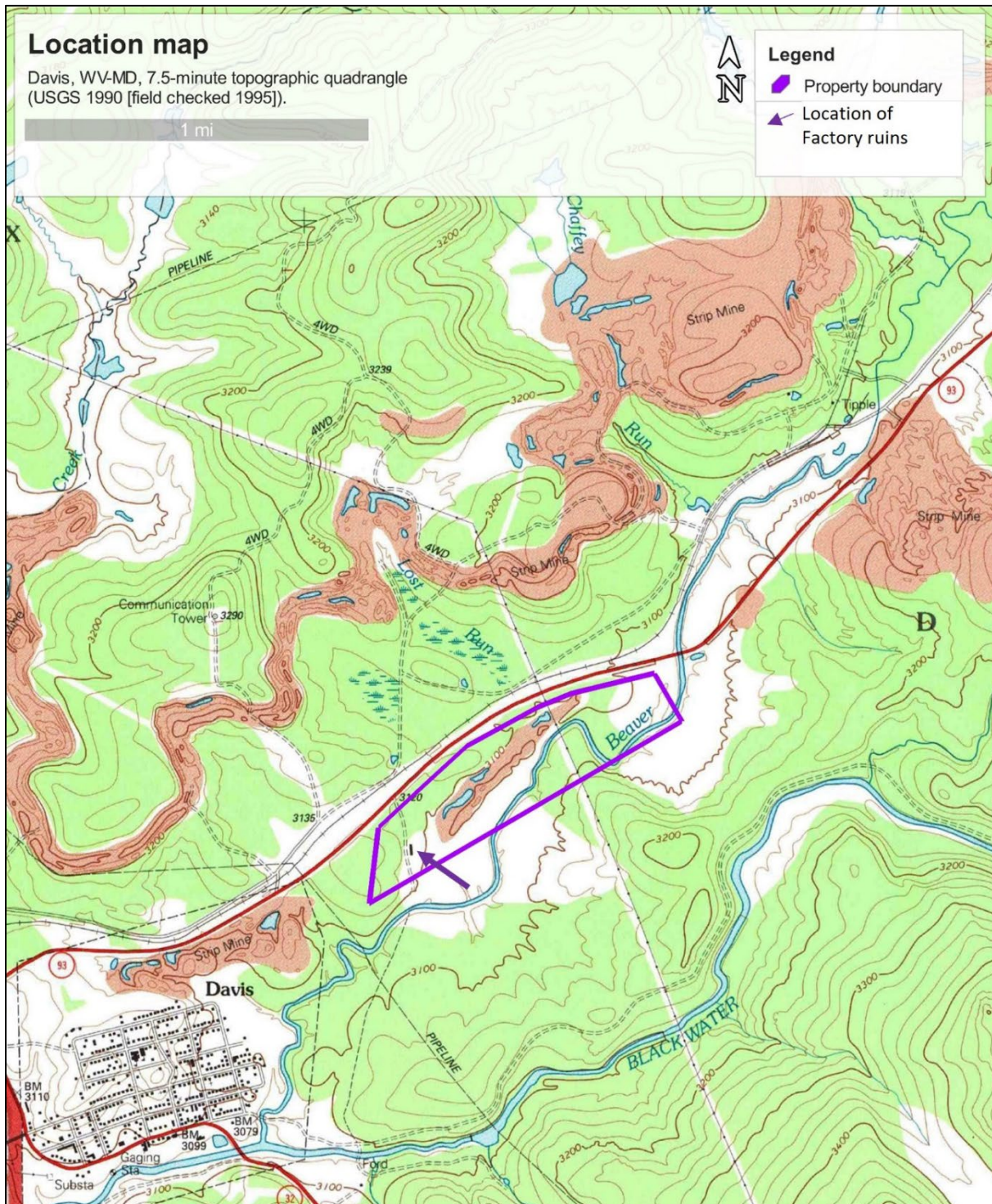
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635

Location Map

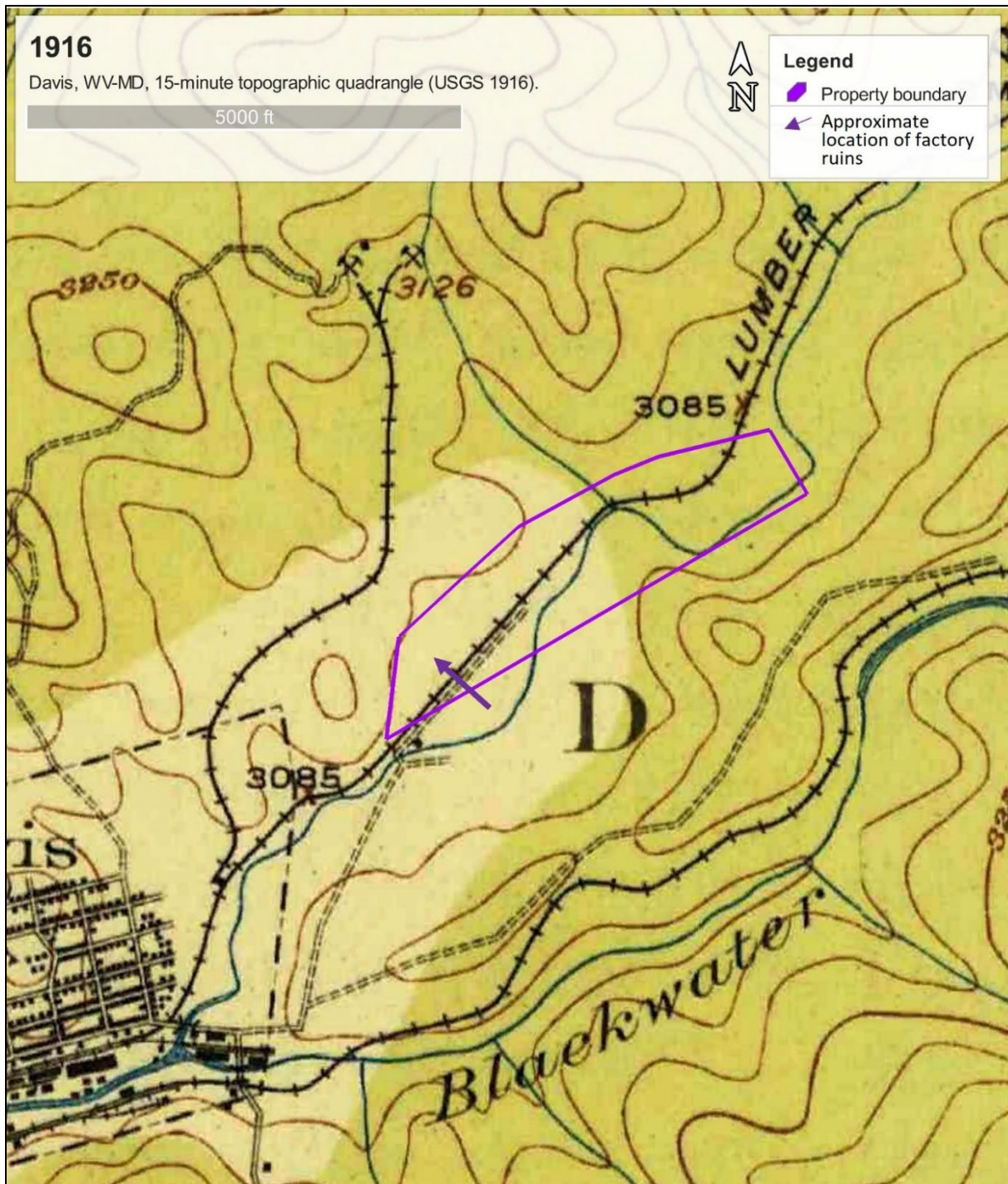


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635

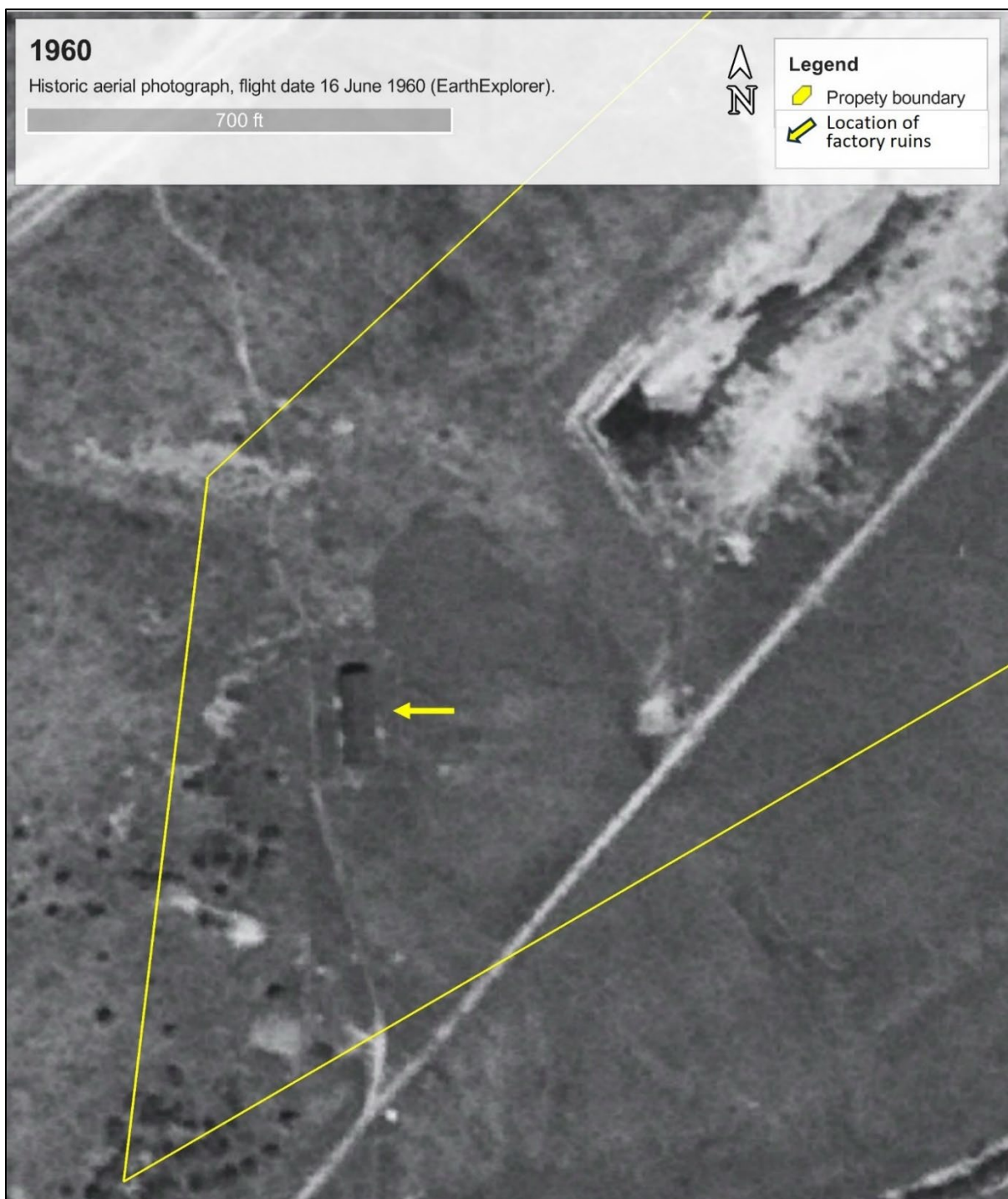
Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

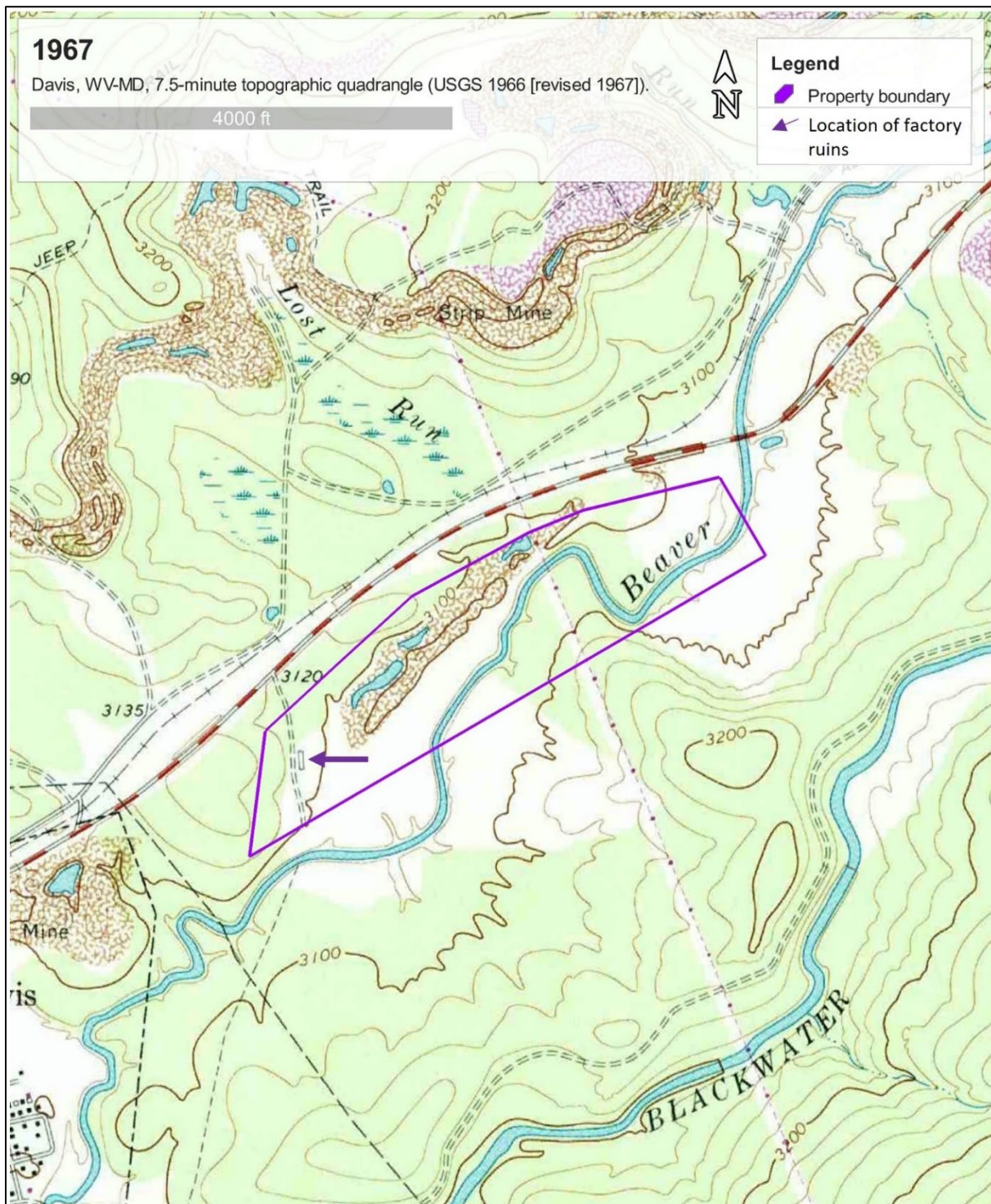
SITE# TU-1635



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635



WEST VIRGINIA HISTORIC PROPERTY FORM
CONTINUATION SHEET

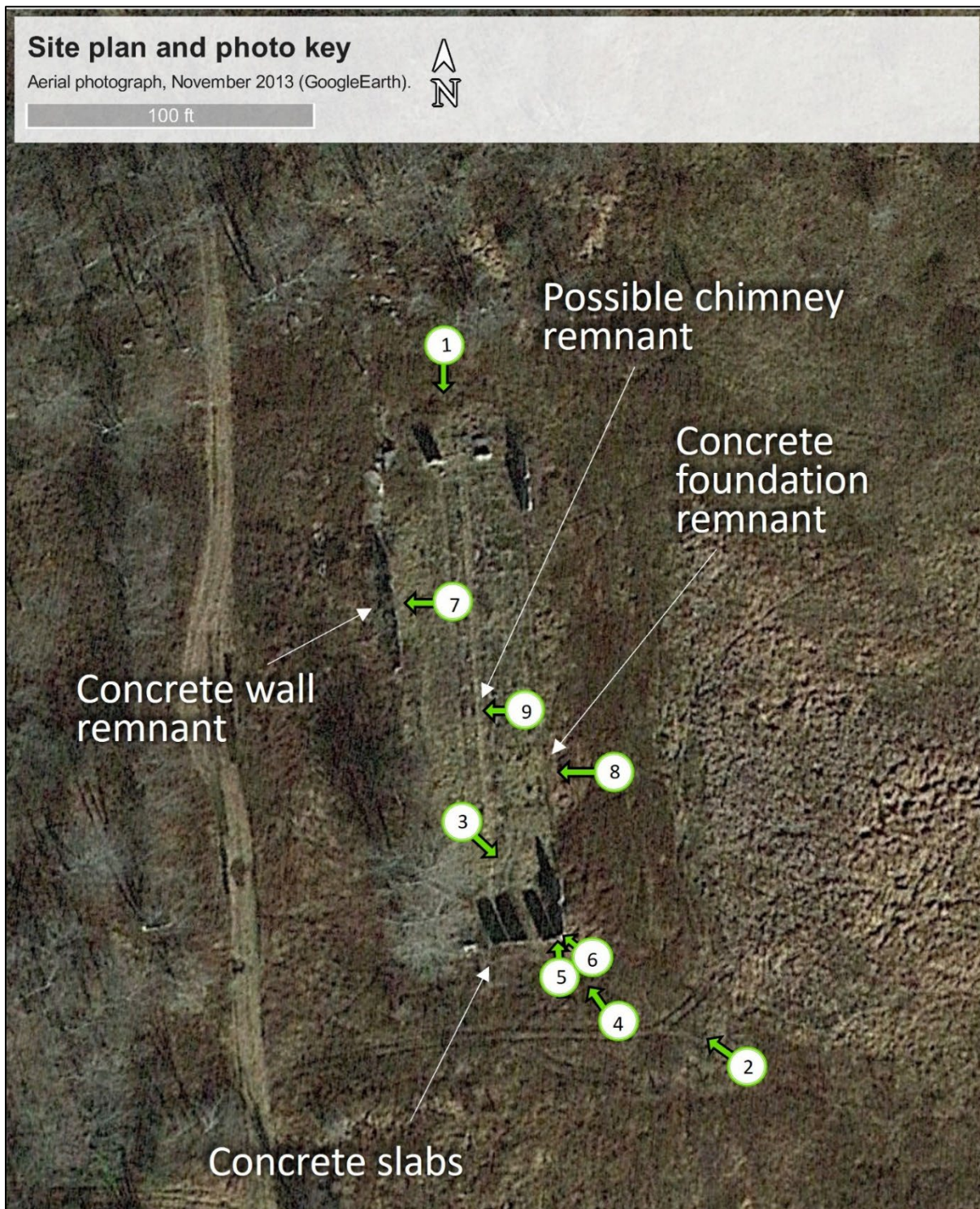
NAME Building Ruins, south side of WV 93 and north of Beaver Creek SITE# TU-1635



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635

Photographs



Photo 1. Building Ruins showing general view of site, facing south.



Photo 2. Building Ruins showing general view of site, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635



Photo 3. Building Ruins showing concrete slabs at south end of site, facing southeast.



Photo 4. Building Ruins showing concrete slabs at south end of site, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635



Photo 5. Building Ruins showing detail view of connection point between concrete slabs, facing northwest.



Photo 6. Building Ruins showing detail view of deteriorated concrete slabs, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635



Photo 7. Building Ruins showing poured concrete wall remnant along west side of site, facing west.



Photo 8. Building Ruins showing remnant of poured concrete foundation at east side of site, facing west.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Building Ruins, south side of WV 93 and north of Beaver Creek

SITE# TU-1635



Photo 9. Building Ruins showing possible chimney remnant at center of of site, facing west.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address 23049 Seneca Trail	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Leon Dale and Barbara Ruckle House	Field Survey # MB #09	Site # (SHPO Only) TU-1636
Town or Community William	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Unknown	Date of Construction ca. 1971-1973	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 629929.71 N 4336974.84		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County 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-1636

Site No.

MB #09

Present Owners Leon Dale and Barbara J. Ruckle Phone #:	Owners Mailing Address 23049 Seneca Trail, Thomas, WV 26292 Parcel ID: 47-06-0228-0004-0000
Describe setting 0.835 acres See Continuation Sheets archaeological artifacts present	
Description of Building or Site (Original and Present) 1 Stories 5 Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: The dwelling's windows and siding have been replaced.	
Additions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe:	
Describe All Outbuildings Total Number of Buildings: 2 (1) Concrete Block Detached Garage (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: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636

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

The 0.83-acre Leon Dale and Barbara Ruckle property is located in the community of William, an unincorporated, semi-rural former lumber town located approximately 1.4 miles north of the city of Thomas. The topography of the area is characterized by a series of rolling hills, through which US Route 219 (US 219)/Seneca Trail runs north to south and State Route 90 (WV 90) runs east to west. The community consists primarily of dwellings built on moderately sized lots which are surrounded by undeveloped woodland interspersed with commercial and utility service properties. The subject property is located along the south side of US 219 approximately 0.32 miles northwest of its intersection with WV 90. The parcel contains a house and a concrete block garage.

The Leon Dale and Barbara Ruckle House is a one-story, frame, single-family dwelling built in the Ranch style. The house measures five bays wide by three bays deep and is constructed on a continuous concrete block foundation. Its exterior frame walls are clad in vinyl siding, and its side-gable roof is clad in asphalt shingles. The house's window openings are fitted with one-over-one-light, double-hung, vinyl sash windows. A three-bay, one-story porch is located at the west end of the north (front) façade. The porch has a concrete block foundation, poured concrete slab deck, an open-rail vinyl balustrade, vinyl support posts, and an asphalt shingle clad shed roof.. An open wood deck is also present along the length of the west (side) façade.

The single-bay detached garage is located just west of the main dwelling. Its exterior walls are constructed of concrete block, and its side-gable roof is clad in asphalt shingles. A large vinyl garage door is present along the north (front) façade.

Property History

Prior to subdivision, the subject property was part of the 3,500-acre A-28 or Morrell Tract, which encompassed much of the land located in and around the community of William (TCDB 172:685). Until the mid-twentieth century, the tract was part of the vast real estate holdings of the Western Maryland Railway Company (WM) (TCDB 81: 201).

In November of 1971, WM sold a 0.835-acre portion of the A-28 tract to Ashley G. Liller and his wife Tycha Liller for a total consideration of \$1,800 (TCDB 81: 201). Although the county tax assessor lists 1970 as the construction date for the subject dwelling, the plat attached to the deed shows the property as unimproved (TCDB 81: 204). It is likely that the house was instead constructed by Ashley and Tycha Liller shortly after they purchased the parcel in 1971. The house does not appear on a United States Geological Survey (USGS) topographic map from 1967 but does appear on a 1973 aerial photograph, placing the likely construction date between 1971 and 1973 (USGS 1967; 1973). The concrete block garage also appears on this aerial photograph, indicating it was probably constructed around the same time as the dwelling (USGS 1973).

In 1976, Ashley G. Liller conveyed his interest in the subject property to his wife as part of their divorce settlement, granting full ownership in the tract to Tycha Liller (TCDB 88:406). Current owners Leon Dale Ruckle and Barbara J. Ruckle purchased the property from Liller later that same year for a total sum of \$20,000 (TCDB 89:55).

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 location in which it was built. The property also retains integrity of setting—the sparsely developed rural residential character of the area has not changed since the time of the house's construction. The house retains a high integrity of design; no additions or substantial alterations have been made to the building's form and massing. Integrity of materials and workmanship have been significantly diminished by the replacement vinyl siding and windows. Integrity of feeling is high, as the setting and appearance of the property and surroundings have undergone no significant changes since the house was built. Integrity of association is the direct link between an important historic event or person and a historic property;

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636

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 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 Leon Dale and Barbara Ruckle 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 dwelling is a fairly unremarkable example of the common Ranch style and has been significantly altered, minimizing its ability to convey any possible significance 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). 19676. Davis, W.VA-MD, 7.5-minute topographic quadrangle map [field checked 1967]. United States Geological Survey, Washington, DC.

United States Geological Survey (USGS). 1966[1981]. Davis, W.VA.-MD, 7.5-minute topographic quadrangle map [photorevised 1981]. United States Geological Survey, Reston, Virginia.

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

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

United States Geological Survey (USGS) EarthExplorer. 1966. Aerial photograph, May 4, 1966. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

United States Geological Survey (USGS) EarthExplorer. 1973. Aerial photograph, December 3, 1973. United States Geological Survey, Reston, Virginia. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

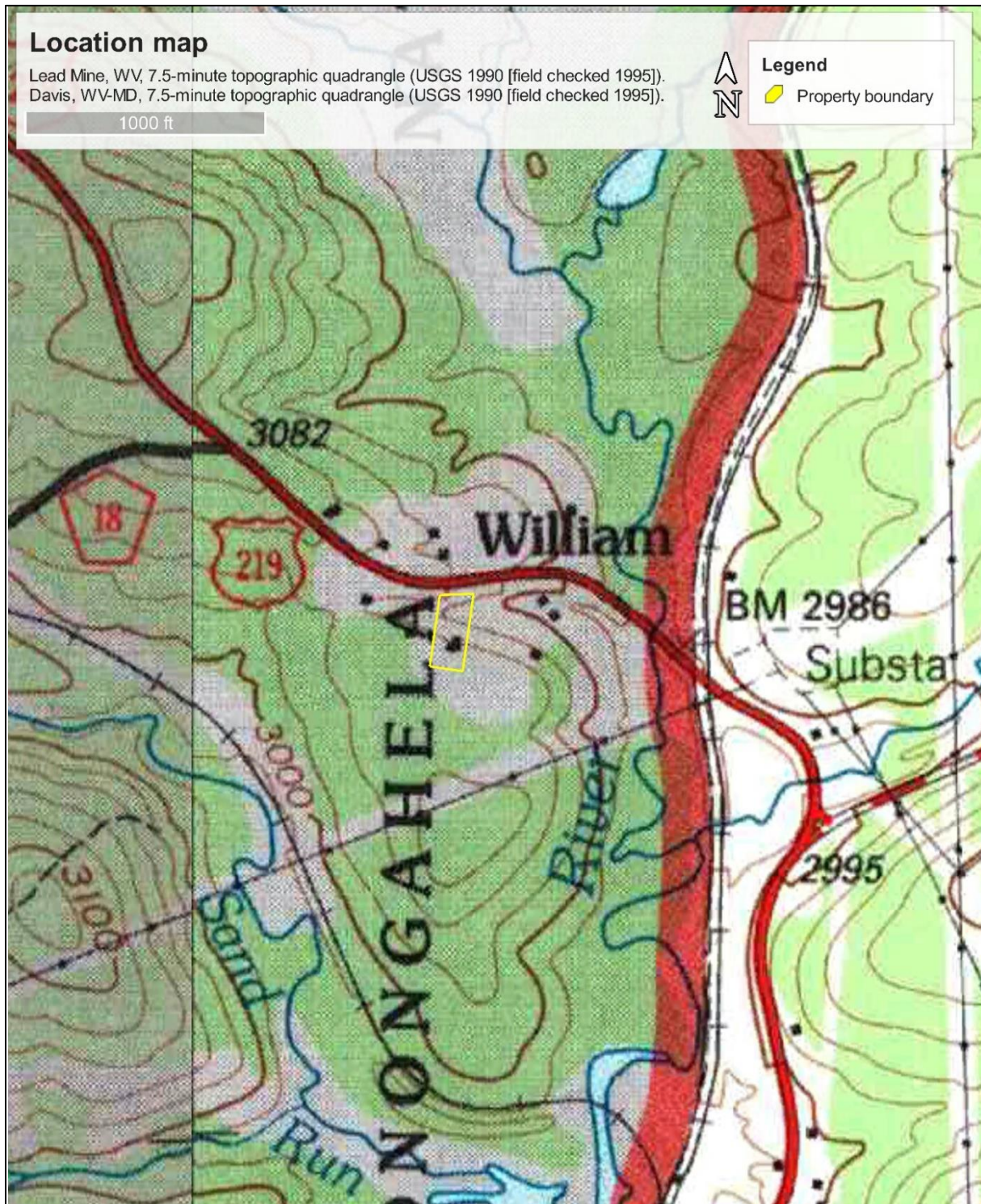
West Virginia Property and Tax Division (WVPTD). 2024. West Virginia Property Viewer. Electronic document, <https://mapwv.gov/Parcel>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636

Location Map

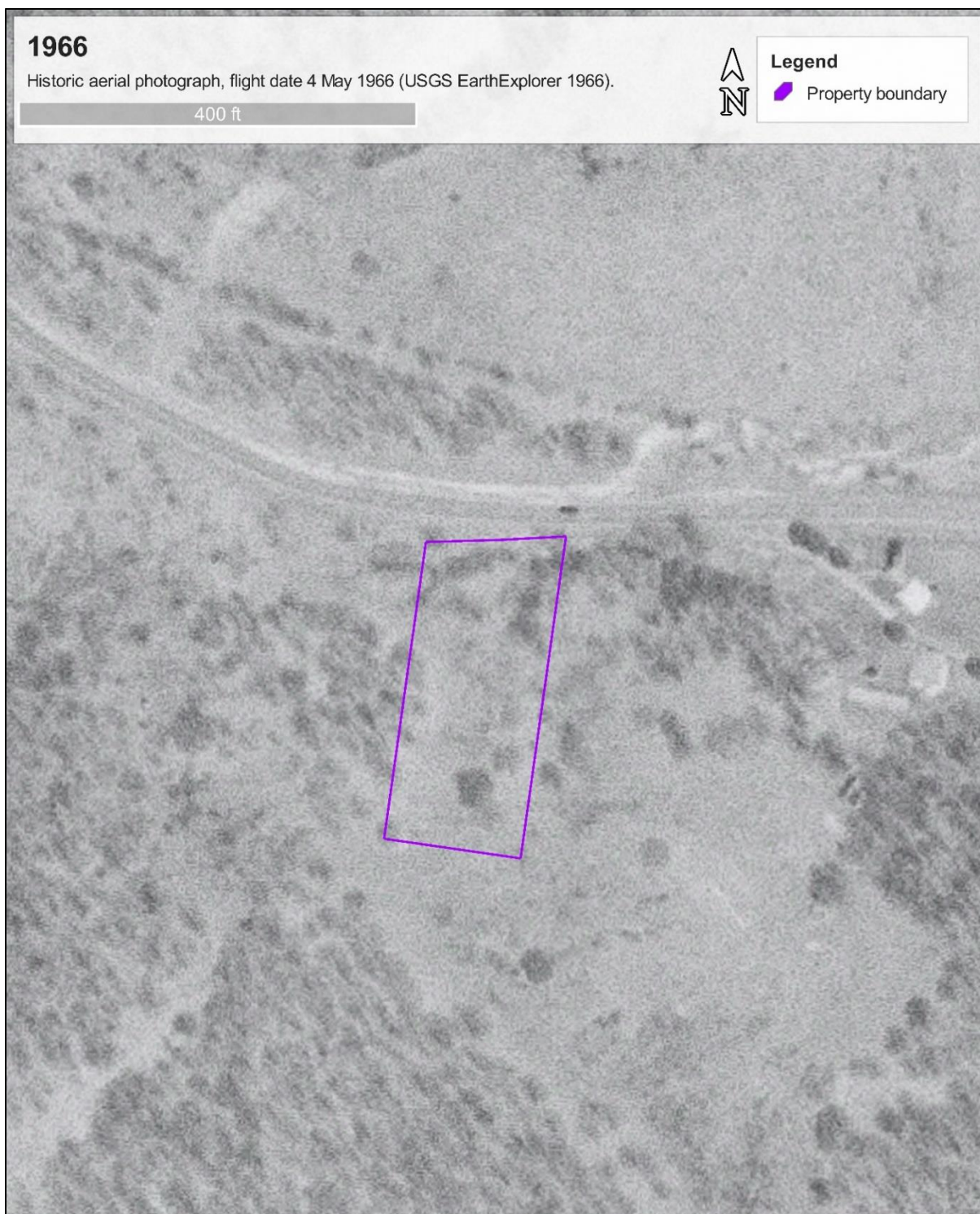


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636

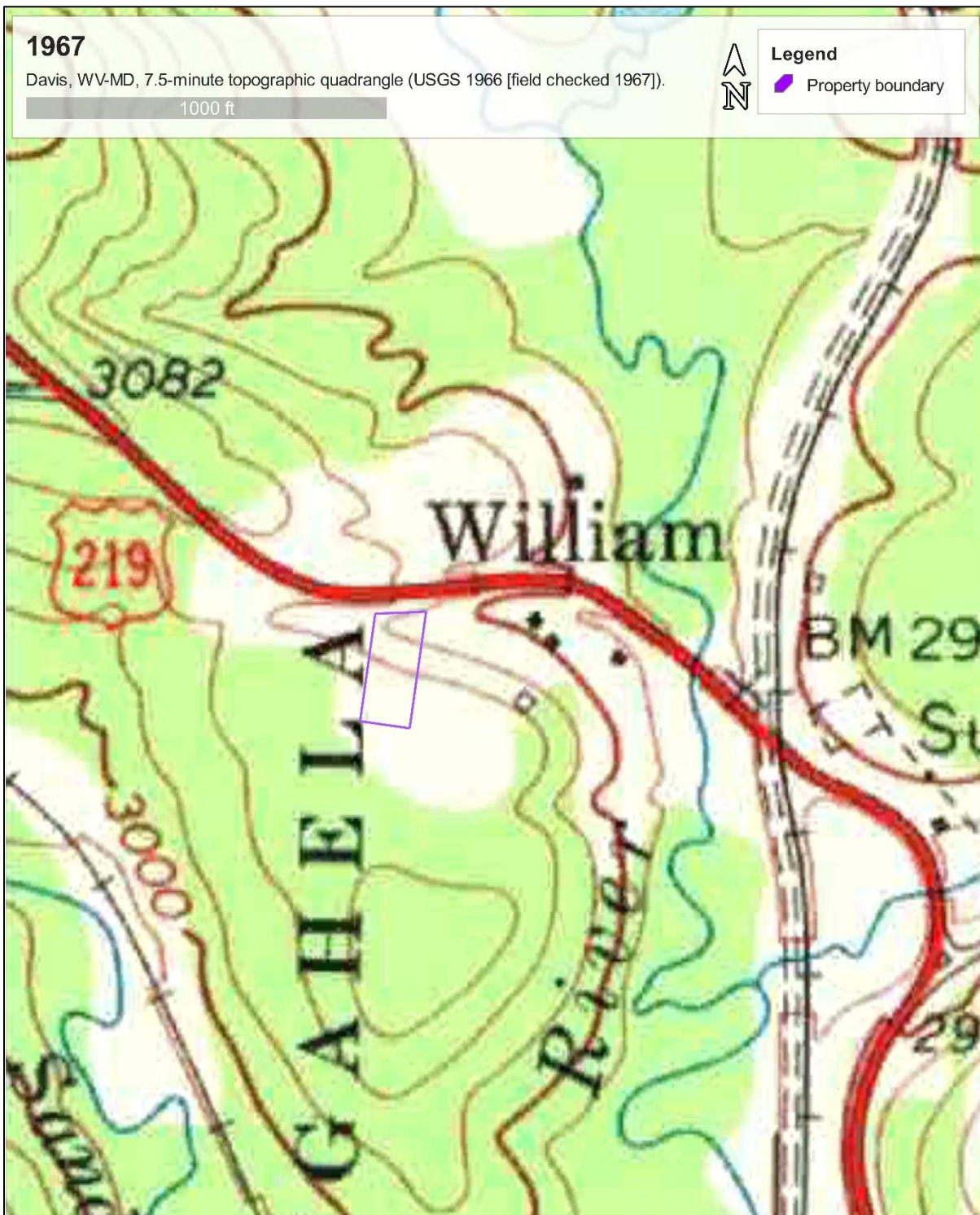
Historical Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

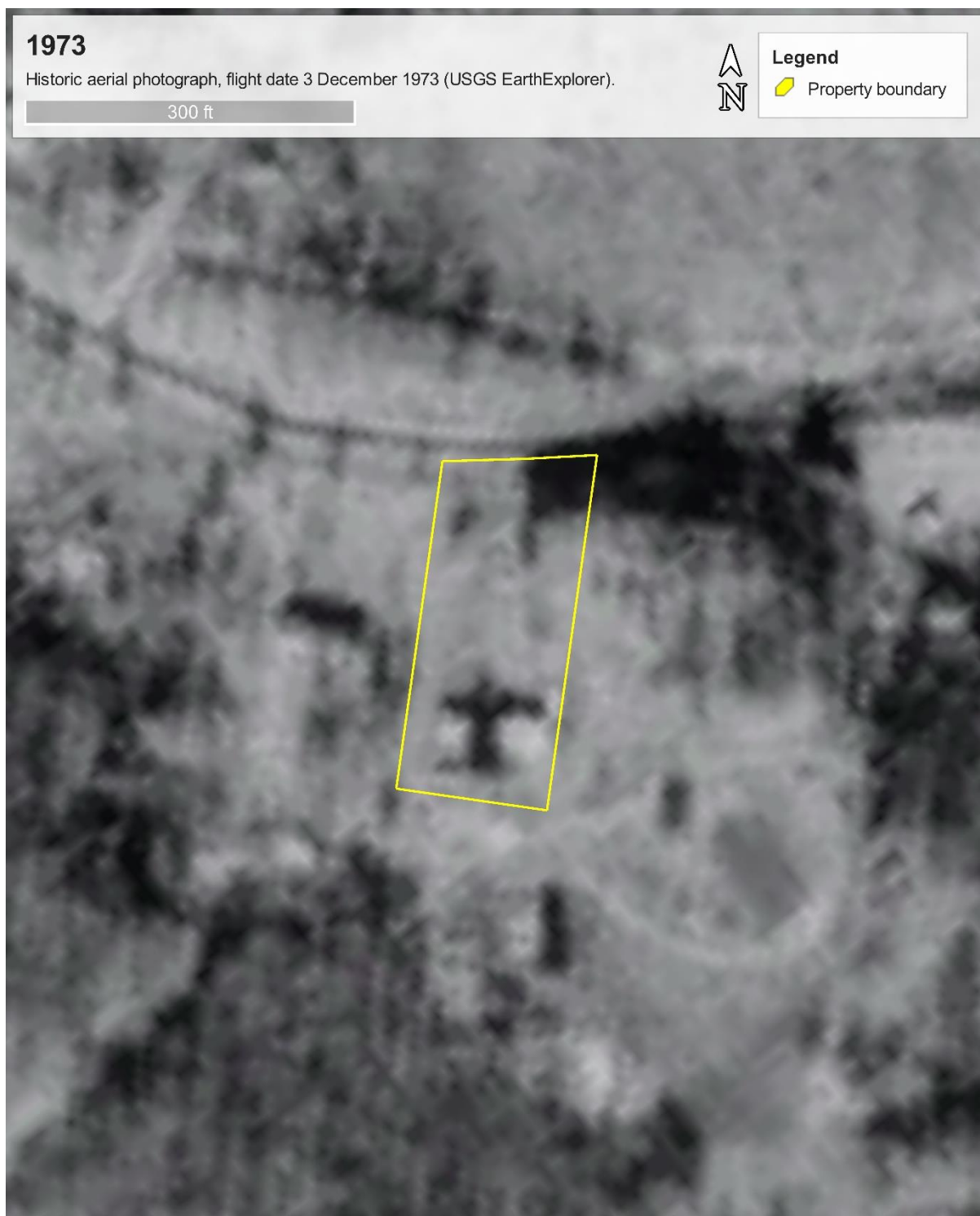
SITE# TU-1636



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

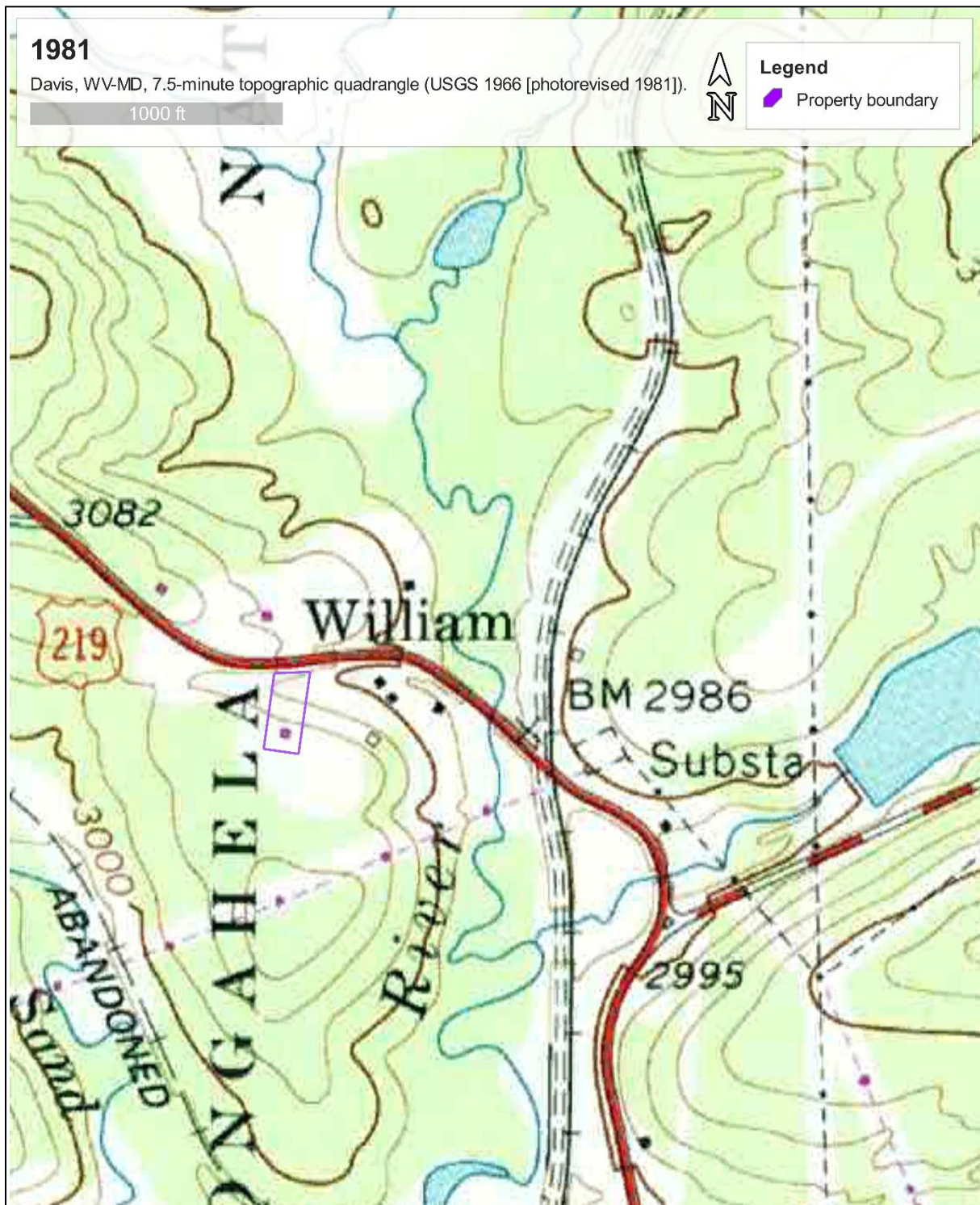
SITE# TU-1636



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636

Photographs



Photo 1. Leon Dale and Barbara Ruckle House showing general view of property from US 219, facing southeast.



Photo 2. Leon Dale and Barbara Ruckle House showing north (front) and west (side) façades, facing southeast.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Leon Dale and Barbara Ruckle House, 23049 Seneca Trail, William, WV

SITE# TU-1636




Photo 3. Leon Dale and Barbara Ruckle House showing north (front) façade of garage, facing south.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address Approximately .35 mile southwest of US 219/WV 90 intersection extending from former mainline northwest along Sand Run	Common/Historic Name/Both <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Sand Run Branch of the Western Maryland Railway (former WVC&P Railway)	Field Survey # MB #26	Site # (SHPO Only) TU-1637
Town or Community Pierce	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Western Maryland Railway	Date of Construction Ca. 1911-1912	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"/> Industrial	UTM# ZONE 17S E 475592.24 N 43439064014.72		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Lead Mine, WV Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County State Project No.:X142-H-38.99 (07) Federal Project No. APD-0484 (313)		

TU-1637

Site No.

- PLEASE SEE ATTACHED -

MB #26

Present Owners Western Pocahontas Property Ltd Phone #:	Owners Mailing Address 5260 Irwin Road, Huntington, WV 25705 Parcel ID: 47-06-0208-0006-0000
Describe setting 30.04 _____ acres See Continuation Sheets _____ archaeological artifacts present	
Description of Building or Site (Original and Present) _____ Stories _____ Front Bays See Continuation Sheets (Use Continuation Sheets)	
Alterations <input checked="" type="checkbox"/> <input type="checkbox"/> If yes, describe: The tracks and bridge superstructures have been removed <div style="display: flex; justify-content: space-around; width: 100%;"> Yes No </div>	
Additions <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, describe: <div style="display: flex; justify-content: space-around; width: 100%;"> Yes No </div>	
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: Rebekah Perry Date: May 7, 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

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE# TU-1637

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

The roadbed of the Sand Run Branch of the Western Maryland Railway (formerly the West Virginia Central & Pittsburg Railway) splits off of the mainline approximately one mile north of the town of Thomas. It crosses the North Fork of the Blackwater River and winds in a northwesterly direction through wooded terrain, traversing the community of Pierce to the former coalfields northwest of the settlement. The branch line terminates at a point near Route 219, where there is now a sandstone quarry on the west side of the highway.

Property History

Pierce, located approximately two miles northwest of Thomas, was established as a company town. In 1911, the Davis Coal & Coke Company opened two coal mine shafts in Pierce. Between 1912 and 1926 it opened a slope mine shaft. The Davis Coal & Coke Company built and owned the majority of the worker houses and other buildings in the community. By 1916, Western Maryland Railway, which had merged with the West Virginia Central & Pittsburg Railway in 1905, constructed a two-and-one-half-mile branch to Pierce from the mainline. Via this branch, coal from the Pierce mines was shipped to urban markets in New England, the Mid-Atlantic region, and Midwest (Salstrom 1994:68; Fansler 1926:496). In 1920, the population of Pierce numbered 1,297 consisting mainly of Italian, Polish, Yugoslavian, and Lithuanian immigrants, as well as African Americans (U.S. Department of Commerce and Labor 1920; Salstrom 1994:76). Pierce's mines closed in the late 1940s, after which its population rapidly declined (Salstrom 1994:76; Fansler 1962:496). The site of the Pierce coal mines is now occupied by a sandstone quarry operated by Fairfax Materials, Inc.

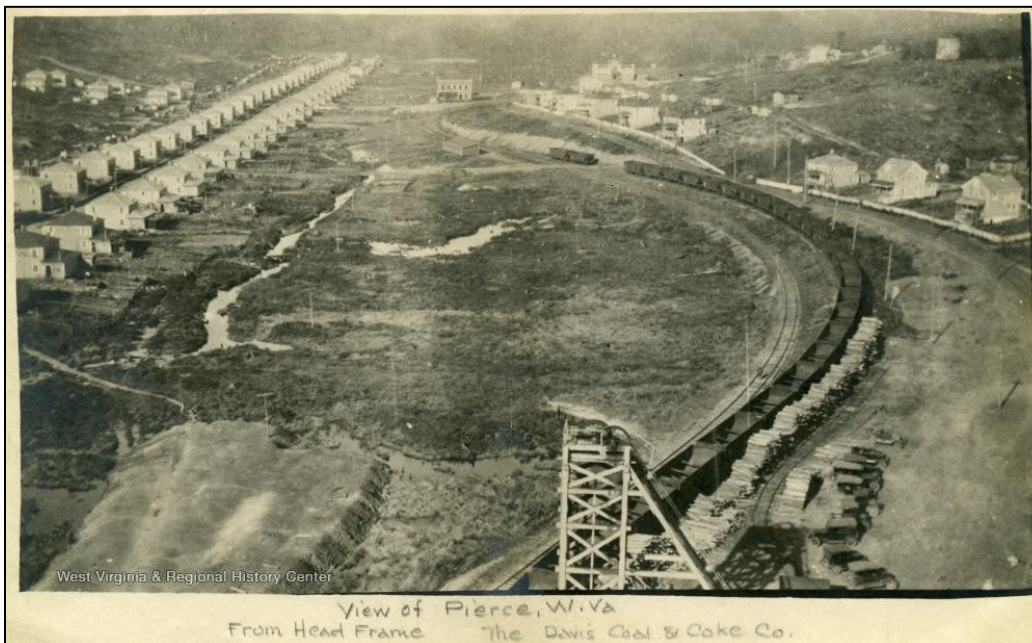


Figure 1 Undated photograph of Pierce, West Virginia (A&M 1082 Davis Coal and Coke Company, West Virginia University, West Virginia & Regional History Center). The tracks of the Sand Run Branch of the Western Maryland Railway are visible on the right side of the image.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE# TU-1637

Statement of Significance and Integrity

Integrity

The Sand Run Branch of the Western Maryland Railway retains a low level of historic integrity. The railroad retains integrity of location as it exists in the location in which it was built. It retains moderate integrity of setting—the mines that the branch line was built to serve have been demolished and the site is now a sandstone quarry; however, the village of Pierce has survived, and the terrain surrounding the railroad's path retains its overall rural, undeveloped character. Integrity of design is diminished by the railroad bed's lack of clarity. Integrity of materials and craftsmanship is low as the railroad's tracks, ties, and ballast have been removed as well as the superstructure of the bridge over the North Fork of the Blackwater River. Integrity of feeling and association is diminished by the abandonment of the railroad and the removal of most of the materials, buildings, and structures that once identified the resource as an active railroad corridor.

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 Sand Run Branch was constructed ca 1911-1912 to connect the Davis Coal & Coke Company coal mines to the mainline of the Western Maryland Railway (formerly the West Virginia Central & Pittsburgh Railway). The branch line transported coal from the Pierce mines to urban markets. In this regard, the branch line is noteworthy as a part of the early-twentieth-century industrial development of the region. Nevertheless, as a minor, and late, feature of this development, the importance of the Sand Run Branch does not rise to the level of events that have made a significant contribution to the broad patterns of our history. The branch line is therefore ineligible under Criterion A.
- Criterion B: The property is not known to be associated with the lives of persons significant in our past, rendering it ineligible under Criterion B.
- Criterion C: Unlike portions of the WVC&P mainline through the Blackwater Canyon, the Sand Run Branch traversed a much-less rugged terrain and did not require significant engineering in its design. Additionally, with its tracks, ties, and ballast removed and its railbed no longer clearly defined, the Sand Run Branch has lost much of its material character as a railroad right-of-way. Because of its poor integrity, the branch line does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master or possess high artistic value. It is therefore ineligible 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

Fansler, Homer Floyd. 1962. History of Tucker County, West Virginia. McClain Printing Company, Parsons, West Virginia.

Salstrom Paul. 1994. The Upper Potomac Coal Field. In Northern West Virginia Coal Fields: Historical Context. Institute for the History of Technology and Industrial Archaeology, Eberly College of Arts and Sciences, West Virginia University.

United States Department of Commerce and Labor, Bureau of the Census. 1920. Population Schedule, Tucker County, West Virginia. Fourteenth Census of the United States. National Archives Microfilm.

United States Geological Survey (USGS). 1891. St George, W.VA., 30-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 1894. Piedmont, MD, 30-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway **SITE#** TU-1637

United States Geological Survey (USGS). 1916. Davis, 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). 1995a. Davis, WV-MD, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 1995b. Lead Mine, WV, 7.5-minute topographic quadrangle map [field checked 1995]. United States Geological Survey, Reston, Virginia.

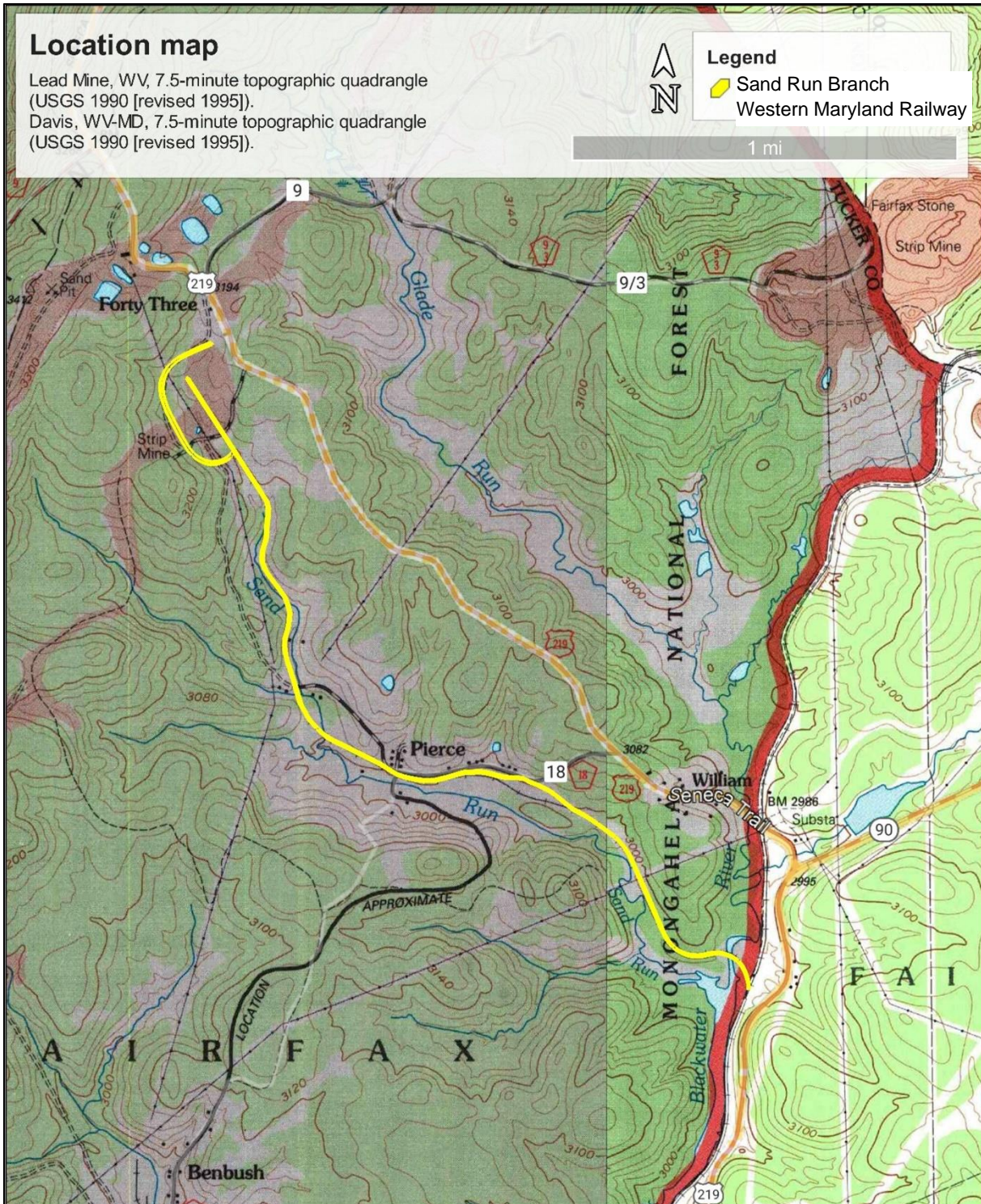
United States Geological Survey (USGS) EarthExplorer. 1956. Aerial photograph, April 12, 1956. United States Geological Survey, Washington, DC. Electronic document, <https://earthexplorer.usgs.gov>, accessed March 27, 2024.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE# TU-1637

Location Map

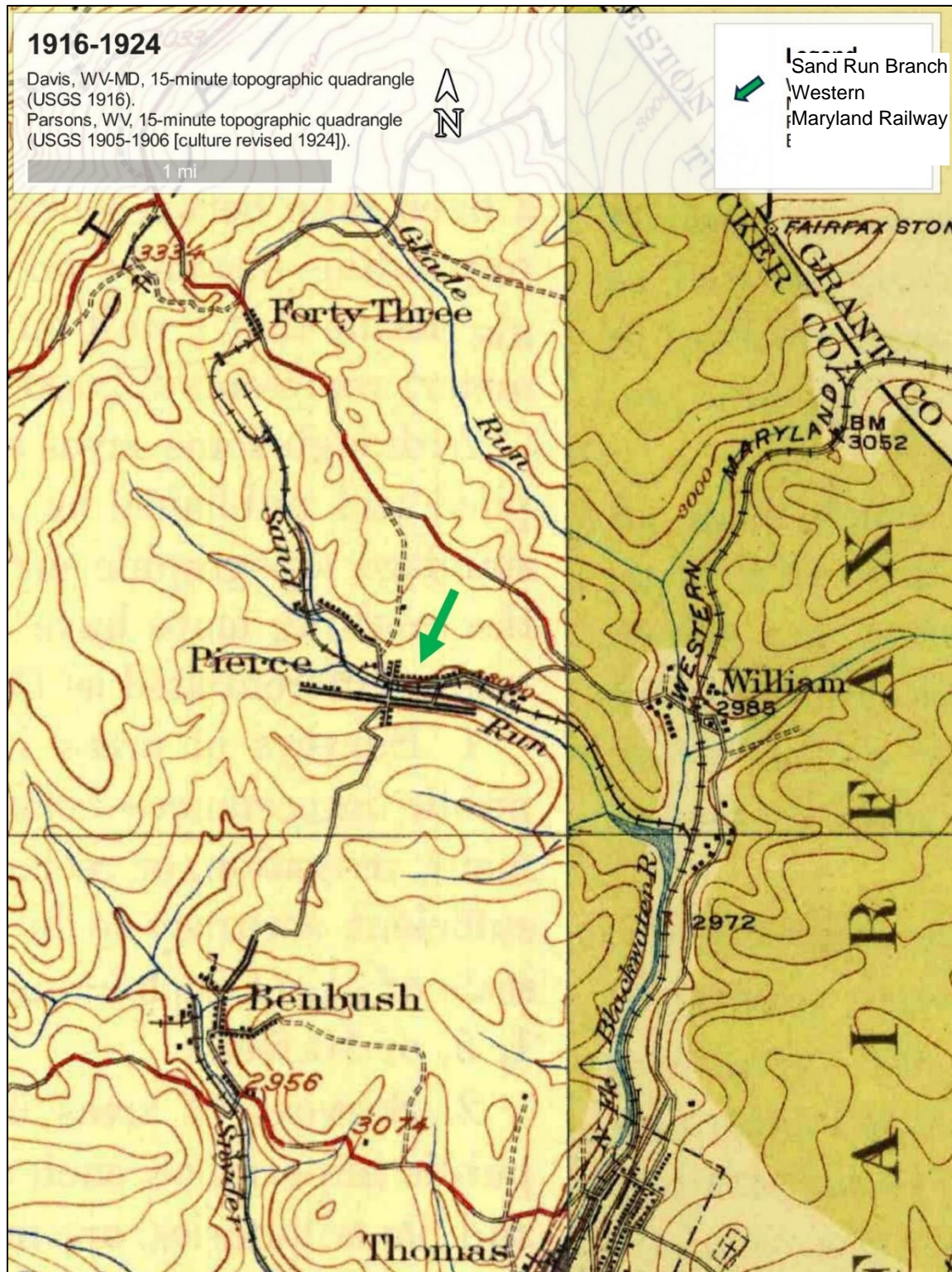


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE# TU-1637

Historic Mapping



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE# TU-1637

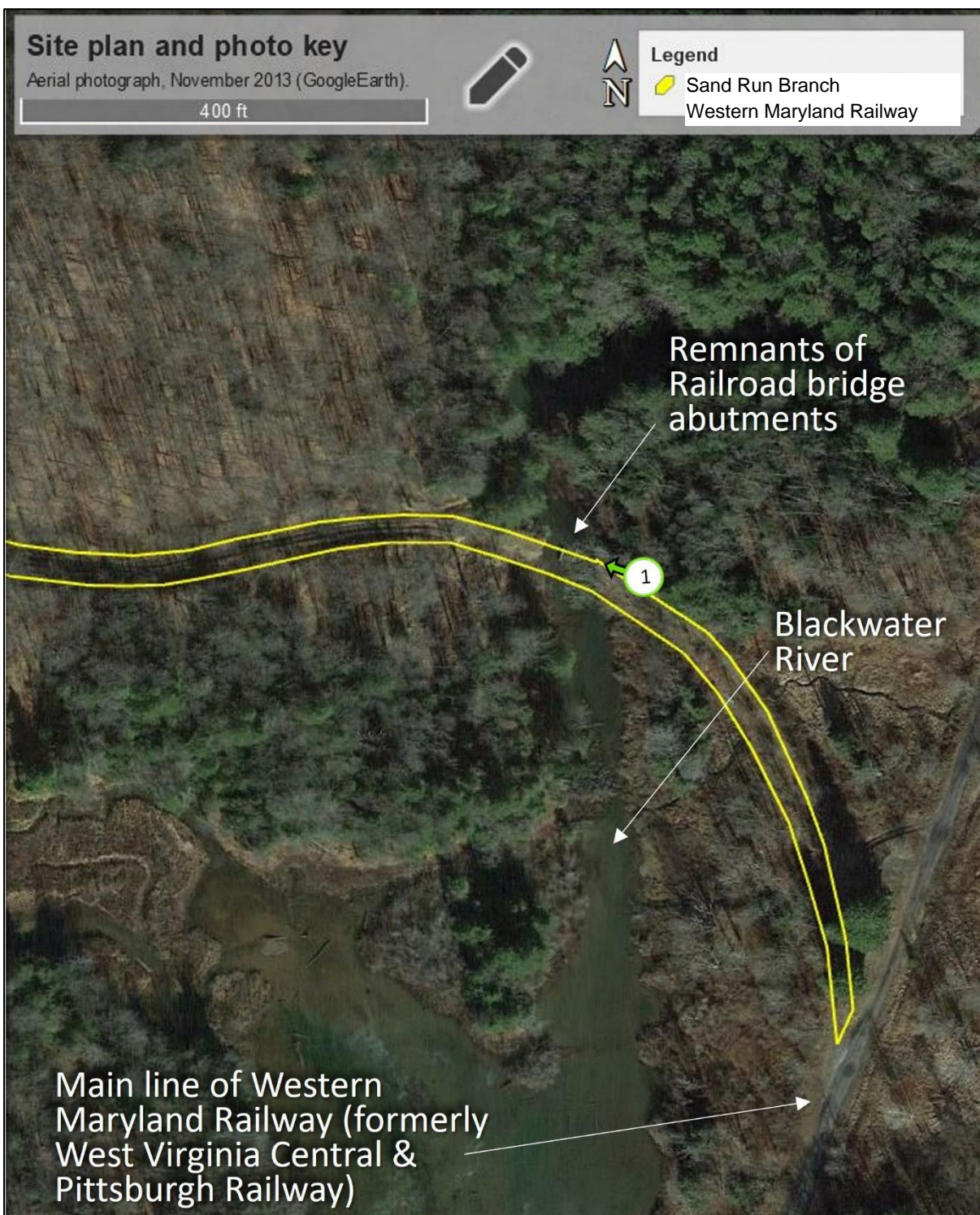


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE#

TU-1637



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Sand Run Branch of the Western Maryland Railway

SITE# TU-1637

Photographs




Photo 1 Concrete abutments of the former bridge that carried the tracks of the Sand Run Branch of the Western Maryland Railway over the North Fork of the Blackwater River, facing west-northwest.



Internal Rating: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

Street Address One mile of former track bed along the north side of US 48 (Synergy Highway/ Corridor H), approximately from Beaver Creek at the east end to a point 0.6 mile northeast of Davis, WV, at the west end.	Common/Historic Name/Both <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Francis Branch of the Western Maryland Railway (Segment)	Field Survey #	Site # (SHPO Only) TU-1638
Town or Community Davis vicinity	County Tucker	Negative No. N/A	NR Listed Date
Architect/Builder Western Maryland Railway	Date of Construction Ca. 1948-1956	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"/> Industrial	UTM# ZONE 17S E 685689.24 N 79297.04		
Survey Organization & Date MICHAEL BAKER INTERNATIONAL February 20-21, 2024	Quadrangle Name Davis, WV-MD Part of What Survey/FR# Appalachian Corridor H: Parsons to Davis Project, Blackwater Avoidance Alternative 2, Tucker County State Project No.:X142-H-38.99 (07) Federal Project No. APD-0484 (313)		

Site No.

TU-1638

- PLEASE SEE ATTACHED -

This program receives federal funds from the National Park Service. Regulations of the U. S. Department of the Interior prohibit unlawful discrimination in department Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal Assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE# TU-1638

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

The Francis Branch of Western Maryland Railway begins at a point approximately 0.60-mile south of the town of Thomas, where it diverges from the mainline. From there it extends southerly along the east side of the North Fork of the Blackwater River. The former railway follows what is now Francis Grade Road/Dobbin Road (CR 27/5). At a latitude paralleling Douglas, West Virginia (on the west side of the North Fork of the Blackwater River), the Francis Branch bends to the east, heading toward Davis. The branch line traverses the northern boundary of Davis and terminates at a point approximately 2.6 miles northeast of the town, near Hawkins Run. The terrain surrounding the surveyed portion of the former Francis Branch consists primarily of vacant land that is partially scared from former industrial and mineral extraction uses and vegetated with shrubs, overgrowth, and intermittent wooded areas. The alignment parallels the newly constructed US 48 (Synergy Highway/Corridor H), although it was not affected by the roadway's construction.

The surveyed portion of the Francis Branch consists of an approximately 1-mile section containing the former railbed and one pipe culvert carrying Lost Run under the grade. All tracks, ties, and ballast have been removed from this section of the railbed, which is not clearly defined and has lost its character as a railroad right-of-way. The Lost Run culvert is a corrugated metal pipe culvert. No other built features are contained within the 1-mile segment.

Property History

The Francis Branch of the Western Maryland Railway was constructed ca. 1948-1956, following portions of the abandoned WVC&P Davis Branch line. The Davis Branch was initially constructed as part of the WVC&P Railway mainline, which extended from Bloomington/Piedmont, Maryland, to Davis, West Virginia. Track laying from Thomas to Davis, West Virginia, was completed on November 1, 1884 (Hicks 1965:12). When this portion of the WVC&P was constructed, its builders planned to continue the alignment south through the Cheat Valley. However, plans changed, and the railway instead continued through the Blackwater Valley to Elkins. At that time, the segment between Thomas and Davis became known as the Davis Branch.

Although Davis did not become the terminus of the railroad, it quickly prospered with its arrival (Pepper 1920:100-101). Even before the railroad reached the area, coal mines, coke ovens, and sawmills operated near what would later become the towns of Davis and Thomas. Within two years of the opening of rail service, Davis, boasted "three lawyers, three doctors, two dentists, two barber shops, two shoemaker shops, a printing office, a post office, two bakeries, two milliner shops, a harness shop, and innumerable clothing, dry goods, and grocery stores, and several churches" (Ross 1994:148). In addition to such service-related businesses, the town of Davis supported several large industries including the Blackwater Boom & Lumber Company, the Beaver Creek Coal & Lumber Company, and the Thompsons Lumber Company (all of which later became the Babcock Boom and Lumber Company). Other industries included the Farewether [sic] and Ladew tannery, the West Virginia Pulp & Paper Company, and the United States Leather Company (Griffin 1899 and Hicks 1965:13).

In 1905, the Western Maryland Railway bought the WVC&P, the Piedmont and Cumberland, the Coal and Iron, and the Belington and Beaver Creek railroads (Hinks 1965:19).

In 1921, the Babcock Boom and Lumber Company closed as the area's lumber supply was exhausted. The Davis Branch began to decline with limited trains traversing the alignment until it stopped completely. The railroad tracks remained in place until 1942 when they were removed between Davis and Thomas, after which Davis "became a sleepy town" (Hicks 1965:13). In 1948, portions of the old Davis Branch were destroyed by modern strip-mining activities (mine No. 36). To transport the product of the surface mine, the rail line was relocated (relaid) along new alignment. Later (between 1948-1956), additional track was extended to Davis following the old roadbed to the northwestern edge of town and new construction continued the line to another strip mine east of Davis (Hinks 1965:13-14). This became known as the Francis Branch.

The Francis Branch was abandoned by the late 1970s. Today the line is part of the Allegheny Highlands recreational trail.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE# TU-1638

Statement of Significance and Integrity

The surveyed portion of the Francis Branch was constructed ca. 1948-1956 as part of the Western Maryland Railway. The surveyed segment was never part of the holdings of the WVC&P Railway. While portions of the WVC&P Railway have been previously determined eligible for listing in the NRHP, the Francis Branch is not associated with that resource. The Francis Branch was in operation for approximately 30 years, from ca. 1950-1979, serving a strip mine along Beaver Creek near Hawkins Run. Neither the branch line nor the strip mine appear to be associated with events that have made significant contributions to the broad patterns of our history. The Francis Branch is recommended not eligible for listing in the NRHP under Criterion A.

The Francis Branch is not known to be associated with persons significant in our past; it is recommended not eligible for listing in the NRHP under Criterion B.

The surveyed portion of the railway contains a railbed with no tracks, ties, or ballast and is no longer clearly defined. The only structural element in this segment is a corrugated metal pipe carrying Lost Run under the former rail corridor. The resource does not embody the distinctive characteristics of a type, period, or method of construction, and furthermore lack historic integrity. The surveyed portion of the Francis Branch is recommended not eligible for listing in the NRHP under Criterion C.

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

- Cook, Roger and Karl Zimmerman. 1981. *The Western Maryland Railway, Fireballs and Black Diamonds*. Garrigues House, Laurys Stations, Pennsylvania.
- Griffin, Sam. 1899. *West Virginia Central and Pittsburgh Railway Company*. McClain Printing Company, Parsons, West Virginia.
- Hicks, W. Raymond. 1965. "The West Virginia Central & Pittsburgh Railway." *The Railway and Locomotive Historical Society Bulletin*. October 1965, No. 113 (pp 6-31). Railway and Locomotive Historical Society (R&LHS).
- Pepper, Charles M. 1920. *The Life and Times of Henry Gassaway Davis*. The Century Company, New York, New York.
- Reger, David B. 1923. *West Virginia Geological Survey Tucker County*. Wheeling News Litho Company, Wheeling, West Virginia.
- Ross, Thomas Richard. 1994. *Henry Gassaway Davis, an Old-Fashioned Biography*. McClain Printing Company, Parsons, West Virginia.
- United States Geological Survey (USGS). 1967. Davis, W.VA.-MD., 1:48,000 scale topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS). 1981. Davis, WV-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.
- United States Geological Survey (USGS). 2023. Davis, WV-MD, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway **SITE#** TU-1638

United States Geological Survey (USGS). 2023. Blackwater Falls, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia,

United States Geological Survey (USGS). 2023. Mozark Mountain, WV, 7.5-minute topographic quadrangle. United States Geological Survey, Reston, Virginia.

United States Geological Survey (USGS). 2023. Lead Mine, WV, 7.5-minute topographic quadrangle map. United States Geological Survey, Reston, Virginia.

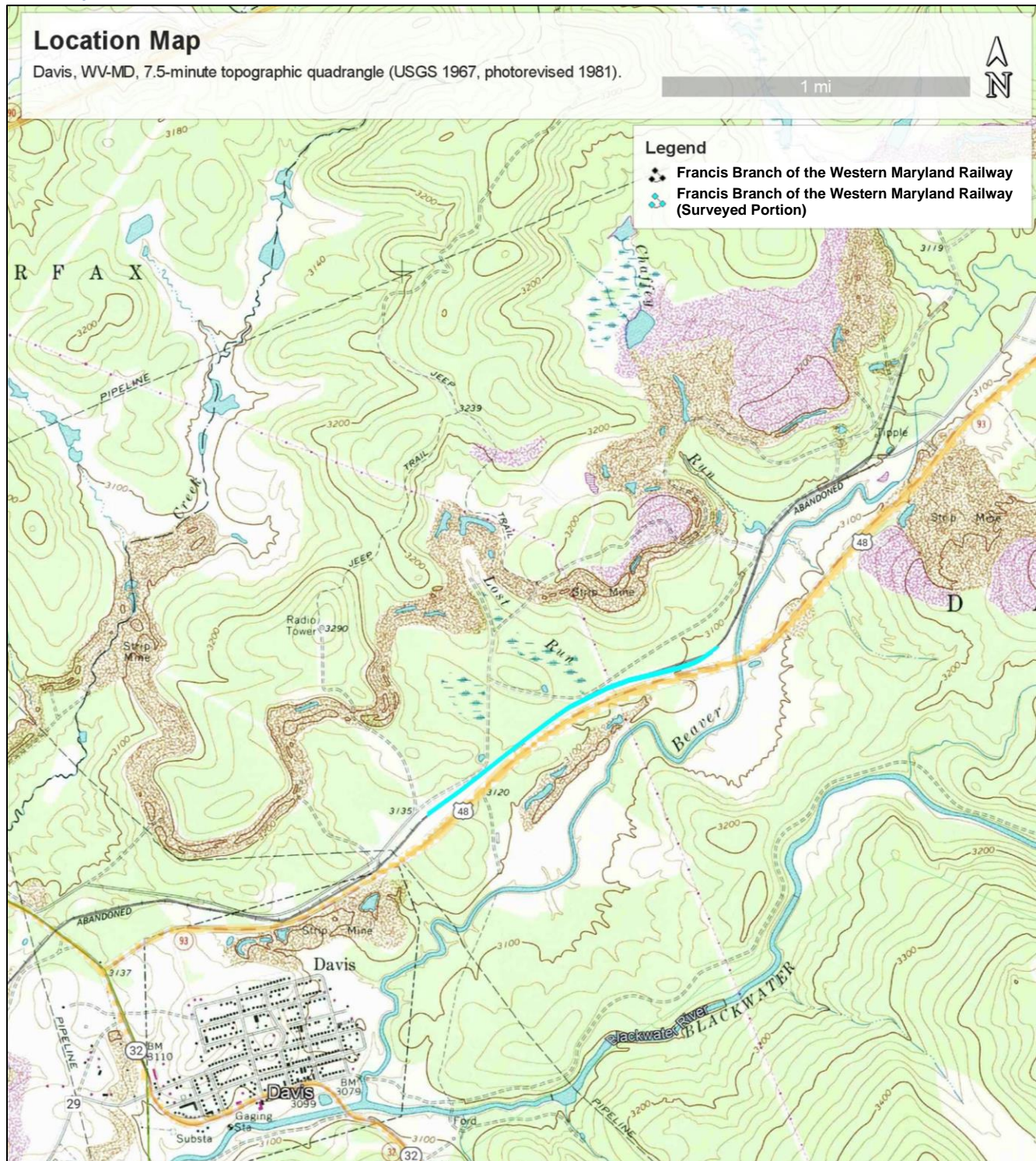
WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE#

TU-1638

Location Map

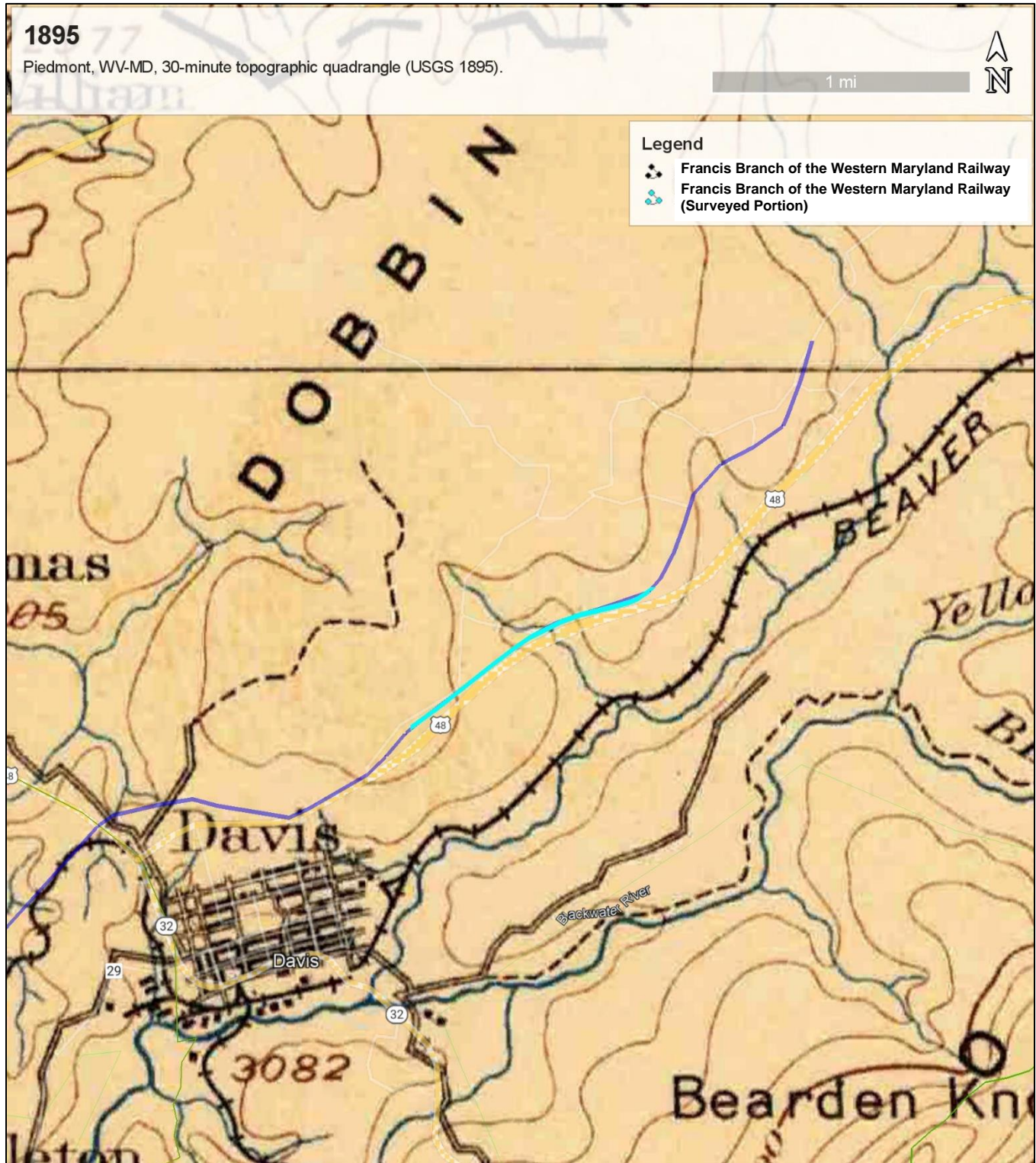


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE# TU-1638

Historic Mapping

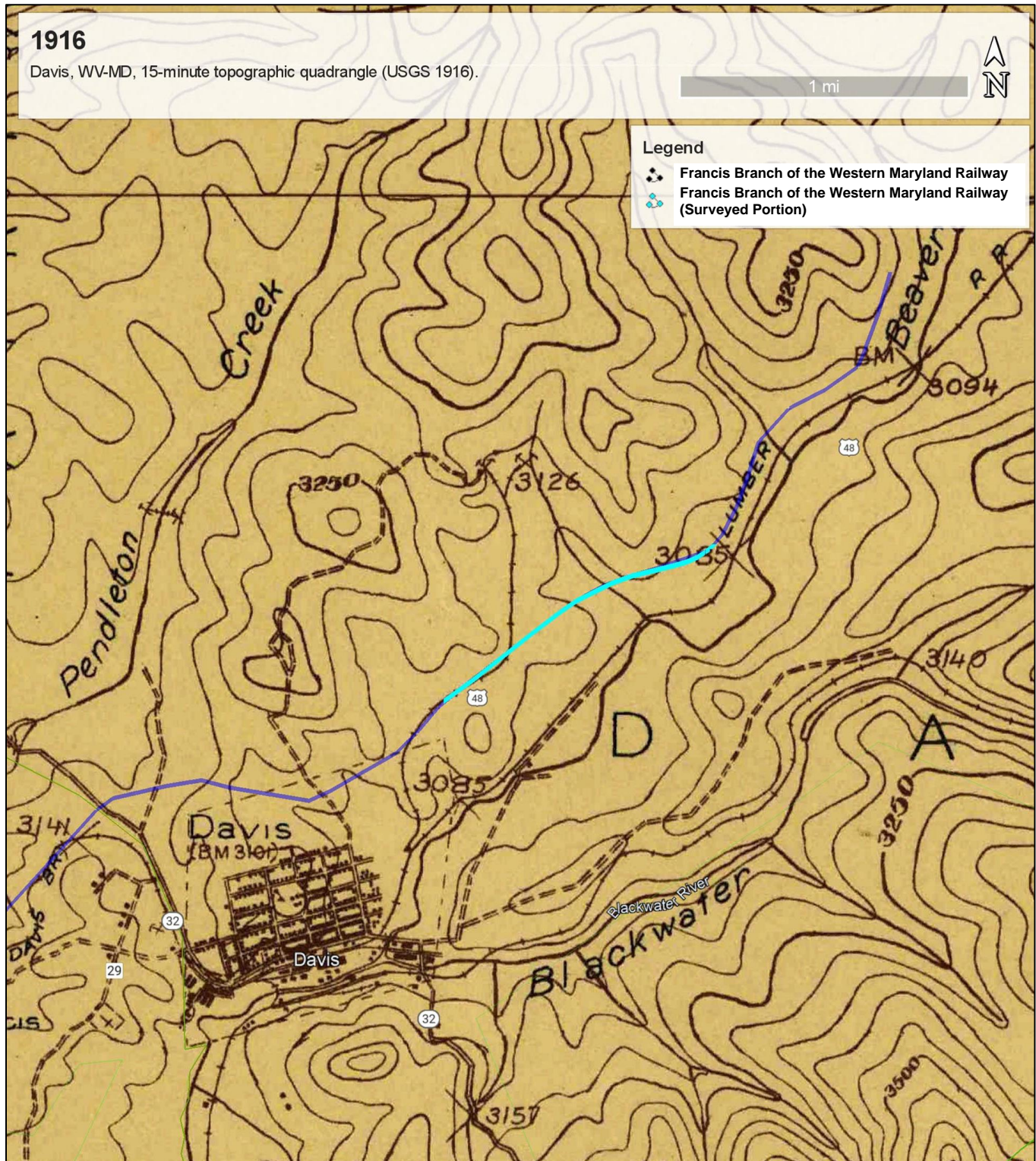


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE#

TU-1638



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE#

TU-1638

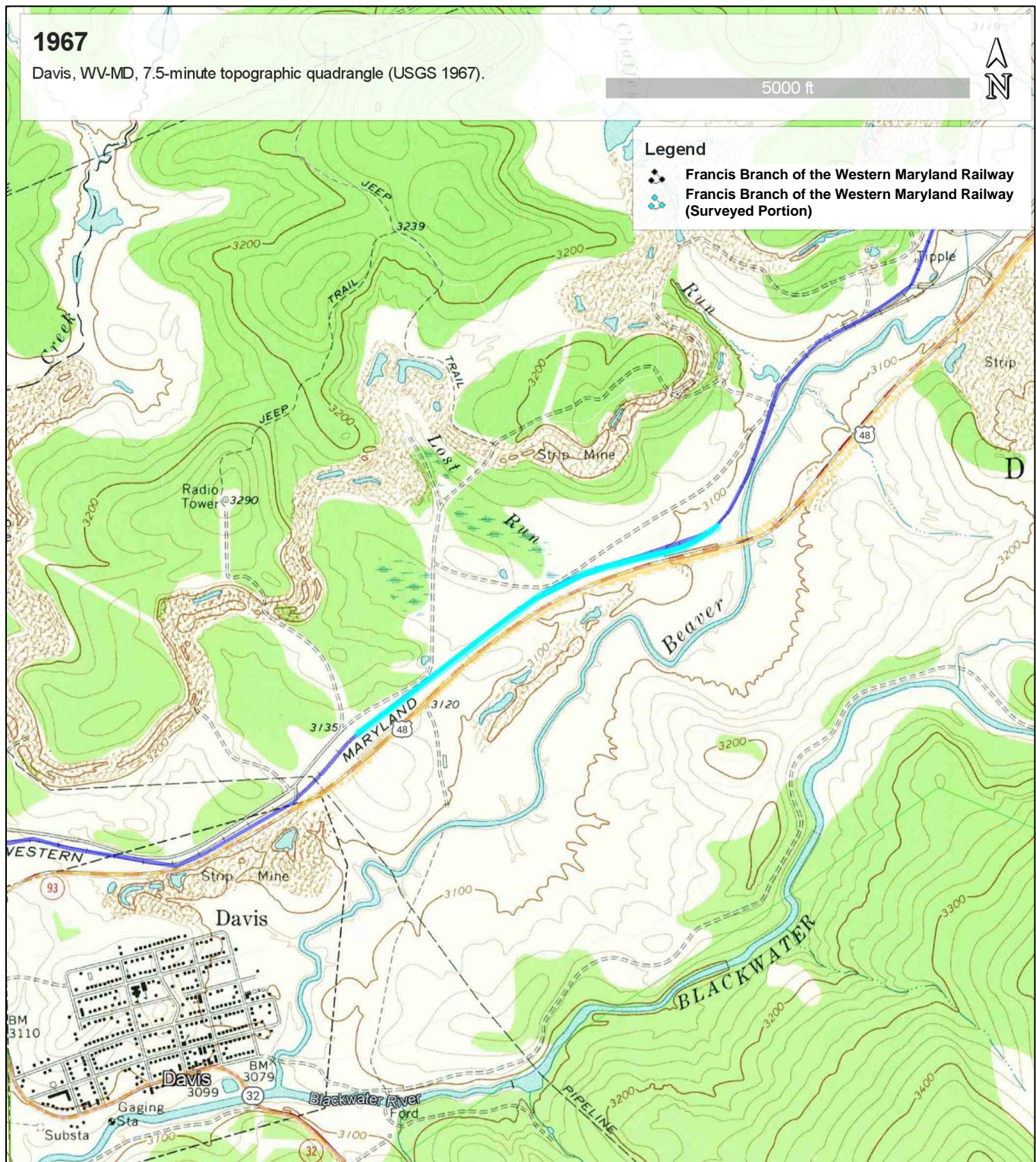


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE#

TU-1638

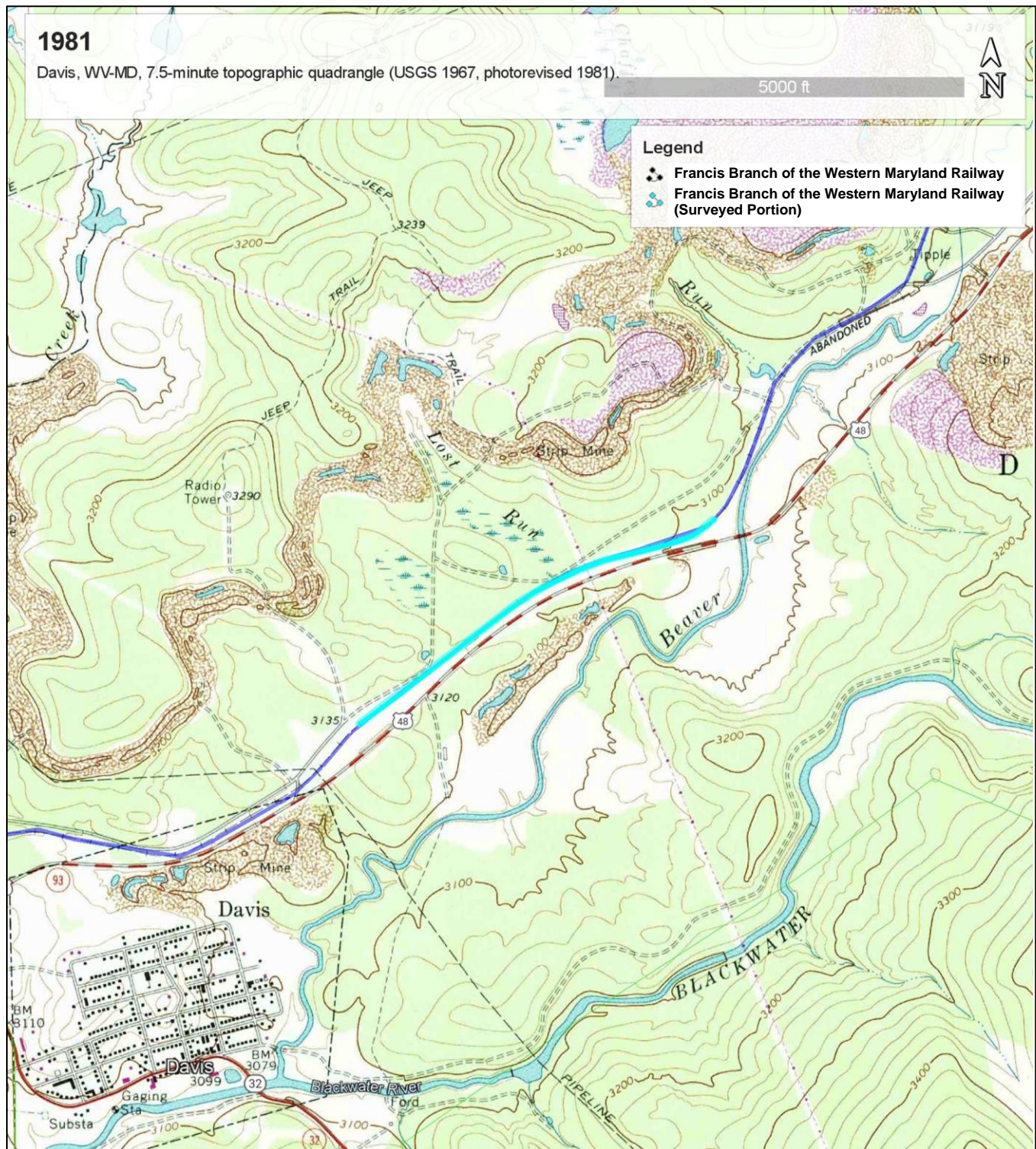


WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE#

TU-1638



WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE# TU-1638

Photographs



Photo 1 Pipe culvert carrying Lost Run under the Francis Branch of the Western Maryland Railway northeast of Davis, facing southeast.



WEST VIRGINIA HISTORIC PROPERTY FORM

CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway **SITE#** TU-1638

Photo 2 Pipe culvert carrying Lost Run under the Francis Branch of the Western Maryland Railway northeast of Davis, facing northwest.

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Francis Branch of the Western Maryland Railway

SITE# TU-1638

THIS PAGE INTENTIONALLY LEFT BLANK



Appendix E Previous Correspondence

THIS PAGE INTENTIONALLY LEFT BLANK

Correspondence 1: April 16, 1999 [letter from the Keeper of the NRHP to the FHWA]



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places
National Park Service

Project Name: Appalachian Corridor H, Sections 12, 13

Location: Tucker County

State: WV

Request submitted by: David E. Leighow, Env., Civil Rights, Right of Way Team Leader, FHWA

Date received: 3/10/99

Additional information received: 4/9/99

Name of property	BHPO opinion	Secretary of the Interior's opinion	Criteria
Davis Study Area (012-01)	Not eligible	Additional Information	
Nichols House (141-03)	Not eligible	Not individually eligible	
Turek House (141-08)	Not eligible	Not individually eligible	
Hambleton Study Area (158-22)	Not eligible	Additional Information	C
Hambleton U. M. Church (158-12)	Eligible	Eligible	A
Hambleton Town Hall (HAM-3)	Eligible	Eligible	C
Goff Memorial Church (HAM-4)	Eligible	Eligible	
Tuesing House (158-20)	Not eligible	Not individually eligible	
Summerfield House (158-21)	Not eligible	Not individually eligible	
Lorentz House (142-01)	Not eligible	Not eligible	
Gnegy House (184-01)	Not eligible	Not eligible	
Dilley House I (157-01)	Not eligible	Not eligible	
Dilley House II (157-02)	Not eligible	Not eligible	
Knotts Barn (IPR-01)	Not eligible	Not eligible	
Shupp House (IPR-02)	Not eligible	Not eligible	
WV Central and Pittsburg RR (144-09)	Eligible	Eligible	A & C

SEE ATTACHED COMMENTS

Mej M. Woz
for Keeper of the National Register
Date: 4/16/99

ST/FHWA/WV Division- TEL:304-347-5103

Apr 20 99 10:44 No.002 P.06

Appalachian Corridor H, Sections 12, 13
Tucker County, WEST VIRGINIA

Reviewer's Comments

Davis Study Area--We agree that none of the buildings in the study area is individually eligible for listing and that the study area does not itself constitute an eligible historic district. However, the West Virginia SHPO has suggested that a historic district might exist within the town of Davis and the present documentation does not exclude that possibility. Without more information on the historic resources surviving elsewhere in this planned, industrial town, we cannot agree with the report's conclusion that any historic district within the town of Davis would not include the buildings in the study area. This information should evaluate resources reflecting the town's historic association with the coal, railroad, and lumbering industries, as well as those reflecting its potential architectural significance.

Hambleton Study Area--We agree that the Hambleton United Methodist Church, the Hambleton Town Hall, and the Goff Memorial Church are individually eligible for listing. We also agree that the Tiesing and Summerfield houses are not individually eligible. The West Virginia SHPO has suggested and the present documentation does not exclude the possibility that a historic district may exist within the town of Hambleton. More information on the historic resources surviving elsewhere in Hambleton and on the impact of recent demolitions and new construction is needed in order to determine whether such a historic district exists. It is not possible to determine whether the buildings in the study area are contributing elements in a district until we know whether there is a district or not.

West Virginia Central and Pittsburg Railroad--We agree that this resource is eligible under Criteria A and C as a discontinuous district. In 1997, we were asked to evaluate the portion of the railroad corridor extending from Hambleton west to Elkins. This portion crosses relatively level terrain and includes few engineering structures. The rails were removed from the western portion of the corridor by 1987. Parts of the roadbed in this area have been converted to roadways; others have been obliterated. Based on the documentation available to us, we agreed that the roadbed in this portion of the corridor had lost all of its character-defining features and was not eligible.

The present request includes the portion extending from Hambleton east to Davis. The eastern portion features extremely rugged terrain. The engineering significance of the railroad in this area lies not so much in its individual bridges and culverts, dramatic as they are, but rather in the line itself, which many people thought could never be built, given the extreme difficulty of the terrain. According to the documentation, the railroad grade through the Blackwater Canyon from Hendricks to Thomas was considered an engineering marvel, "one of the most difficult mountain crossings ever attempted by rail." The documentation also states that "although the rails were removed from the right-of-way, its appearance is nearly identical to its historic aspect." Many of the photographs of this eastern portion of the WVC&P show a roadbed that is still clearly defined and apparently still ballasted. In some areas the roadbed is cut into steep, rocky slopes. In other areas, it is supported by embankments or by fieldstone or timber retaining walls. Those portions of the roadbed that retain these character-defining features should be considered contributing to the significance of the district. The boundaries for the eligible resource should follow the historic right-of-way.

We agree that the following structures contribute to the significance of the district:

DOT/FHWA/WV Division TEL:304-347-5103

Apr 20 99 10:45 No.002 P.02

Pendleton Creek Bridge
 Blackwater River Bridge
 Snyder Run Bridge
 Middle Run Culvert
 Long Run Bridge
 Canyon Point Bridge
 Big Run Bridge
 Hickory Lick Run Culvert
 Falls Spring Bridge
 Roaring Run Culvert

The following structures are noncontributing:

Snyder Run Culvert
 Flat Rock Run Culvert

Based on the information available, the Tub Run Culvert appears to be a contributing resource. The Tipple 36 Trestle Bents, fragments of a larger structure, have lost their ability to testify to their historic engineering significance and are noncontributing resources to the WVC&P historic district. Please check the lists of resources shown in Table 23 (pp. 234-5) and Table 24 (p. 237) and the identical Tables 1 (pp. 278-80) and 2 (p. 282) for consistency. Long Run Bridge and Canyon Point Bridge are included in tables 24 and 2, but omitted from tables 23 and 1.

Although the WVC&P is individually eligible for listing, it is also potentially a contributing resource in the Coketon Study Area, which is not documented in the current study.

Marilyn M. Harper
 Historian
 National Register of Historic Places
 April 16, 1999

ID:2023431836

IRD NPS WMSD

Correspondence 2: January 17, 2001 [letter from the Keeper of the NRHP to the FHWA]



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places
National Park Service

Project Name: Appalachian Corridor H-Parsons to Davis

Location: Tucker County

State: WV

Request submitted by: Henry E. Compton, P.E., Right of Way and Environ. Spec., FHWA

Date received: 12/07/00

Additional information received:

Name of property	Eligibility		
	SHPO opinion	Secretary of the Interior's opinion	Criteria
BW-007	NE	Not eligible	
BW-008	NE	Not eligible	
BW-010	NE	Not eligible	
BW-011	NE	Not eligible	
BW-012	NE	Not eligible	
BW-013	NE	Not eligible	
BW-014	NE	Not eligible	
BW-015	NE	Not eligible	
BW-016	NE	Not eligible	
BW-017	NE	Not eligible	
Mt. Calvary Cemetery (BW-018)	NE	Not eligible	
WV Central & Pittsburg RR (BW-019)	E	Eligible	A & C
BW-020	NE	Not eligible	
ILM-01	NE	Not eligible	
ILM-02	NE	Not eligible	
ILM-03	NE	Not eligible	
ILM-04	NE	Not eligible	
ILM-05	NE	Not eligible	
ILM-06	NE	Not eligible	
ILM-07	NE	Not eligible	

SEE ATTACHED COMMENTS

[Signature]
Keeper of the National Register

Date: 1/17/01

WASO-27

**Appalachian Corridor H--Parsons to Davis
Tucker County, WEST VIRGINIA**

Reviewer's Comments:

West Virginia Central and Pittsburg Railway

We have already determined that the railroad is eligible for listing under Criteria A and C as a discontinuous historic district.

Based on the photographs submitted with this report, this section of the railroad does not appear to be eligible as a contributing linear element within the WVC&P district. In our decision of April 16, 1999, we stated that the portion of the railroad included in the Hambleton to Davis portion of the Corridor H project appeared to be clearly defined and identifiable as a railroad roadbed and that "those portions of the roadbed that retain these character-defining features should be considered contributing to the significance of the district."

The photographs of this portion of the railroad appear to show a roadbed that is not clearly defined and has lost its character as a railroad right-of-way. This portion of the railroad appears to resemble the roadbed in Sections 13, 14, and 15, which we determined to have lost its ability to convey its historic significance.

Based on the information available to us, the only resource which appears to qualify as an individually contributing element in the WVC&P historic district is the stone arched bridge over an unnamed tributary of the North Fork of the Blackwater River near William (shown in photos on page B-43). The other individual components identified on page 30 either lack sufficient information to substantiate their significance or are the partial remains of structures that have lost their integrity.

Marilyn Harper
Historian
National Register of Historic Places
January 17, 2001

Correspondence 3: August 18, 2023 [letter from the WVDACH/SHPO to WVDOH]



The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300

Randall Reid-Smith, Curator
Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562
EEO/AA Employer

August 18, 2023

Mr. Travis Long
West Virginia Division of Highways
1900 Kanawha Boulevard East, Building 5, Room 110
Charleston, WV 25305
Via email: travis.e.long@wv.gov

RE: Appalachian Corridor H: Parsons to Davis
State Project X142-H-38.99 (07) Federal Project No. APD-0484 (313)
FR#: 91-246-Multi-398

Dear Mr. Long:

We have reviewed the *Updated Criteria of Effects Report, Appalachian Highway Corridor H (Parsons to Davis) Project, Tucker County, WV August 2023* (Report) submitted for the above-mentioned project to determine its effects to cultural resources. As required by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties," we submit our comments.

Architectural Resources:

As detailed in our earlier review letter from March 8, 2023 (FR# 91-246-Multi-391), two previously identified historic districts, the Blackwater Industrial Complex Archaeological and Historic District and the West Virginia Central & Pittsburgh Railway, are within the area of potential effect. First determined eligible by the Keeper of the National Register in 2001, they retain significance and integrity to qualify for listing. "The Blackwater Industrial Complex extends from an area north of Thomas, south along the North Fork of the Blackwater River to its confluence with the Blackwater River, and then south to the Town of Hendricks—a distance of approximately 14 miles (Figure 4). The Blackwater Industrial Complex includes a 10-mile stretch of the West Virginia Central and Pittsburgh Railway and encompasses the Coketon Industrial Site, both of which contribute to the historic district." (p.3, the Report.)

The WVDOH recently submitted the *Updated Criteria of Effects Report, Appalachian Highway Corridor H (Parsons to Davis) Project, Tucker County, WV August 2023*. The most notable area of potential effect for the project is the proposed bridge that will carry the future roadway over the Blackwater Industrial Complex Archaeological and Historic District and the West Virginia Central & Pittsburgh Railway. This is located at the northern end of the Blackwater Industrial Complex. The design of the originally proposed concrete box beam bridge has been revised; the proposed bridge will now be a steel arch bridge. As currently designed (2023), the

August 18, 2023
 Mr. Long
 FR#: 91-246-Multi-398
 Page 2

steel arch bridge will be 75 feet higher than the previously proposed bridge which will avoid placement of piers and abutments in the historic district. The increase in the bridge's height will also change the visual impact to the resources on the ground. The appearance of the bridge as it crosses the industrial landscape will not intrude upon the character of the setting.

Upon review of this information and the simulated photos showing the change in appearance of the landscape, we concur that the proposed Corridor H: Parsons to Davis project will result in *no adverse effect* to the historic industrial complex and railway. While the proposed bridge will alter the surrounding viewshed, it is our opinion that the bridge's proposed elevation will provide the separation necessary to prevent adverse effects to any of the historic characteristics that contribute to the eligibility of the two historic resources.

We also note that WVDOH is planning to develop an overlook adjacent to the eastern end of the arch bridge. This overlook will likely include interpretive signage/kiosks that explain the history and significance of the Blackwater Industrial Complex. Themes discussed may also include information related to the Thomas "Colored School" that was located within the Coketon area, as well as information on the landmark 1892 civil rights lawsuit won by J.R. Clifford, West Virginia's first African-American attorney. We request the opportunity to comment on the signage and/or kiosks and their content.

No further consultation is necessary regarding architectural resources for the Davis to Parsons section of the Corridor H project; however, we do ask that you contact our office if your project should change.

We appreciate the opportunity to be of service. *If you have questions regarding our comments or the Section 106 process, please contact Benjamin M. Riggle, Structural Historian, at (304) 558-0240.*

Sincerely,



Susan M. Pierce
 Deputy State Historic Preservation Officer

SMP/BMR

Correspondence 4: December 14, 2023 [letter from the USDA to WVDOH]

United States
Department of
AgricultureForest
Service

Monongahela National Forest

200 Sycamore Street
Elkins, WV 26241
304-636-1800File Code: 2360
Date: December 14, 2023

Mr. Travis Long
Director
West Virginia Division of Highways
1900 Kanawha Boulevard East, Building 5, Room 110
Charleston, West Virginia 25305

Re: Corridor H: Parsons to Davis *Updated Criteria of Effects Report*
State Project # X142-H-38.99 (07) Federal Project No. APD-0484 (313)
FR#: 91-246-Multi-398

Dear Mr. Long,

The Forest Service has reviewed the *Updated Criteria of Effects Report, Appalachian Highway Corridor H (Parsons to Davis) Project, Tucker County, WV August 2023* submitted for the above-mentioned project to determine potential effects to historic properties. In accordance with the Archaeological Resources Protection Act, as set forth in 36 CFR 296 *Protection of Archaeological Resources: Uniform Regulations*, and as required by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties," we submit our comments.

In the updated report, WVDOH disclosed the current bridge design that would carry the proposed roadway over the Blackwater Industrial Complex Archaeological and Historic District and the West Virginia Central & Pittsburgh Railway. The updated report included sufficient information and simulated photographs to demonstrate potential change in appearance of the landscape. The current bridge design would not intrude upon the character of the historic district or the historic railway.

The Forest Service concurs that the Corridor H: Parsons to Davis project, as currently proposed, would have no adverse effect to Blackwater Industrial Complex Archaeological and Historic District or the West Virginia Central & Pittsburgh Railway.

The updated report also disclosed the intent of WVDOH to develop an overlook that might include interpretative signage/kiosks to explain the history and significance of the historic district. Themes might also include information related to the school that was located within the Coketon area, as well as the landmark 1892 civil rights lawsuit won by J.R. Clifford. We request the opportunity to comment on the signage and/or kiosks and content since much of the Blackwater Industrial Complex is within National Forest System lands.

Sincerely,

SHAWN
COCHRAN

SHAWN COCHRAN
Forest Supervisor

Digitally signed by SHAWN
COCHRAN
Date: 2023.12.14 12:29:28
-05'00'

cc: Gavin Hale, John Barger, Jon Morgan



Caring for the Land and Serving People

Printed on Recycled Paper

