

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

=====

1. Name of Property: Abell/Kilbourn House

=====

historic name: Abell/Kilbourn House

other name/site number: N/A

=====

2. Location

=====

street & number: 1018 Winchester Ave. not for publication: N/A

city/town: Martinsburg

vicinity: N/A

State:WV code:WV county:Berkeley code:003 zip code:25401

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally.

(See continuation sheet for additional comments.)

  
\_\_\_\_\_  
Signature of Certifying Official

10/3/94  
\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

\_\_\_\_\_  
Date

=====  
4. National Park Service Certification  
=====

I, hereby certify that this property is:

- entered in the National Register  
See continuation sheet.
- determined eligible for the National Register  
See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

=====  
Signature of the Keeper

Date

11/21/1994

=====  
5. Classification  
=====

Ownership of Property:	Category of Property
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

NUMBER OF RESOURCES WITH PROPERTY:

Contributing	Noncontributing	
4	1	buildings
		sites
		structures
		objects
4	1	TOTAL

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: N/A

=====  
6. Function or Use  
=====

HISTORIC FUNCTIONS:  
Domestic/single dwelling  
Domestic/secondary structure

CURRENT FUNCTIONS:  
Domestic/single dwelling  
Domestic/secondary structure

=====

7. Description

=====

ARCHITECTURAL CLASSIFICATION:  
Late 19th and 20th Century Revivals/Early Colonial Revival

MATERIALS:

Foundation: Brick

Walls: German siding

Roof: Asphalt shingles

Other:

NARRATIVE DESCRIPTION

(Describe the historic and current condition of the property on one or more continuation sheets.)

=====  
8. Statement of Significance  
=====

APPLICABLE NATIONAL REGISTER CRITERIA

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Property is:

N/A A owned by a religious institution or used for religious purposes.

N/A B removed from its original location.

N/A C a birthplace or grave.

N/A D a cemetery.

N/A E a reconstructed building, object, or structure.

N/A F a commemorative property.

N/A G less than 50 years of age or achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE:

Architecture

Commerce

Community Planning & Development

PERIOD OF SIGNIFICANCE:

1895 - 1937

SIGNIFICANT DATES:

1895.

SIGNIFICANT PERSONS:  
Abell, John N.  
Kilbourn, Charles W.

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER:  
Abell, John N.

NARRATIVE STATEMENT OF SIGNIFICANCE  
(Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

BIBLIOGRAPHY  
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

N/A preliminary determination of individual listing (36 CFR 67) has been requested.  
N/A previously listed in the National Register  
N/A previously determined eligible by the National Register  
N/A designated a National Historic Landmark  
N/A recorded by Historic American Buildings Survey #  
N/A recorded by Historic American Engineering Record #

Primary Location of Additional Data:

State Historic Preservation Office  
Other State agency  
Federal agency  
Local government  
University  
X Other

Name of Repository:

Berkeley County Historic Landmark Commission  
126 East Race Street  
Martinsburg, WV 25401

=====
10. Geographical Data
=====

Acreage of Property: 1.2 acres

UTM References: Zone Easting Northing Zone Easting Northing
18. 243640. 4370370.

VERBAL BOUNDARY DESCRIPTION

(Describe the boundaries of the property on a continuation sheets.)

BOUNDARY JUSTIFICATION

(Describe the boundaries of the property on a continuation sheets.)

=====
11. Form Prepared By
=====

Name/Title: Michael Gioulis, Historic Preservation Consultant
Don C. Wood, Genealogist & Historian

Organization: N/A

Date: June 1, 1994

Street & Number: 612 Main Street
126 E. Race Street

Telephone: (304) 765-5716
(304) 267-4713

City or Town: Sutton
Martinsburg

State: WV
WV

ZIP: 26601
25401

=====
ADDITIONAL DOCUMENTATION
=====

Submit the following items with the completed form:

CONTINUATION SHEETS

MAPS

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

PHOTOGRAPHS

Representative black and white photographs of the property.

Additional items  
(Check with the SHPO or FPO for any additional items)

=====

PROPERTY OWNER

=====

(Complete this item at the request of SHPO or FPO.)

Name: James C. & L. Deanna Stanley

Street & Number: 1018 Winchester Ave. Telephone: (304) 267-4861

City or Town: Martinsburg State: WV ZIP: 25401

=====

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Abell/Kilbourn House  
Berkeley County, WV

The Abell/Kilbourn House is located in Berkeley County, West Virginia. It is located in the southern portion of Martinsburg, the county seat, on Winchester Avenue. The house sits back from the street on a slight rise. It occupies the center of the original lot no. A from the 1910 subdivision of the section as the Windewald Addition to the city of Martinsburg. The addition has since become a residential neighborhood with mostly one-story, ca. 1940 and later, houses. There is some commercial occupancy on Winchester Avenue, mostly offices. These are on either side of the Abell/Kilbourn site.

Included in the nominated area is the main house, a one-story garage, a two-story servant's residence, a two-story barn/garage, and a one-story office/garage. The office/garage is modern and is considered non-contributing. The other sites date from within the period of significance and are considered contributing. Therefore, there are four contributing and one non-contributing sites in the nominated area. The area encompasses the original lot boundaries from the Windewald Addition. This lot has remained un-subdivided, although the lots around it have been. It has retained its original residential atmosphere.

The house is a two and a half story, Early Colonial Revival Style residence. It has a broad massive hip roof with intersecting gable dormers, a three-sided tower on the south elevation, and a rear hip roof kitchen wing. There is a large wraparound porch on the front, west, elevation and portions of the north and south elevations. There is a rear porch and a pantry addition in the rear. The porch has a hip roof as well. In the north elevation there is a three-sided rectangular one-story bay. The rear elevation has a pair of hip roof dormers with the chimney between them. There is a roof skirt at the second floor level on the south elevation.

The roofing is asphalt singles and the foundation is painted brick. The siding is German, and there is wood lattice beneath the porch area. Windows are one over one wood double hung sash. They are paired on the front elevation. On the first floor of the front elevation, the windows in the parlor are paired



(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2

Abell/Kilbourn House  
Berkeley County, WV

"French" doors that lead to the porch. The windows in the dormers are ganged in threes. There is a decorative corbeled brick chimney in the center of the house and another in the rear. There are louvered shutters on the second floor windows. These are original to the house.

The major design element of the house is the three-sided tower on the south elevation. This has a hexagonal pointed roof and a roof skirt at the second floor level, corresponding to the one on the main body of the house. On the first floor level the windows are one over one double hung sash. On the second floor level the center window is the same and on the sides are smaller fixed pane. These are related to the interior function of the tower, which is the stair enclosure. As a result, the side windows are at two levels, corresponding to the stairs on the interior. The upper level windows are at the attic level and are small square panes.

The front porch is the other major exterior architectural element. It is a broad wide porch that spans the entire front of the house and wraps around the sides on both side elevations. It has interesting Eastlake detailing. The columns are paired and are turned wood. At the top of the columns a scroll cut bracket connects the two. On the exterior of the pair a simple diagonal bracket connects to a horizontal trim that is dropped from the entablature with plain wood blocks. The roof rafters are exposed and scrolled at the ends. The exposed roof deck is tongue and groove beaded boards. The ballisters are turned wood. The porch is supported by painted brick piers with diagonal lattice between them.

The garage is a one-story, side gable building with German siding and an asphalt shingle roof. It has one over one double hung windows in the office portion of the garage and six over six in the garage bay. There is a brick chimney on the north side of the building. The south elevation is the entrance elevation and has an entrance door to the office, a window and two rolling garage doors. The garage is ca. 1920.

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 3

Abell/Kilbourn House  
Berkeley County, WV

The barn is a one-story, side gable building with vertical board siding and a standing seam metal roof. The entrance elevation faces west and has a rolling door bay, a hinged door access and a strap hinged feed door/window. The north elevation has a strap hinged window into the loft area. It has a molded concrete block foundation. The structure is post and beam and there is a concrete floor on the interior. The barn was constructed with the house in 1895.

The servant's residence is a two-story, end gable, residential building with German siding, an asphalt shingle roof, and concrete foundation. It is two bays by two bays wide. The windows are one over one double hung wood sash with shutters. There is a simple corniced hood over the windows. There is a corbeled chimney in the center of the house. The front of the house, the west elevation, has a one-story, shed roof porch with turned posts. The south elevation has a single porthole window on the first floor east side, in the location of the interior stairs. There is also a shed roof porch on the rear. The house dates from ca. 1920.

The modern garage/office is a one-story, vinyl sided building constructed in 1992.

The interior of the main house on the first floor consists of an entrance parlor/living room; a formal parlor; a dining room; and a kitchen. There is a pantry between the kitchen and the dining room and a small half-bath attached to the dining room. The focus of the entrance room is a large painted brick fireplace with a corbeled mantel. The doors to the parlor from the entrance are multi-paned "French" doors. The doors are pocket doors. The same doors are used in the entrance vestibule and as doors to the porch from the parlor, though they are hinged. There is a flat transom over the entrance doors that contains an Eastlake Style novelty glass. Hardware is brass mortise locks.

Finishes consist of tongue and groove, narrow hardwood floors and painted plaster walls and ceilings. The trim is all painted and there is no ceiling molding. There is a three piece base mold.

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 4

Abell/Kilbourn House  
Berkeley County, WV

The trim around the doors and windows consists of a fluted architrave with bullseye corner blocks. Doors are five panel wood painted with a horizontal panel in the center section.

Finishes in the kitchen contain vertical beaded board paneling and a vinyl floor. The pantry has a vinyl floor as well.

The main architectural feature in the entrance room are the stairs to the second floor. These fit into the three-sided tower and project into the first floor. The balustrade consists of square ballisters and a large square newel post with a simple cap. All are painted.

One of the more interesting elements is in the attached pantry on the rear of the kitchen. This was apparently constructed to house a large refrigerator to accommodate the entertaining. The entire three quarters of the room is filled with the large refrigerator that is approximately four feet tall with three paneled doors.

The second floor finishes are similar with narrower tongue and groove flooring that dates to the 1930's. The trim is the same as well as the doors. Walls are painted or wallpapered, and the ceiling is painted plaster. The bathroom contains original fixtures and has vertical beaded board siding as wainscotting on the walls.

The attic is finished with modern carpet and finishes. The windows in the dormers of the attic are novelty, multi-paned windows with colored glass.

An interesting feature of the rear storage and servant's stair room on the second floor is that it contains windows in the floor of the room. These bring in light from the ceiling of the porch in the rear of the house. These are an original feature.

The basement contains the original cistern.

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 1

Abell/Kilbourn House  
Berkeley County, WV

The Abell/Kilbourn House is significant under Criterion A for its association John N. Abell for his contribution to the urban design of Martinsburg associated with the Abell Addition; and for its association the development of the textile industry in Martinsburg through the Interwoven Mill. It is also significant under Criterion B for its association with John N. Abell; and for its association with Charles W. Kilbourn, president of the Interwoven Mill Company. It is significant under Criterion C as a good example of the Early Colonial Revival style of architecture. The period of significance, 1895 to 1937, is represented by the construction of the house in 1895 by John N. Abell and in 1937 Charles Kilbourn died and specified in his will that all his real estate was to be sold.

Under Criterion A and B the Abell/Kilbourn House is significant for its association with John N. Abell. John Abell was born in 1831. He was a prominent businessman, banker, developer, and builder in Martinsburg. He served as the president of the Old National Bank and retired due to ill health in 1886. He married Miss Nora Henshaw of Berkeley County and they had four children. He was significant in the development of Martinsburg through his real estate and development activities. He purchased acreage and lots throughout the city and developed them or sold them as is.

His most important contribution to the city's built environment is the 500 block of West Burke Street. He originally lived in a residence on this street prior to 1886. He began developing the block around that time, when he retired from the banking industry. The section is notated as Abell's Addition in the 1904 city maps. Prior to that time Abell's residence terminated Burke Street. It was relocated off of the street to its present location at 506 West Burke Street. The remainder of the block was laid out and covenants put on the deeds restricting the use and design characteristics of the houses to be built on the lots. This resulted in one of the most harmonious and architecturally interesting sections of the city, which is noted in the 1986 National Register nomination for the Downtown Martinsburg Historic District. All of the houses on the block date from the 1886 to 1903 period and are all good examples of the various styles of

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 2

Abell/Kilbourn House  
Berkeley County, WV

the period including Carpenter Gothic, Colonial Revival, Gothic Revival and Queen Anne. Also associated with the covenants are restrictions on the sale of the properties to persons of colored or mixed descent, the same restrictions placed on Abell's site on Winchester Avenue.

Abell also constructed a cottage on West Burke Street as part of the addition. Apparently he was mobile at this time period and subsequently constructed a mansion in the then suburbs of Martinsburg and moved to the Winchester Avenue house. He is also listed as the builder for most of the houses in the addition, as well as the Abell/Kilbourn House.

John Abell purchased the site of the Abell/Kilbourn House from D.W. Shaffer in January of 1895 for \$1,075.00. Prior to this time the property was owned and divided by the Martinsburg Mining Manufacturing and Improvement Company. They owned much of the land in this section of town and also provided the land for the construction of the mills which were to become the Interwoven Mills. Along the rear of their development, to the east, ran the electric street railway.

Abell completed the present house in 1895. He and his family lived in the house until his death on May 12, 1905. His wife, Nora, kept the house until 1910. In June of 1910, Nora and her children sold the house and lot to Thomas B. Underhill who sold it within the same week to E.F. Millard. Apparently Underhill was acting as agent for Millard, as Millard is the person responsible for subdividing the area and developing the Windewald Addition No. 1 to the City of Martinsburg. The subdivision plat is recorded in the courthouse in 1910. Millard and his wife kept the house for a year and then sold it to John W. Wilen. Several other lots were conveyed to Wilen at that time. When Wilen, a bachelor, sold the house the following year he specified these restrictions; maintaining a right-of-way along Winchester Avenue for a public sidewalk, no house built along Winchester Pike will cost less than \$1,500.00, no commercial storage buildings to be built, the set-back of new buildings to be 100'-125', and "that said lots fronting on the Winchester Avenue herein conveyed or

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 3

Abell/Kilbourn House  
Berkeley County, WV

buildings thereon hereafter erected, shall never be rented, leased, sold, transferred to nor shall the same be occupied by any negro or colored person of negro blood." Wilen sold the house and other lots to J.M. Rothwell on July 24, 1912 for \$3,780.00. Rothwell sold the house and lots to Charles W. Kilbourn on May 23, 1918 for \$8,500.00. Charles Kilbourn lived in the house until his death on November 28, 1937. He left a will stating that the executor of his estate was to sell the real estate. The Abell/Kilbourn House was sold to George O. Martin on April 25, 1938. George Martin was a well-known medical doctor who served as the B&O Company and Morgan County Sand Company doctor for many years. He operated his office in Martinsburg for over 50 years. The Abell/Kilbourn House remained in the Martin family until 1987 when it was sold to the present owners.

The Abell/Kilbourn House is significant under Criterion A and B for its association with Charles W. Kilbourn and the Interwoven Mill in Martinsburg. Charles Kilbourn was born in Norfolk, Connecticut on August 25, 1857. His father invented the knitting machine and began the Kilbourn Knitting Machine Company in 1899 organized under the laws of New Jersey. Charles acted as Vice-President and Secretary of the company under his father's tutelage. Charles came to Martinsburg in 1893 and took over the operation of the Middlesex Mill. The Middlesex Mill used Kilbourn's knitting machine, the first to do so locally, and was owned and operated by Colonel R.J. Hickman. Charles operated the mill after Hickman's death and he soon expanded this company, which included the relocated Kilbourn Knitting Machine Company. The Kilbourn Mill relocated to Martinsburg due to a fire in their operations in New Jersey. The mill, still extant, became the Interwoven Mill and was located on King, Porter, and John Streets in Martinsburg. Charles Kilbourn died on November 29, 1937 at his home. Charles Kilbourn was instrumental in bringing industrial development to Martinsburg. He also was involved in the city's public waterworks system. Charles also owned the lots surrounding his home at the time. His obituary describes the house as a suburban home.

The Interwoven Mill was the largest single manufacturing company

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 4

Abell/Kilbourn House  
Berkeley County, WV

in the eastern panhandle. It was a boon for the local population. Residential sections sprang up around town along with businesses to serve the mill workers. Population figures for the city reflect this growth - in 1897 there were 9,500 persons; in 1922 13,000 persons. The development of the mill parallels this population development. In 1897 the mill employed 600 hands with two night watchmen. It had steam and hot air heat, electric lights, and a large capacity cistern to serve the mill. By 1922 the mill had expanded to nearly triple its 1897 size to accommodate the increased workers and development.

The Abell/Kilbourn House is significant under Criterion C as a good example of the Colonial Revival Style of architecture. The style is characterized by the use of classical elements in different treatments than the previous more simple and symmetrical styles such as Federal or Greek Revival. It is also a reinterpretation of America's settlement period architecture, combining different styles and details in one structure. The large hip roof with different levels and massing of dormers is characteristic. The tower on the side elevation is also a common detail. The wraparound porch and irregular massing also contribute to this style. The roof skirt on the first floor is also another characteristic of the style. In all the house is a good example of this style in Martinsburg.

In summary, the Abell/Kilbourn House is significant under Criterion A for its association with John N. Abell for his contribution to the urban design of Martinsburg, associated with the Abell Addition. He guided the development of this section of the city and was responsible for its appearance today. It is also significant under Criterion A for its association with the development of the textile industry in Martinsburg through the Interwoven Mill, through its association with Charles Kilbourn. It is also significant under Criterion B for its association with John N. Abell; and for its association with Charles W. Kilbourn, president of the Interwoven Mill Company. It is significant under Criterion C as a good example of the Early Colonial Revival Style of architecture.

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 1

Abell/Kilbourn House  
Berkeley County, WV

BIBLIOGRAPHY

- Berkeley County Courthouse Records
- New Brunswick, New Jersey Courthouse records
- Sanborn Fire Insurance Maps - 1885, 1897, 1907, 1922.
- The Martinsburg Statesman May 12, 1905.
- The Martinsburg Journal November 30, 1937.
- Wood, Don C. Abell-Kilbourn House Unpublished manuscript.



(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 10 Page 1

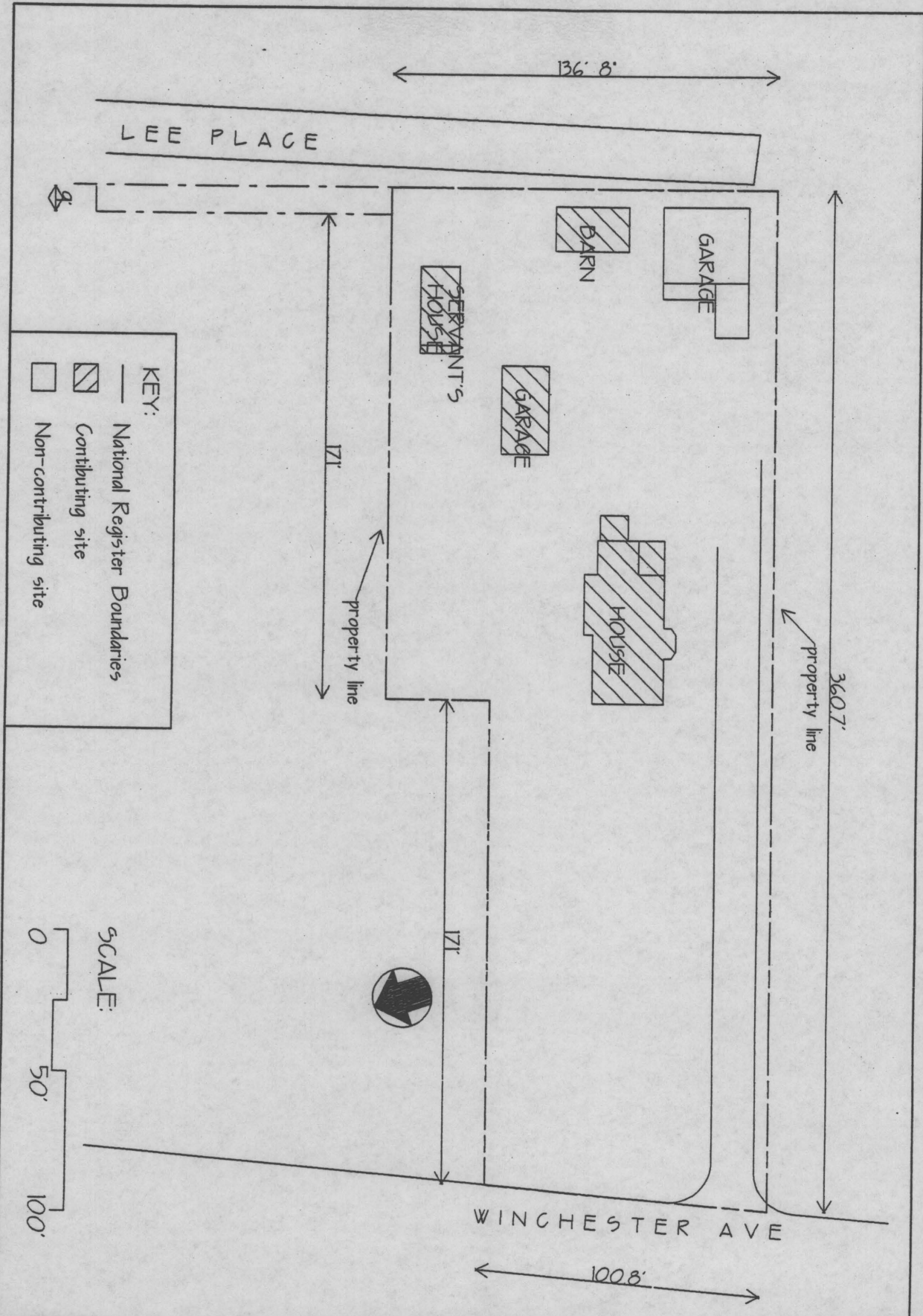
Abell/Kilbourn House  
Berkeley County, WV

VERBAL BOUNDARY DESCRIPTION:

Lots number 5 and 13 of block A of the Windewald Addition No. 1 to the city of Martinsburg as identified in deed book 126, page 56, Berkeley County, West Virginia.

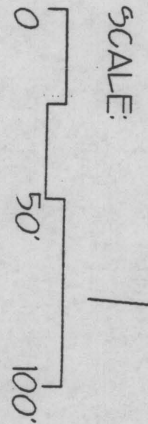
BOUNDARY JUSTIFICATION:

The boundaries encompasses the original lot of the house and contains the contributing outbuildings associated with the house.

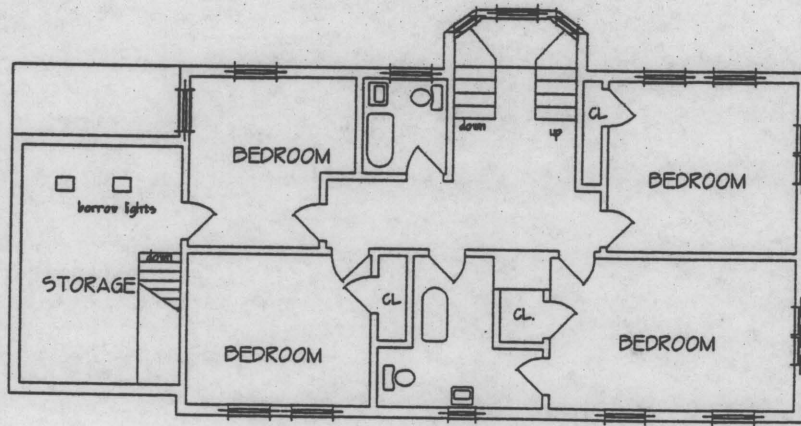


**KEY:**

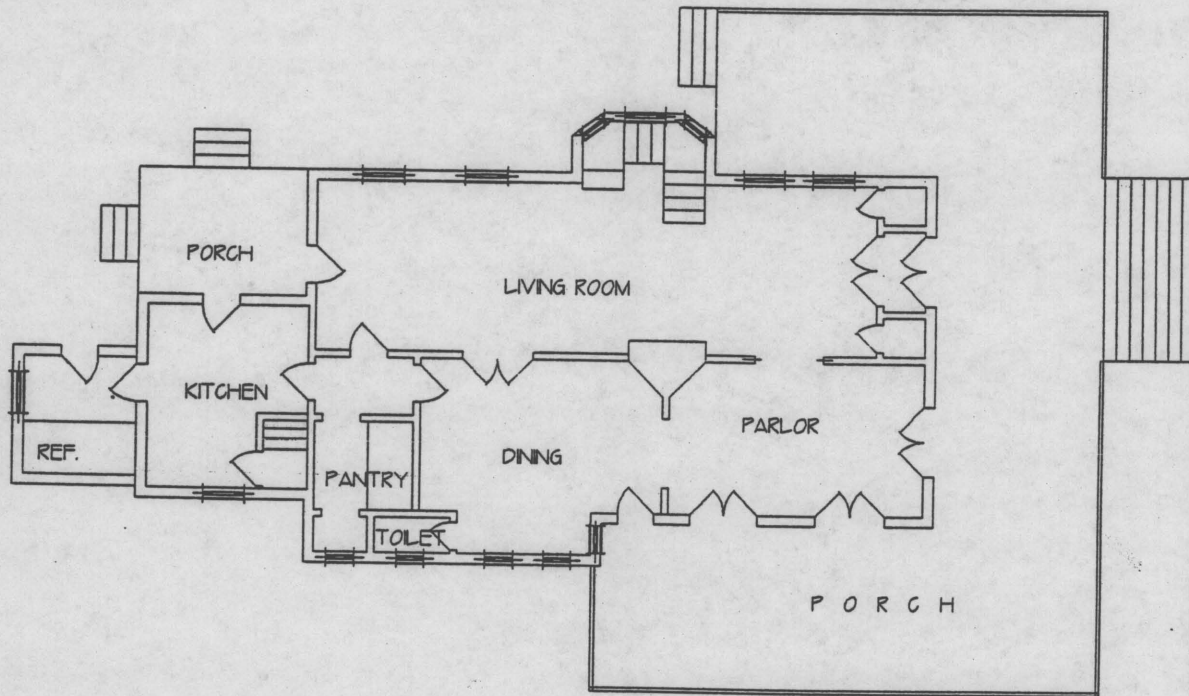
- National Register Boundaries
- ▨ Contributing site
- Non-contributing site



DWG. NO. 1 of 2	<b>SITE PLAN</b> <b>ABELL KILBOURN HOUSE</b> BERKELEY COUNTY, WEST VIRGINIA		MICHAEL GIOULIS HISTORIC PRESERVATION CONSULTANT 612 MAIN STREET SUTTON, WV 26001 304 785-5716	REV.	DATE MAR. 1994
			<small>ADEL-51660</small>		



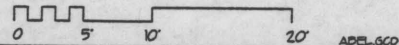
SECOND FLOOR



FIRST FLOOR



SCALE



DWG.  
NO.  
2 of 2

FLOOR PLAN  
ABELL KILBOURN HOUSE  
BERKELEY COUNTY, WEST VIRGINIA

MICHAEL GIOULIS  
HISTORIC PRESERVATION  
CONSULTANT  
612 MAIN STREET  
SUTTON, WV 26051  
304 765-0715

REV.

DATE

MAR. 1984

ABELL/KILBOURN  
HOUSE  
BERKELEY COUNTY,  
WV  
UTM REFERENCE:  
18 243640, 4370370  
MARTINSBURG QUAD



