

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Boyd Avenue Historic District

other names/site number N/A

2. Location

street & number Boyd Avenue, east and west sides, north of Queen Street not for publication N/A

city or town Martinsburg vicinity N/A

state West Virginia code WV county Berkeley code 003 zip code 25402

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/Title

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

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 of Action

Boyd Avenue Historic District

Name of Property

Berkeley County, WV

County and State

Ownership of Property		Category of Property	Number of Resources within Property		
			Contributing	Noncontributing	
<u> X </u>	private	<u> </u> building(s)			
<u> X </u>	public-local	<u> X </u> district	73	3	buildings
<u> </u>	public-State	<u> </u> site	1		sites
<u> </u>	public-Federal	<u> </u> structure	1		structures
<u> </u>		<u> </u> object			objects
<u> </u>			75	3	Total

6. Function or Use

Current Functions

7. Description

Materials

Narrative Description

Refer to Continuation Sheets

Boyd Avenue Historic District	Berkeley County, WV
Name of Property	County and State

8. Statement of Significance

Applicable National Register Criteria

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

Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1750-c. 1952

Significant Dates

c. 1750; 1888

Significant

Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **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:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

Refer to Continuation Sheets

9. Major Bibliographical References

Bibliography

Refer to Continuation Sheets

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Berkeley County Historic Landmarks Commission

Boyd Avenue Historic District

Name of Property

Berkeley County, WV

County and State

10. Geographical Data

Acreage of Property 17 acres

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	245000	4372720	3	18	244840	4372080
2	18	245160	4372420	4	18	244764	4372460

Verbal Boundary Description Refer to Continuation Sheets

Boundary Justification Refer to Continuation Sheets

11. Form Prepared By

name/title David L. Taylor, Principal

organization Taylor & Taylor Associates, Inc. date February, 2007

street & number 9 Walnut Street telephone 814-849-4900

city or town Brookville state PA zip code 15825

Property Owner

name Multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 1

7. Description

The Boyd Avenue Historic District (Photos 1-17) is a 17-acre linear, exclusively residential area located north of the central business district of the city of Martinsburg, which is the county seat of Berkeley County, in the Eastern Panhandle of West Virginia. This district contains a total of 80 residences, most of which were likely built as single-family dwellings and some of which have been converted for multi-tenant use. In addition to the 78 unlisted properties, one previously-listed property is at the northern periphery of the nominated tract. It is the c. 1776 "Aspen Hall" including its associated Mendenhall's Fort of c. 1756 (Resource Nos. 33 and 78; NR 12-10-80; Berkeley County MRA). Behind some of the houses facing Boyd Avenue are garages and nondescript sheds; the garages are counted within the resource count while the sheds are treated as uncounted landscape features within the context of the district as a whole. In addition to the buildings, the district contains one contributing site, the grassy median associated with the boulevard portion of Boyd Avenue (Resource No. 80), and one contributing structure, the several masonry retaining walls found in the district (Resource No. 79, counted collectively as a single resource.) Of the 78 unlisted resources, nearly all contribute to the character of the district; one non-contributing property has undergone significant changes to its porch and fenestration and one garage post-dates the period of significance. Contributing properties are those which date from within the c. 1756-c. 1952 period of significance and retain integrity.

Boyd Avenue extends northward c. 1,500 feet from West Race Street, approximately four blocks from the center of downtown Martinsburg. The street is asphalt-paved with concrete sidewalks on both sides. The earlier portion of Boyd Avenue, platted in the 1888 and located in the southern portion of the district, extends for approximately two-thirds of the length of the district and consists of a single cartway forty feet in width flanked by houses on both sides. The balance of the street, the Park Hill Addition platted in 1914, is boulevarded, with a seventy-six-foot right-of-way and two grassy areas c. twenty feet in width between two c. 18-foot-wide cartways. The grassy areas are contained within concrete curbing and contain both mature shade trees and pole-mounted "acorn-top" streetlights. Evans Street is a 30-foot-wide unopened street which intersects Boyd Avenue from the east at the beginning of the 1914 portion of the district and Baltimore Street is an unpaved street which intersects Boyd Avenue near the district's northern edge. Unpaved and unnamed alleys between ten and twenty-six feet in width parallel Boyd Avenue to the east and west. The topography of the Boyd Avenue Historic District is essentially flat as the district extends northward from West Race Street; at the point where the 1914 boulevarded Park Hill area begins, the topography rises from there to the northern terminus of the district. Along the west side of the boulevarded section many homes are built on raised lots with stone and concrete retaining walls; these retaining walls are treated as a single contributing structure within the context of the district. The houses built along the east side of the street have sloping rear yards whose slopes increase in severity moving from south to north. Near the center of the district on the east side of Boyd Avenue is a large vacant tract which formerly contained the Red "C" Oil Company and a house, neither of which are extant. On the west side of the district, one house, set back from the street at the rear of its lot, was originally associated with a dairy, no longer extant. Tuscarora Creek meanders through the northern reaches of the district. Portions of the district's northern boundary are defined by two railroad rights-of-way.

The homes along Boyd Avenue are built of both wood and masonry, with wood predominating (Photos 1-17). One 1920s Bungalow at 347 Boyd Avenue, (Photo No. 16; Resource No. 48) is finished in rock-faced concrete block. Some historic insul-brick

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 2

finishes appear in the district and many wood frame houses have been clad in non-historic siding. The original finishes may be assumed to remain beneath the non-historic cladding and the installation of such newer siding does not materially diminish the overall high degree of integrity of the district as whole. Likewise, replacement window units are evident in the district, but generally appear to occupy the original openings. Most of the buildings in the district are built on foundations of coursed limestone; some of the later buildings have foundations of poured concrete, concrete block, and brick. The laterally-oriented gable roof is the favored roof form (Photo Nos. 1, 2, 10, and 17), although some homes--many of which are American Foursquares--have hipped and pyramidal roofs (Photo. Nos. 4, 6, 9, 12, and 15), and two Dutch Colonial Revival-style homes (Photo No. 7) have the gambrel roofs which typify this twentieth-century design mode. Dormers, both gable and shed, penetrate the rooflines of many of the homes along Boyd Avenue and roof finishes include asphalt shingle and standing-seam metal. Fenestration is predominately flat-topped, enframed within modest surrounds, with one-over-one, two-over-two, and multi-light sash. A few properties exhibit round-arched windows in the pediments of gables centered on their facades. One Palladian window appears on the house at 322 Boyd Avenue (Photo No. 3; Resource No. 8).

Most of the properties in the district are two stories in height. A scattering of Ranch-style houses are of one story, Cape Cod houses (Photo 16) are 1½ stories in height, and some of the larger homes, including most American Foursquares (Photo 4), are 2½ stories in height.

Boyd Avenue is divided into long, narrow building lots, and many of the homes are built with little side-yard setback (Photo Nos. 1, 2, 3, 4, 5, 6, and 17). The houses in the southern reaches of Boyd Avenue are built on lots with frontages of 30 feet and depths of 105 feet to 110 feet, with porches built to the edge of the sidewalk and little or no front-yard setback. The properties erected along the boulevarded Park Hill portion of the district conform to a 30' front yard setback requirement original to the subdivision and have somewhat larger side yards (Photo Nos. 12, 13, 14 and 16). Three properties in the Park Hill area occupy double lots. The building lots in the Park Hill section of the district are typically fifty feet in width and one hundred fifty to two hundred feet deep. Landscaping varies widely and includes minimally-tended back yards as well as yards exhibiting careful planting and maintenance.

The house types and architectural styles in the Boyd Avenue Historic District include both traditional vernacular forms and houses representing more formal design modes. Among the traditional house types are I-houses and side-passage half-I-houses. More formal design tenets appear in houses representing the Colonial Revival (including Dutch Colonial Revival), Bungalow, Cape Cod, and Ranch styles, and the house type known as the American Foursquare.

Many of the earliest buildings in the Boyd Avenue Historic District are vernacular in character, interpreting that oft-misinterpreted description as it is defined in Ward Bucher's **Dictionary of Building Preservation**, "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms."¹ The term as it is used here is by no means a pejorative, particularly since so many more buildings built nearly everywhere during the early years of

¹Ward Bucher ed., **Dictionary of Building Preservation**, New York: John Wiley & Sons, 1996, p. 512.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 3

the period of significance of this district reflect local building traditions and the skill of local builders rather than formally-trained architects.

The I-house (Photo No. 1) is among the most prevalent of the nineteenth- and early twentieth-century traditional house form. First identified by cultural geographer Fred Kniffen, I-houses are two stories in height, two rooms across, and one room deep.² I-houses may have a central hallway and many incorporate a rearward-projecting ell. The half-I-house³ is two stories in height and one room across and typically has a side hallway. I-houses in the Boyd Avenue Historic District include the properties at 308, 316, and 326 Boyd Avenue (Resource Nos. 1, 5, and 11, respectively). The side-passage half-I-house is seen in the houses at 310, 312, 314, 318, 320, 324, 319, 317, 315, 313, and 311 Boyd Avenue (Photo Nos. 2 and 17; Resource Nos. 2, 3, 4, 6, 7, 10, 56, 57, 58, 59, and 60, respectively).

Moving to more formally designed houses, the Colonial Revival style, born of the fervor of patriotism in the wake of the American Centennial of 1876, is typically seen in houses designed after eighteenth-century antecedents but may only hint at earlier design features, among the most prevalent of which is the Palladian window. This district's most formally-derived Colonial Revival-style house is at 352 Boyd Avenue (Photo No. 8; Resource No. 21), which incorporates a symmetrically-massed facade and a centered entry with a segmental-arched fanlight and sidelights and gable dormers along the slope of the roof. The Palladian window appears in one property in the district, the house at 322 Boyd Avenue (Photo No. 3; Resource No. 8), with a Palladian window in the pediment of a gable set asymmetrically on the facade. Dutch Colonial Revival-style houses incorporate a gambrel roof into their design; this style is represented in the district by the houses at 324 and 329 Boyd Avenue (Photo No. 7; Resource Nos. 9 and 51, respectively).

The Bungalow is one of the most common early twentieth-century styles and in its purest form is 1½ stories in height, with a laterally-oriented gable roof which extends beyond the plane of the building to shield a recessed front porch. Bungalows also characteristically have a dormer or dormers to allow light into an otherwise dark upper story. Bungalows along Boyd Avenue include the properties at 362, 370, 369, 365, and 347 Boyd Avenue (Photo Nos. 10, 14, and 16; Resource Nos. 25, 28, 39, 41, and 48, respectively).

The ubiquitous American Foursquare, more of a house type than an architectural style, appears on virtually every street in America which developed between about 1900 and 1940. Essentially square in form and two to 2½ stories in height, Foursquares typically have a two- or three-bay facade with an offset entrance, a hipped or pyramidal roof with dormers, and a porch extending across the facade. Foursquares along Boyd Avenue date from the last decades of the period of significance and include the houses at 328, 334, 336, 338, 340, 342, 348, 354, 356, 366, 368, 371, 345, and 343 Boyd Avenue (Photo Nos. 4, 6, 9, 12, and 16; Resource

²Fred Kniffen, "Folk Housing: Key to Diffusion," *Annals of the Association of American Geographers* 55 (1965), 549-577.

³William Lynwood Montell and Michael Morse, **Kentucky Folk Architecture**, Lexington: University of Kentucky, 1976, p. 40.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 4

Nos. 12, 14, 15, 16, 17, 18, 20, 22, 23, 26, 27, 38, 49, and 50, respectively). The only original double house in the district is an American Foursquare at 355-357 Boyd Avenue (Photo No. 15; Resource No. 44).

Cape Cod-style houses developed in the 1930s and after, and drew their inspiration from eighteenth-century house forms from colonial-era Massachusetts. 1½ stories in height, these houses typically have a laterally-oriented gable roof, a symmetrically-massed facade, and dormers along the slope of the roof. In the Boyd Avenue Historic District, the Cape Cod house is seen at 376 and 349 Boyd Avenue (Photo No. 16; Resource Nos. 31 and 47, respectively).

The Ranch style, a modern mode born in California in the 1930s, reached its pinnacle of popularity in the 1950s and 1960s. Incorporating an elongated 1-story form with sparse detailing, the appearance of the Ranch style on Boyd Avenue marks the waning of the district's period of significance and includes the adjacent houses at 353 and 351 Boyd Avenue (Resource Nos. 45 and 46, respectively). One later Ranch-style house is at 404 Boyd Avenue (Resource No. 62); built in 1981, outside the period of significance, it is a non-contributing feature within the context of the district.

Summarizing, the Boyd Avenue Historic District is an eastern Panhandle, West Virginia late-nineteenth and early-twentieth-century neighborhood, located along a single linear street (part of which is boulevarded), located a short distance from downtown Martinsburg, and containing two previously-listed eighteenth-century properties and a series of detached one-, 1½-, and two-story houses built on elongated building lots and dating from the 1880s through the 1950s. As noted in the introductory paragraph, the Boyd Avenue Historic District retains historic and architectural integrity. The overall historic character of the district is intact and represents development in this section of Martinsburg throughout the district's period of significance. Alterations to buildings within the historic district include the application of non-historic siding, the installation of replacement windows, and slate roofs being replaced with asphalt shingles. With respect to the district as a whole, these alterations do not detract significantly from the ability of the nominated area to reflect its appearance throughout the period of significance.

The following resources, with numbers keyed to the map accompanying the nomination, are found within the Boyd Avenue Historic District:

1. **308 Boyd Avenue**, residential

Description: Two-story I-house of wood construction with a laterally oriented gable roof and a centered gable on the facade. Five bay facade with centered entrance, suggestive of a central-passage interior plan. Non-historic fenestration flat topped, 1/1, interior gable end brick chimney.

Date: c. 1890

1 contributing building

2. **310 Boyd Avenue**, residential

Description: Two-story vernacular side-passage residence of wood construction, with a laterally oriented gable roof and three-bay facade. Fenestration is flat-topped, with modestly-detailed window heads and surrounds. Extending across the facade is a shed roofed porch, supported by turned posts.

Date: 1909

1 contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 5

3. **312 Boyd Avenue**, residential

Description: Two-story side-passage residence of wood construction, with the main entrance offset on the south side of the facade, featuring a single door. Three-bay facade with flat-topped fenestration, 2/2, with fixed non-historic exterior shutters. Laterally-oriented gable roof with steeply pitched center gable, with a round-arched window in the pediment with a pointed surround. Interior gable end brick chimney. One story shed roofed porch supported by turned posts, with a replacement lattice balustrade. At the rear of this property is a one-story two bay concrete block garage.

Date: c. 1890

1 contributing building

4. **314 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with a laterally oriented gable roof and three-bay facade. Main entrance is offset on the south side of the facade, suggestive of a side-passage interior plan. Fenestration flat topped, 1/1. Extending across the facade is a hip roofed porch supported by turned posts and ornamented with sawn brackets, with a spindle balustrade.

Date: c. 1890

1 contributing building

5. **316 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with a laterally oriented gable roof and a centered gable on the facade, finished in imbricated shingling and penetrated by a round-arched window. Four-bay facade, with the main entrance offset on the south side, suggestive of a side-passage interior plan. Extending across the facade is a shed roofed porch, supported by turned posts and trimmed with sawn and turned ornament. At the rear of this property is a one story concrete block garage, with two garage bays. The garage features hinged doors.

Date: c. 1890

1 contributing building

6. **318 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with a laterally oriented gable roof of standing-seam metal, penetrated by interior gable end brick chimneys. Three-bay facade, with the main entrance offset on the north side, suggestive of a side-passage interior plan. Fenestration is flat-topped, 2/1. A shed roof porch supported by turned posts extends across the facade. At the rear of this property is a one-story concrete block garage with three hinged garage doors.

Date: c. 1890

1 contributing building

7. **320 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with a laterally oriented gable roof and centered brick chimney. Fenestration is flat-topped, 1/1, with exterior fixed shutters. The main entrance is offset on the north side of the facade, suggestive of a side-passage interior plan, and extending across the facade is a hipped roof porch supported by turned posts and trimmed with sawn brackets.

Date: c. 1890

1 contributing building

8. **322 Boyd Avenue**, residential

Description: Two-story residence of wood construction with a hipped roof and an offset gable on the north side of the facade, with a Palladian window in the pediment. A second story oriel window is on the north side of the facade. Extending across the facade is a one-story porch supported by Doric columns. Fenestration, except for the Palladian window, is flat-topped, 1/1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 6

Date: c. 1900

1 contributing building

9. **324 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with a hipped roof peaked with a gablet. Two-bay facade, with a porch shielding the northern portion; this porch appears to have been altered from the original. Fenestration is flat-topped throughout and appears to have been altered from the original. The apparent alterations to the porch and windows diminishes the integrity of the property significantly.

Date: c. 1910

1 non-contributing building

10. **324½ Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction clad in insul-brick, with a laterally oriented gable roof with partial returns of the cornice on the gable ends. Interior gable-end red brick chimney on the north elevation. Extending across the facade is a hipped roof porch. Fenestration flat-topped throughout with 1/1 windows.

Date: c. 1890

1 contributing building

11. **326 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with a three-bay facade and laterally oriented gable roof of standing-seam metal, penetrated by an interior gable-end red brick chimney. Fenestration flat-topped, 2/2, with exterior fixed shutters. A small porch is centered on the facade, and shields the centermost bay, through which is the entrance to the property. At the rear of this property, along an alley, is a one-story gable roofed garage.

Date: c. 1890

1 contributing building

12. **328 Boyd Avenue**, residential

Description: Two-story American Foursquare of brick construction with a hipped roof and shed dormers, and a red brick chimney penetrating the slope of the roof. Two-bay facade, with a hipped roof porch supported by wood posts resting on brick piers, and enclosed with a spindle balustrade. A pediment is offset on the porch, shielding the main entrance. Fenestration is flat-topped, with multi-light sash.

Date: 1928

1 contributing building

13. **330 Boyd Avenue**, residential

Description: 1½-story Arts-and-Crafts-style red brick residence with a laterally-oriented gable roof and projecting gables on the facade, creating a lively roof profile. A forward-projecting gable-roofed entry bay is placed centrally on the facade, opening onto stoop with a gabled hood supported by wood posts. Fenestration is flat-topped, with multi-light sash, and some windows have non-historic fixed exterior shutters. A diamond-paned casement window is on the facade, and a tall red brick chimney is on the exterior gable end. At the rear of this property is a one-story gable roofed red brick garage with gable end orientation and two overhead garage doors.

Date: 1950

1 contributing building

14. **334 Boyd Avenue**, residential

Description: 2½-story American Foursquare of red brick, with hipped roof and hipped dormer, and overhanging eaves with exposed scalloped rafter tails. Two-bay facade with the main entrance offset, and shielded by a hipped roof porch

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 7

supported by wood posts set on brick piers and enclosed with a spindle balustrade. Fenestration is flat-topped, 1/1, without notable ornament. A two-story double gallery porch extends across the facade on the rear.

Date: 1918

1 contributing building

15. **336 Boyd Avenue**, residential

Description: Two-story American Foursquare of wood construction, with hipped roof and hipped dormers. Three-bay facade with the main entrance offset, shielded by a porch extending across the facade, supported by wood posts and enclosed with a spindle wood balustrade. Fenestration is flat-topped, 1/1, set singly and in pairs.

Date: 1927

1 contributing building

16. **338 Boyd Avenue**, residential

Description: 2½-story American Foursquare finished in stucco, with a hipped roof and hipped dormer. Two-bay facade with the main entrance offset, shielded by a hipped roof porch supported by oversized wood posts and enclosed with a non-historic lattice balustrade. Fenestration is flat-topped, without notable ornament.

Date: 1924

1 contributing building

17. **340 Boyd Avenue**, residential

Description: Two-story American Foursquare of wood construction, with a hipped roof and hipped dormer centered on the facade. Two-bay facade with the main entrance offset, shielded by a hipped roof porch supported by wood posts set on replacement stone piers, enclosed with non-historic wrought-iron balustrade. Fenestration is flat-topped, 1/1, without notable ornament.

Date: 1914

1 contributing building

18. **342 Boyd Avenue**, residential

Description: Two-story vernacular residence of red brick construction, with a pyramidal roof and a distinctive center gable on the facade, with a pedimental window. Two-bay facade, with a one-story hipped roof porch with an offset pediment corresponding with the offset location of the main entrance. The porch is supported by wood posts and enclosed with a solid brick balustrade. Fenestration is flat-topped, 6/1, with windows set singly and in pairs.

Date: 1924

1 contributing building

19. **344 Boyd Avenue**, residential

Description: Two-story Dutch Colonial Revival residence of brick and wood construction, with a laterally oriented gable roof and a prominent gambrel-roofed dormer centered on the facade. The dormer incorporates two flat-topped windows and a segmental-arched pedimental window. The first story is finished in brick and the second story in wood. A one story brick porch extends across the facade.

Date: c. 1926

1 contributing building

20. **348 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with hipped roof and shallow but prominent center gable on the facade, with a round-arched six-light pedimental window. Two-bay facade with the main entrance offset, shielded by a hipped roof porch with an offset pediment corresponding to the location of the front door. The porch is

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 8

supported by wood posts and enclosed with a solid wood balustrade. A one-story bay window is located on the left elevation.

Date: c.1920

1 contributing building

21. **352 Boyd Avenue**, residential

Description: 2½ f-story Colonial Revival-style residence of brick construction, with a hipped roof penetrated by a gable dormer with partial returns of the cornice and a round-arched multi-light window. Extending across the facade is a broad veranda, supported by paired Doric columns set on brick piers. The main entrance is centered on the facade, suggestive of a central-passage interior plan. The entrance is articulated by a segmental-arched fanlight and flanked by sidelights.

Date: 1930

1 contributing building

22. **354 Boyd Avenue**, residential

Description: Two-story Mission-style residence finished in stucco, with a hipped roof and broadly overhanging eaves. The roof is penetrated by gable dormers with multi-light sash. The facade incorporates an offset main entrance, and a veranda with curvilinear intrados extends across the facade and beyond the plane of the building on the right side, where it is partially enclosed creating a sunroom. Fenestration is generally flat-topped, with decorative upper sash and single light lower sash. Paired brackets are beneath the eaves. At the rear of the building is a two-story dependency of concrete block.

Date: 1930

1 contributing building

23. **356 Boyd Avenue**, residential

Description: Two-story American Foursquare of red brick construction with a pyramidal roof and hipped dormer centered thereon. Two-bay facade with the main entrance offset on the left side, and framed within a transom sash and sidelights. Fenestration is flat-topped, 1/1, without notable ornament. Extending across the facade is a one-story porch, supported by wood posts set on red brick piers. Extending across the rear of the property is a double-gallery porch of wood construction, and along an alley behind is a modern one-story gable end oriented garage.

Date: 1924

1 contributing building

24. **360 Boyd Avenue**, residential

Description: One-story vernacular residential building adapted from its former use as part of a milk production operation. Gable roof with gable end orientation, flat-topped windows, stucco finish and little notable ornament.

Date: 1950

1 contributing building

25. **362 Boyd Avenue**, residential

Description: 1½-story Bungalow of wood construction, with a laterally oriented gable roof penetrated by dormers on the front and rear, and an interior gable end chimney. The roof extends beyond the plane of the building to shield a recessed front porch. The main entrance is centered on the facade, and is flanked by windows. Fenestration is flat-topped, 3/1, with exterior fixed [sash? Do you mean shutters?]. Decorative rafter tails are beneath the eaves.

Date: 1945

1 contributing building

26. **366 Boyd Avenue**, residential

Description: Two-story Colonial Revival residence of wood construction, with a hipped roof penetrated by a dormer on the facade. On the left elevation is a two-story bay window finished in a gable roof. Extending across the facade and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 9

wrapping around a portion of the left side is a broad veranda, hipped roof, supported by wood columns set on brick piers and enclosed within a spindle balustrade. The veranda extends over a driveway on the right side creating a porte-cochere. Fenestration is flat-topped, with multi-light windows and exterior operable louvered shutters.

Date: c. 1910

1 contributing building

27. **368 Boyd Avenue**, residential

Description: Two-story American Foursquare of brick construction with hipped roof and hipped dormers, two-bay facade with the main entrance offset on the right side, and framed within sidelight. Extending across the facade is a one-story porch, supported by Doric columns set on a solid brick balustrade. Fenestration is flat-topped, 1/1, with fixed exterior non-historic shutters.

Date: 1921

1 contributing building

28. **370 Boyd Avenue**, residential

Description: 1½-story Bungalow finished in stucco, with a laterally oriented gable roof and interior gable end chimney. Oversized dormer is centered on the facade, supported by wood braces and penetrated by paired windows. The roof extends beyond the plane of the building shielding a recessed front porch, which is further articulated by a pedimented hood corresponding in form to the dormer above. Fenestration is flat-topped, with multi-light sash.

Date: 1921

1 contributing building

29. **372 Boyd Avenue**, residential

Description: 2½-story vernacular residence of brick and wood, with the first story finished in red brick and the second in wood siding. The main portion of the house is hipped roof, and a laterally oriented gable roofed wing is at the rear. The facade is two bays in width, with a hipped roof porch extending across, with an offset pediment corresponding to the location of the main entrance. The porch is supported by paired wood posts, and is set on a solid brick railing. Fenestration is flat-topped, with fixed exterior shutters, and windows are set singly and in twos and threes.

Date: 1924

1 contributing building

30. **374 Boyd Avenue**, residential

Description: Two-story Craftsman-style residence finished in stucco, with a laterally oriented gable roof and interior gable end chimney. A gabled wall dormer is centered on the facade and a hipped roof porch extends across the facade, supported by masonry piers and enclosed within a masonry railing. Fenestration is flat-topped, with multi-light sash.

Date: 1924

1 contributing building

31. **376 Boyd Avenue**, residential

Description: 1½-story Cape Cod-style residence of wood construction, with a laterally oriented gable roof penetrated by a centered chimney, with a centered entrance and three gabled dormers. Fenestration is 1/1 and 6/6 and some windows have fixed exterior non-historic shutters.

Date: 1929

1 contributing building

32. **402 Boyd Avenue**, residential

Description: Two-story American Foursquare of wood construction, with a hipped roof penetrated by hipped dormers. Two-bay facade with the main entrance offset, and a one-story veranda which extends across the facade and wraps around

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 10

a portion of the side elevation, supported by wood posts and enclosed within a wood railing. Fenestration is flat-topped, 1/1, with windows set singly and in pairs. Some windows retained historic exterior louvered operable wood shutters. At the rear of the building along an alley is a one story concrete block garage with a gable roof and gable end orientation to the street.

Date: c. 1919

1 contributing building

33. **405 Boyd Avenue** ("Aspen Hall"), residential

Description: large-scale Georgian-style brick and stone residence, previously-listed in the National Register

Date: 1750s and after

1 previously-listed building

34. **379 Boyd Avenue**, residential

Description: 1½-story Cape Cod-style residence of wood construction, with a laterally oriented gable roof penetrated by a pair of gabled dormers on the facade. A one story gable end oriented garage is appended to the left side of the facade. Fenestration is flat-topped, with multi-light sash; it appears that an original open porch has been enclosed on the facade.

Date: 1947

1 contributing building

35. **377 Boyd Avenue**, residential

Description: 1½-story cottage of red brick construction with jerkinhead gable roof and forward projecting portico on the facade shielding a main entrance; the portico is capped with a jerkinhead gable roof corresponding to that of the main portion of the house. Exterior gable-end brick chimney. Fenestration is flat-topped, set singly and in pairs. The main entrance is centered on the facade and framed within sidelights.

Date: 1940

1 contributing building

36. **375 Boyd Avenue**, residential

Description: 1½-story Colonial Revival-style cottage of brick construction with a laterally oriented gable roof and a step-shouldered exterior brick chimney on the right side, with decorative brick work. The main entrance is centered on the facade, and is shielded by a small portico supported by wood posts. Fenestration is flat-topped, 1/1, set on extended sills and capped with soldier-coursed brick lintels.

Date: 1938

1 contributing building

37. **373 Boyd Avenue**, residential

Description: 1½-story brick cottage, vernacular in character, with a laterally-oriented gable roof and a distinctive shed-roofed wall dormer on the right side of the facade. Exterior brick chimney on the left gable end. Fenestration is flat-topped, 6/1, lacking in notable ornament.

Date: c. 1920

1 contributing building

38. **371 Boyd Avenue**, residential

Description: 2½-story American Foursquare of wood construction, capped with a hipped roof penetrated by hipped dormers. Extending across the facade is a one-story hipped roof porch, supported by wood posts resting on masonry piers. Fenestration is flat-topped, 1/1, set singly and in pairs.

Date: 1925

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 11

1 contributing building

39. **369 Boyd Avenue**, residential

Description: 1½-story Craftsman-style Bungalow of brick construction, with a laterally-oriented gable roof and a prominent gabled dormer on the facade, penetrated by three windows and trimmed with exterior Adirondack-style bracing. The roof extends beyond the plane of the house, and shields a front porch which is supported by brick posts and enclosed within a solid brick railing.

Date: 1940

1 contributing building

40. **367 Boyd Avenue**, residential

Description: 1½-story Craftsman-style cottage of wood construction, with gable roof and gable-end orientation to the street. Centered entrance, and flat-topped fenestration.

Date: c. 1930

1 contributing building

41. **365 Boyd Avenue**, residential

Description: 1½-story Bungalow of wood construction, with laterally oriented gable roof and prominent gable dormer centered on the facade. The three-bay facade incorporates a centered entrance, and is shielded by a porch supported by battered wood posts which rest on red brick piers. The porch is enclosed with a wrought iron balustrade. On the right elevation is a one story projecting bay penetrated by three windows.

Date: c. 1920

1 contributing building

42. **363 Boyd Avenue**, residential

Description: One story vernacular brick cottage with laterally-oriented gable roof and one-story porch on the facade. Fenestration flat-topped, 1/1, lacking notable ornament.

Date: 1952

1 contributing building

43. **361 Boyd Avenue**, residential

Description: 2½-story American Foursquare of wood construction, with hipped roof and hipped dormers, both roof and dormers with projecting eaves and scalloped rafter tail. Asymmetrical two bay facade, with a small shed roof hood over the main entrance; this hood likely replaced an original porch. Fenestration is flat-topped, 2/2, without notable ornament.

Date: 1930

1 contributing building

44. **355-357 Boyd Avenue**, residential

Description: Two-story American Foursquare double house of red brick, with hipped roof and hipped dormer. The symmetrically-massed facade incorporates entries on the outermost bays, suggestive of a side-passage interior plan for both units. Extending across the facade is a hipped roof porch with curvilinear intrados, resting on brick pier and enclosed within a brick railing. Fenestration is flat-topped, without notable ornament.

Date: c. 1930

1 contributing building

45. **353 Boyd Avenue**, residential

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 12

Description: One-story Ranch-style house, finished in red brick, with centered entrance and laterally oriented gable roof. Fenestration is flat-topped with windows of varying sizes, some of which have fixed exterior shutters.

Date: c. 1950

1 contributing building

46. **351 Boyd Avenue**, residential

Description: One-story Ranch-style house with the side elevations finished in stucco and a facade in red brick with a laterally oriented gable roof and a forward projecting gable end oriented entry bay offset on the facade. Fenestration includes flat-topped windows, 1/1, and an oversized window with flanking side windows on the facade. Some windows have fixed exterior shutters.

Date: 1952

1 contributing building

47. **349 Boyd Avenue**, residential

Description: 1½-story Cape Cod-style residence with a laterally oriented gable roof and a somewhat gable roofed wing on the right elevation. Both the main portion of the house and the smaller wing have gable dormers penetrating slopes of the roof. The main house is two bays in width, with the main entrance offset on the left side. Fenestration is flat-topped, with some windows having exterior operable louvered wood shutters. Exterior gable end brick chimney on the left gable end.

Date: 1938

1 contributing building

48. **347 Boyd Avenue**, residential

Description: Distinctive Bungalow finished in rock-faced concrete block, with a laterally oriented gable roof and a prominent shed dormer centered on the facade. Extending across the facade is a shed roofed porch, supported by concrete block piers and enclosed within a solid concrete block railing, the finishes of the concrete block corresponding to that of the rest of the property. Fenestration is flat-topped, with multi-light sash.

Date: 1926

1 contributing building

49. **345 Boyd Avenue**, residential

Description: 2½-story American Foursquare of red brick with pyramidal roof and hipped dormers on the facade. An exterior brick chimney with a corbeled cap rises on the right elevation. Facade is two bays in width with multi-light sash, and the main entrance offset on the left side. Extending across the facade is a hipped roof porch, supported by plain wood posts set on brick piers. At the rear of the house is a one story two bay concrete garage with a shed roof.

Date: 1928

1 contributing building

50. **343 Boyd Avenue**, residential

Description: Two-story American Foursquare finished in stucco, with a hipped roof and two-bay facade. Fenestration is flat-topped, 1/1, with modest surrounds. Extending across the facade is an original hipped roof porch, with replacement wrought iron balustrade. A wood deck of modern construction has been built along a portion of the right elevation.

Date: 1930

1 contributing building

51. **329 Boyd Avenue**, residential

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 13

Description: 1½-story Dutch Colonial Revival-style residence of wood construction, with a stylized laterally- oriented gambrel roof. A one story brick porch extends across the facade, and a one story bay window is located on the right elevation. Fenestration is flat-topped, 1/1, with windows set singly and in groups.

Date: c. 1930

1 contributing building

52. **327 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with a laterally-oriented gable roof and a centered pediment, penetrated by round-arched windows with pointed heads. Extending across the facade and a portion of the right elevation is a wrap-around veranda, supported by wood posts which rest on brick piers; the veranda is enclosed with in a solid wood railing. Fenestration is flat-topped, 1/1, with pedimented window heads and fixed exterior non-historic shutters.

Date: c.1890

1 contributing building

53. **325 Boyd Avenue**, residential

Description: This is a "T" plan vernacular residence of wood with an intersecting gable roof of standing-seam metal, and a hipped roof porch extending across the entire facade, wrapping around both sections of the T. The porch is supported by Doric posts. The exterior surfaces are clad in asbestos shingles, and fenestration is flat-topped, 1/1, set singly and in pairs.

Date: c. 1900

1 contributing building

54. **323 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with an irregular plan and gable end orientation to the street. The main entrance is offset on the right side of the facade, suggestive of a side passage interior plan. Massing is irregular on the facade, and a one story shed roof porch extends across, supported by plain wood posts and enclosed within a solid wood balustrade. Fenestration is flat-topped, 1/1, with modest window heads. Partial returns of the cornice on the gable ends.

Date: c. 1900

1 contributing building

55. **321 Boyd Avenue**, residential

Description: 2½-story vernacular residence of wood construction, with intersecting gable roof penetrated by red brick chimneys. The main entrance is offset on the right side of the facade, suggestive of a side-passage interior plan, and a one story shed roofed porch extends across the facade. The porch retains portions of the original turned posts, the bottom sections of which have been enclosed within a solid wood railing. Fenestration is flat-topped, generally 1/1, with fixed exterior non-historic shutters.

Date: c. 1900

1 contributing building

56. **319 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with gable roof and gable end orientation to the street, with partial returns of the cornice on the gable ends. A red brick chimney penetrates the roof line. The facade is three bays in width, with the main entrance offset on the right side, suggestive of a side-passage interior plan. The porch is supported by turned posts and ornamented with sawn brackets. Fenestration is flat-topped, 2/2, with fixed non-historic shutters. In the pediment of the gable in the facade is a 1/1 window, flat topped, capped with a pointed head.

Date: c. 1890

1 contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 14

57. **317 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with L-shaped plan and intersecting gable roof. The main portion of the house is gable end oriented, with partial returns of the cornice. The entrance of the facade is offset on the right side, suggestive of a side-passage interior plan. A somewhat steeply pitched shed roof porch extends across the facade, supported by turned posts, and enclosed by a non-historic lattice railing. Fenestration is flat-topped, with fixed non-historic exterior shutters.

Date: c. 1890

1 contributing building

58. **315 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with a laterally oriented gable roof and three-bay facade. The main entrance is offset on the facade, suggestive of a side-passage interior plan, and a one story bay window is located to the left of the main entrance. The bay window and the main entrance are shielded by a hipped roof porch supported by turned posts and trimmed with sawn brackets. Fenestration is flat-topped, 1/1, with pedimented window heads.

Date: c. 1890

1 contributing building

59. **313 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with laterally oriented gable roof and interior gable-end red brick chimney. Somewhat smaller in scale than others along the street, this house incorporates an offset main entrance, suggestive of a side-passage interior plan. Three-bay facade, with fenestration flat-topped, 2/2, with fixed exterior shutters. Extending across the facade is a shed roof porch, supported by turned posts. At the rear of this property is a one story dependency finished in beaded board, with a two-car garage opening.

Date: c. 1890

1 contributing building

60. **311 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction, with a laterally oriented gable roof on the facade and a ell at the rear. Three-bay facade, with the main entrance offset, suggestive of a side-passage interior plan. Extending across the facade is a shed roof porch, supported by turned posts. Fenestration is flat-topped, 1/1, with modestly detailed window surrounds. A second story oriel is on the right elevation with two windows set within. At the rear of the property are two dependencies, both small in scale, and both gable end oriented.

Date: c. 1890

1 contributing building

61. **309 Boyd Avenue**, residential

Description: Two-story vernacular residence of wood construction with gable roof and gable end orientation to the street. An entry bay with a shed roof is located along the right elevation, supported by turned posts. Facade is two bays in width, with windows incorporating modestly detailed window heads. The pediment of the gable end of the facade is finished in decorative shingling and contains two windows and partial returns.

Date: c. 1900

1 contributing building

62. **404 Boyd Avenue**, residential

Description: 1-story Ranch-style house of wood construction, built outside the period of significance of the district.

Date: 1981

1 non-contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 15

63. **rear, 310 Boyd Avenue**, residential dependency

Description: one story concrete block outbuilding of indeterminate usage.

Date: c. 1930

1 contributing building

64. **rear, 314 Boyd Avenue**, residential dependency

Description: 2-bay concrete block garage

Date: c. 1940

1 contributing building

65. **rear, 318 Boyd Avenue**, residential dependency

Description: 1-story concrete block garage

Date: c. 1940

1 contributing building

66. **rear, 322 Boyd Avenue**, residential; dependency

Description: concrete block garage

Date: c. 1940

1 contributing building

67. **rear, 324½ Boyd Avenue**, residential dependency

Description: substantial two-story flat-roofed dependency with an overhead garage door and steel frame windows.

Date: c. 1940

1 contributing building

68. **rear, 326 Boyd Avenue**, residential dependency

Description: concrete block garage

Date: c. 1940

1 contributing building

69. **rear, 330 Boyd Avenue**, residential dependency

Description: 1-story brick garage, gable-end oriented

Date: c. 1940

1 contributing building

70. **rear, 336 Boyd Avenue**, residential dependency

Description: 1-story rusticated concrete block garage

Date: c. 1920

1 contributing building

71. **rear, 338 Boyd Avenue**, residential dependency

Description: tile and wood frame garage

Date: c. 1920

1 contributing building

72. **rear, 342 Boyd Avenue**, residential dependency

Description: one-story wood frame garage, built outside the period of significance

Date: c. 1980

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 7 Page 16

1 non- contributing building

73. **rear, 352 Boyd Avenue**, residential dependency

Description: one-story concrete block garage

Date: c. 1950

1 contributing building

74. **rear, 362 Boyd Avenue**, residential dependency

Description: one-story gable-end oriented concrete garage

Date: c. 1945

1 contributing building

75. **rear, 366 Boyd Avenue**, residential dependency

Description: one-story hip-roofed stucco-finished garage

Date: c. 1940

1 contributing building

76. **rear, 368 Boyd Avenue**, residential dependency

Description: one-story side-gable 2-bay concrete block garage

Date: c. 1940

1 contributing building

77. **rear, 400 Boyd Avenue**, residential dependency

Description: one-story gable-end oriented concrete block garage

Date: c. 1945

1 contributing building

78. **side, 405 Boyd Avenue**, dependency, partial ruin

Description: one-story stone building identified as Mendenhall's Fort and previously listed in the National Register

Date: 1750s

1 previously-listed building

79. **Retaining walls**, landscape/street furniture

Description: various retaining walls of stone or concrete which are located throughout the historic district. depending upon the topography, these walls range from ± 1.5 feet in height to ± 5 feet.; treated as a single contributing structure within the context of the district.

Date: c. 1914 and after

1 contributing structure

80. **Boulevard median**, landscape feature

Description: grassy median divided into two sections, enclosed by curbing, with post-mounted "acorn-topo" street lights, located within the Park Hill Addition portion of the historic district

Date: 1914

1 contributing site

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 8 Page 17

8. Significance

Martinsburg's Boyd Avenue Historic District is significant and meets National Register Criterion A for its reflection of the patterns of *community planning and development* in Martinsburg and Criterion C for *architecture*, for its position as a strong, dense concentration of domestic architecture executed both according to vernacular building traditions and as reflections of the architectural styles popular throughout the period of significance. The period of significance begins c. 1750 with the construction of the earliest section of "Aspen Hall," a previously-listed property located at the northern edge of the district, and ends c. 1952, corresponding to the date of construction of the most recently-constructed of the district's historic resources (363 and 351 Boyd Avenue; Resource Nos. 42 and 46, respectively).

In 1730, the Governing Council of the Colony of Virginia issued orders for this section of the colony to be settled. Originally part of Spottsylvania County, a new county, Orange, was formed in 1734, followed by Frederick County in 1738. Richard Beeson, a prosperous Quaker from Chester County, in southeastern Pennsylvania, acquired a tract of 3,000 acres in what would become part of Martinsburg. In 1743, Beeson divided a portion of his holdings among his children, and his son Edward, received the easternmost tract of the Beeson lands. Edward Beeson died two years later and his widow, Martha Mendenhall Beeson, and their children inherited his estate. Martha Beeson's brother, John Mendenhall, was a millwright who received a grant of one hundred acres adjoining his sister's land. It is thought that he erected a stone fort on the family holdings as part of a line of fortifications to protect the European settlers from Native American attack during the French and Indian War. George Washington wrote of the Mendenhall Fort in a 1757 communication to Col. William Fairfax, noting, "... the Patterson and Mendenhall small forts, lying under the North Mountain, are much exposed to the incursions of the enemy."⁴ About 1750, Edward Beeson II erected the first section of the home that would become known as Aspen Hall.

Berkeley County was formed from portions of Frederick County in 1772. Adam Stephen (1718-1791) was the county sheriff and commanded a division during the American Revolution. In 1773 he laid out Berkeley County's new county seat of government along Warm Springs Road, the overland route between Alexandria, Virginia and the town of Bath, now Berkeley Springs. Stephen christened his new town Martinsburg, after his friend Thomas Bryan Martin, a nephew of Lord Fairfax. Midway into the nineteenth century the railroad came to Martinsburg and Berkeley County's fortunes paralleled those of both the Cumberland Valley Railroad and the Baltimore and Ohio. Martinsburg became a thriving railroad town, bolstered by the development of the orchard industry which continues to the present. Diverse other industries developed in the community as well, schools and churches were built, and new neighborhoods developed outward from Adam Stephen's original eighteenth-century settlement.

Edward Beeson II died in 1817 and Aspen Hall had passed from the Beeson family to Matthew Ranson in 1821. In the early 1840s, the B & O Railroad was built through a portion of the Ranson holdings north of the house, and in 1851, following Ranson's death, the property was acquired by John M. Stewart. During the Civil War the property was criss-crossed by both Union and Confederate forces, including the 106th New York Infantry, whose Col. Edward James, in a June, 1863 report, stated that he had

⁴Quoted in Don C. Wood, **Documented History of Martinsburg and Berkeley County, West Virginia**, Martinsburg: Berkeley County Historical Society, 2004, p. 151.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 8 Page 18

bivouacked on Stewart's farm.⁵ John M. Stewart was a highly successful businessman and at the time of his death in 1876 was reputed to be the wealthiest man in all of Berkeley County.

Hunter Holmes Boyd (1845-1923) was a member of a pioneer Berkeley County family, his grandfather, Elisha Boyd (1769-1841), having established the settlement known as Boydville, on Martinsburg's present-day South Queen Street. H. H. Boyd was a local real estate and insurance agent and in the late 1880s, as Martinsburg continued to grow and develop, he engaged surveyor J. Baker Kearfott to lay out a four-acre tract northwest of the center of town into a series of building lots. Boyd's tract was immediately south of John Stewart's Aspen Hall property. The lots on the new street sold well and by the time the 1907 *Sanborn Fire Insurance Map* for Martinsburg was published nearly every lot contained a house.⁶

Aspen Hall was still in the hands of the Stewart family when H. H. Boyd laid out his new street and residential neighborhood. In 1914, John W. Stewart, grandson of the first Stewart to own Aspen Hall, embarked on a project to create a new neighborhood adjacent to the eighteenth-century fort and house. Civil Engineer H. H. Hess platted thirty lots on either side of what was known as "Boyd Avenue Extension," including fourteen house lots on the west side, two lots at the northwest corner, and fourteen lots on the east side of the street. The deeds for the new neighborhood required that a uniform front-yard building setback of thirty feet be maintained, that homes be not less than two stories and no more than three stories in height, that the value of new homes in the neighborhood be a minimum of \$2,500, and that only hedges, not fences, be between the houses and the sidewalk.

Like H. H. Boyd's Boyd Avenue neighborhood of a generation earlier, Park Hill proved to be a popular neighborhood and by the 1920s, *Sanborn Fire Insurance Maps* indicated that most of the lots in the new subdivision were occupied.⁷

With respect to National Register Criterion A, the Boyd Avenue Historic District is significant for its reflection of the pattern of early twentieth-century community planning, particularly as it relates to the Park Hill area. John Stewart's 1914 subdivision called for a carefully-planned neighborhood with a single street ending in a dead end, thus minimizing the passage of through traffic, even at that early date in automotive history. Further, Stewart recognized the importance of uniform setback requirements, with each lot requiring a setback of thirty feet. He also wished to assure that his new neighborhood would contain only substantial construction, requiring the minimum cost of \$2,500, at a time when such a figure could build a commodious modern home. And finally, he designed his "new" Boyd Avenue as a boulevard, a reference back to the "Garden City" movement espoused by Ebenezer Howard a decade or more earlier, with neighborhoods more in touch with the landscape, even if that landscape was a twenty-foot wide planting strip between the opposing cartways.

With reference to National Register Criterion C, the Boyd Avenue Historic District is significant for the presence in the district both of vernacular house types dating from the late nineteenth century and domestic architecture from the first six decades of the

⁵*Ibid.*, p. 153.

⁶*Sanborn Fire Insurance Map, Martinsburg, West Virginia*. New York: Sanborn Map Company, 1907).

⁷*Sanborn Fire Insurance Map, Martinsburg, West Virginia*. (New York: Sanborn Map Company, 1923).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 8 **Page** 19

twentieth century. Styles represented include the Colonial Revival, Bungalow, Cape Cod, and American Foursquare; specific examples of individual buildings representing each of these styles appear in Section 7.

The Boyd Avenue Historic District is distinct from the other districts in Martinsburg and Berkeley County. Other districts in the community were listed in the National Register as part of a 1980 Multiple Resource Area. Among these is Boydville, along South Queen Street, which also focused upon the Boyd family and is anchored by Elisha Boyd's home of the same name. In addition to Boyd's home this district includes other early mansion-scale residences of Martinsburg's nineteenth-century elite. The B & O Railroad and Related Industries Historic District is adjacent to the downtown and contains thematically-linked industrial properties. The Downtown Martinsburg Historic District is a commercial historic district containing governmental and commercial properties dating from the nineteenth and early twentieth century. The Green Hill Cemetery Historic District is, as its name implies, a district focused upon a historic community burying ground. The Boyd Avenue Historic District, on the other hand, is exclusively residential (unlike the B & O, Downtown, or Green Hill Districts), reflects primarily middle-class and upper-middle class domestic architecture (unlike Boydville and its associated district).

Summarizing, the Boyd Avenue Historic District reflects community planning and development in Martinsburg from the 1880s to the 1950s, including a previously-listed eighteenth-century home associated with the planning of a portion of the neighborhood and, coincidentally, incorporating a 1750s stone fort. The district retains integrity in all of its component qualities, and contains examples drawn from many of the vernacular building traditions and architectural styles popular during much of its period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number 9 Page 20

9. Bibliography

MAJOR BIBLIOGRAPHICAL SOURCES

Public Documents

Public records, Berkeley County Court House, Martinsburg, West Virginia.

Hess, H. H., C. E. "Subdivision Plan, Park Hill." Martinsburg, 1914.

Unpublished Manuscripts

Wood, Don C. "History of Boyd Avenue." unpublished manuscript, Berkeley County Historical Society, Martinsburg, West Virginia.

Taylor, David L. "Historic Resource Survey of Boyd Avenue, Martinsburg, West Virginia. West Virginia Division of Culture and History, 2007.

Books

Wood, Don. C. **Documented History of Berkeley County, West Virginia.** Berkeley County Historical Society, 2004.

Maps

Sanborn Fire Insurance Maps, Martinsburg, West Virginia. New York: Sanborn Map Co., 1907, 1922, 1931.

Periodicals

"Shepherdstown Register." September 27, 1923 [H. H. Boyd obituary]

United States Department of the Interior

National Park Service

National Register of Historic Places

Continuation Sheet

Boyd Avenue Historic District

Berkeley County, WV

Section Number 10 Page 21

10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

Beginning at the southeastern corner of the lot containing 309 Boyd Avenue (Resource No. 61), then westerly, crossing Boyd Avenue, c. 240' to the southwestern corner of the lot containing 308 Boyd Avenue (Resource No. 1), then northerly c. 2,175' along the eastern curblineline of unnamed alleys behind the houses facing Boyd Avenue, and continuing along the southeast line of the Conrail right-of-way to the northwest corner of the tract containing "Aspen Hall" (Resource No. 33); then southeasterly and southerly c. 800' to the south property line of the tract containing "Aspen Hall;" then westerly along the south property line of the tract containing "Aspen Hall" c. 150' to the west curblineline of an unopened unnamed alley; then southerly along the west curblineline of said unopened unnamed alley behind the properties facing Boyd Avenue c. 1,350' to the place of beginning.

BOUNDARY JUSTIFICATION

The boundaries reflect the 1888 H. H. Boyd Addition to the City of Martinsburg, the adjacent 1914 Park Hill Addition, and "Aspen Hall," an adjacent and previously-listed property historically linked to the platting of the Park Hill Addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number Photography Log Page 27

Photography Log

All Photographs:

Boyd Avenue Historic District

Berkeley County, WV

David L. Taylor, 2006

Taylor & Taylor Associates, Inc., Brookville, PA

1. Streetscape, Boyd Avenue, west side, looking northwest from the southern edge of district, illustrating dense developmental pattern of the 1888 Boyd Addition to the City of Martinsburg.
2. 316 Boyd Avenue (Resource No. 5), facade, looking west; this house is typical of the type of side-passage "half-I-houses" which are found in the southern reaches of the district. Shown are the original porch posts and the incorporation of a centered pediment with a round-arched pedimental window, a design feature seen elsewhere in the district.
3. 322 Boyd Avenue (Resource No. 8), looking west and showing an early twentieth-century Colonial Revival-style house exhibiting the district's only Palladian window.
4. Streetscape, west side Boyd Avenue, looking northwest and showing a row of American Foursquares typically dating from the second decade of the twentieth century, with 334 Boyd Avenue (Resource No. 14) in the foreground. Also shown are retaining walls which appear on this side of Boyd Avenue between this point and the intersection of Baltimore Street.
5. Streetscape, Boyd Avenue, west side, looking southwest, with 328 Boyd Avenue (Resource No. 12) in the foreground
6. 342 Boyd Avenue (Resource No. 18), facade, looking northwest and showing American Foursquare character of this property incorporating a centered pediment on the facade. Also showing original front porch, fenestration, and retaining wall along sidewalk, etc.
7. Streetscape, west side Boyd Avenue, looking southwest, with 348 Boyd Avenue (Resource No. 20). The boulevard of the Park Hill Addition begins immediately to the north.
8. 352 Boyd Avenue (Resource No. 21), facade, looking west and showing entry with fanlight and sidelights and dormers
9. 354 Boyd Avenue (Resource No. 22), facade, looking west and showing its general American Foursquare character, with an added wrap-around veranda and sunroom on the north side.
10. 1920s Bungalow at 362 Boyd Avenue (Resource No. 25), southeast perspective looking northwest, showing typical 1½-story Bungalow form, recessed front porch, dormer, etc. Also shown is the concrete and brick retaining wall (Resource No. 62) in front of the house.
11. Boulevarde portion of the district in John Stewart's Park Hill Addition, looking south and showing typical character of this grassy area which dates from the platting of this addition in 1914.
12. 366 Boyd Avenue (Resource No. 26), southeast perspective, looking northwest and showing this property and the American Foursquare immediately to the north at 368 Boyd Avenue (Resource No. 27).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Boyd Avenue Historic District
Berkeley County, WV

Section Number **Photography Log** **Page** 28

13. Streetscape, west side Boyd Avenue looking southwest, with 374 Boyd Avenue (Resource No. 30) in the foreground.
14. Streetscape, east side Boyd Avenue, looking northeast, with 369 Boyd Avenue (Resource No. 39) in the foreground; also illustrates conformity to 30-foot front yard setback requirement.
15. American Foursquare double house at 355-357 Boyd Avenue (Resource No. 44), southwest perspective looking northeast; this is the only original double house in the district.
16. Streetscape, east side Boyd Avenue, looking southeast, and showing a Cape Cod-style house at 349, a concrete block Bungalow at 347, and an American Foursquare at 345 Boyd Avenue (Resource No. 47, 48, and 49)
17. Streetscape, Boyd Avenue, east side, looking northeast with 311 Boyd Avenue (Resource No. 60) in foreground and illustrating vernacular character of this section of the district, including side- and central-passage houses executed with little reference to formal styles of design.



1. Streetscape, Boyd Avenue, west side, looking northwest from the southern edge of district, illustrating dense developmental pattern of the 1888 Boyd Addition to the City of Martinsburg.



2. 316 Boyd Avenue (Resource No. 5), facade, looking west; this house is typical of the type of side-passage "half-I-houses" which are found in the southern reaches of the district. Shown are the original porch posts and the incorporation of a centered pediment with a round-arched pedimental window, a design feature seen elsewhere in the district.



3. 322 Boyd Avenue (Resource No. 8), looking west and showing an early twentieth-century Colonial Revival-style house exhibiting the district's only Palladian window.



4. Streetscape, west side Boyd Avenue, looking northwest and showing a row of American Foursquares typically dating from the second decade of the twentieth century, with 334 Boyd Avenue (Resource No. 14) in the foreground. Also shown are retaining walls which appear on this side of Boyd Avenue between this point and the intersection of Baltimore Street.



- 5 Streetscape, Boyd Avenue, west side, looking southwest, with 328 Boyd Avenue (Resource No. 12) in the foreground



6. 342 Boyd Avenue (Resource No. 18), facade, looking northwest and showing American Foursquare character of this property incorporating a centered pediment on the facade. Also showing original front porch, fenestration, and retaining wall along sidewalk, etc.



7. Streetscape, west side Boyd Avenue, looking southwest, with 348 Boyd Avenue (Resource No. 20). The boulevard of the Park Hill Addition begins immediately to the north.



8. 352 Boyd Avenue, facade, looking west and showing entry with fanlight and sidelights and dormers.



9. 354 Boyd Avenue (Resource No. 22), facade, looking west and showing its general American Foursquare character, with an added wrap-around veranda and sunroom on the north side.



10. 1920s Bungalow at 362 Boyd Avenue (Resource No. 25), southeast perspective looking northwest, showing typical 1½-story Bungalow form, recessed front porch, dormer, etc. Also shown is the concrete and brick retaining wall (Resource No. 62) in front of the house.



11 Boulevard portion of the district in John Stewart's Park Hill Addition, looking south and showing typical character of this grassy area which dates from the platting of this addition in 1914.



12 366 Boyd Avenue (Resource No. 26), southeast perspective, looking northwest and showing this property and the American Foursquare immediately to the north at 368 Boyd Avenue (Resource No. 27).



13. Streetscape, west side Boyd Avenue looking southwest, with 374 Boyd Avenue (Resource No. 30) in the foreground.



14. Streetscape, east side Boyd Avenue, looking northeast, with 369 Boyd Avenue (Resource No. 39) in the foreground; also illustrates conformity to 30-foot front yard setback requirement.



15. American Foursquare double house at 355-357 Boyd Avenue, southwest perspective looking northeast; this is the only original double house in the district.



16. Streetscape, east side Boyd Avenue, looking southeast, and showing a Cape Cod-style house at 349, a concrete block Bungalow at 347, and an American Foursquare at 345 Boyd Avenue (Resource No. 47, 48, and 49)



17. Streetscape, Boyd Avenue, east side, looking northeast with 311 Boyd Avenue (Resource No. 60) in foreground and illustrating vernacular character of this section of the district, including side- and central-passage houses executed with little reference to formal styles of design.


BOYD AVENUE HISTORIC DISTRICT
Martinsburg, Berkeley County, West Virginia

Prepared by
TAYLOR & TAYLOR ASSOCIATES, INC.
Historic Preservation & Community Development Specialists
9 Walnut Street
Brookville, PA 15825
814-849-4900
February, 2007

DISTRICT MAP

Legend:

District Boundary: 

Contributing Resources 

Non-Contributing Resource 

Previously-Listed Resources 

Numbers correspond to the Resource Inventory which was prepared in conjunction with the National Register documents. All resources are contributing except for those whose numbers are encircled, indicating that they are non-contributing features within the context of the district.

