

USE TO COPY

United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: HOVERMALE, CLARENCE, HOUSE
other name/site number: Mendenhall, Allen, House; Mendenhall, Mary, House

2. Location

street & number: 167 Wilkes Street not for publication: N/A
city/town: Berkeley Springs vicinity: N/A
state: WV county: Morgan code: 065 zip code: 25411

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 CAR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.

Susan M. Pierce 3/13/03
Signature of Certifying Official Date

State or Federal agency and bureau Date

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

Signature of Certifying Official/Title Date

State or Federal agency and bureau Date

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County and State

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:	Signature of Keeper	Date of Action
_____ 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): _____	_____	_____

=====

5. Classification

=====

Ownership of Property:
(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	TOTAL

Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register: 0

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County and State

=====

6. Function or Use

=====

Historic Functions

DOMESTIC: Single dwelling

Current Functions

DOMESTIC: Single dwelling

=====

7. Description

=====

Architectural Classification:

LATE VICTORIAN: Queen Anne

Materials

Foundation: Stone

Walls: Brick

Roof:: Asphalt

Other: Wood

Narrative Description

(See continuation on sheets.)

=====

8. Statement of Significance

=====

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

_____ **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.

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County and State

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

_____ **A** owned by a religious institution or used for religious purposes.

_____ **B** removed from its original location.

_____ **C** a birthplace or 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.

Areas of Significance

ARCHITECTURE

Period of Significance

1884

Significant Dates

1884

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(See continuation sheets.)

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County and State

=====

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):

_____ preliminary determination of individual listing (36 CAR 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: _____

=====

10. Geographical Data

=====

Acreage of Property:

UTM References

Quad Map: Hancock, MD-WV-PA.

17 737906 4389967
Zone Easting Northing

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County and State

=====

11. Form Prepared By

=====

Name/Title: Alan Rowe, WVSHPO, and Nancy Russell Harvey

Organization: West Virginia State Historic Preservation Office Date: January 20, 2003

Street & Number: 1900 Kanawha Blvd. East Telephone: 304-558-0240

City or Town: Charleston State: WV ZIP: 25305-0300

=====

Property Owner

=====

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

Name: Richard W. Harvey and Nancy Russell Harvey

Street & Number: 167 Wilkes Street Telephone: 304-258-6382

City or Town: Berkeley Springs State: WV Zip: 25411

=====

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County/State

Section number 7 Page 1

Architectural Description:

Hovermale-Mendenhall House

Contributing Building

1884

The Hovermale-Mendenhall House is located on a residential street within the town of Berkeley Springs, West Virginia. A steep, wooded slope is present to the west behind the house, with level land present to the north, south, and east. A small wooden shed is present in the steep backyard behind the main house. An empty lot is present to the south of the house, dividing it from a large, aluminum-sided frame house with a gambrel roof. To the north, there is a gravel parking area that separates the house from its neighbor to the north, which is a side-gable, frame house covered with aluminum siding. Across Wilkes Street, to the east, there are several buildings within view, including two frame four-square houses, a side-gable brick house, and a brick Methodist Church. The main, downtown section of Berkeley Springs is located approximately one block to the south; with the grounds of the Berkeley Springs State Park located just beyond. The house is in excellent physical condition, and retains most of its historic fabric.

Constructed from brick, laid in common bond three wythes thick, the Hovermale-Mendenhall House is a two-story Queen Anne style building that follows a modified, ell-shaped I-house plan. The gables are oriented toward the sides of the house, exposing the broad, main facade to the street. Two three-sided, two-story tall bay windows are placed at the extreme ends of the main facade, creating a wide, flat region between them that holds the main entry with its transom and sidelights on the first floor, and a second floor door that gains access to a small upper balcony. This mirror symmetry is countered by an offset wooden veranda that begins at the southern bay window, and ends at a point beyond the edge of the north side wall. The veranda has a standing seam metal roof, which is supported by six slim, turned wooden posts. A wooden balustrade links the porch posts, displaying a scroll-saw gingerbread pattern that is also used in the balcony railing. A vine-like wooden verge-board is present along the eaves of the porch roof. The ceiling of the porch is sheathed in tongue and groove beaded board. Fenestration on the main facade is strictly symmetrical, and limited to the bay windows. Each bay contains three windows on the first story, and three on the second, for a total of twelve windows on the main facade. Each window is a tall, narrow 4/4 double-hung sash unit, with wooden, pegged frames that in most cases retain their original glass. Brick jack-arches are present above each window casing, and each displays a plain, rectangular stone sill.

From the south, the side elevation presents a view of the side gable of the front half of the house, plus the side wall of the rear ell. The lower edge of the elevation reveals the uncoursed limestone foundation, and the upper edge reveals the side slope of the roof at the rear ell. A cornice return is visible on the side gable of the front half of the house. Six 4/4 double-hung sash windows of a similar dimension to those on the main facade are visible here, with two placed one above the other in the front half of the house, and four evenly spaced across the wall of the ell.

The western elevation faces the hillside, and is the most highly modified section of the exterior. This view displays the inside of the ell, with the west wall of the ell revealing a blank

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House

Name of Property

Morgan, West Virginia

County/State

Section number 7 Page 2

surface free of major windows or doors. Classical cornice returns are present in the gable end of the west wall, which holds only a small, square vent window centered in the gable. A two-story, brick addition added in the 1990s is present here, with a sloping shed roof tied into the rear slope of the main section's roof. The common bond brick pattern and fenestration all match the historic materials and proportions found in the rest of the house. The brick addition replaced an older, although not original, concrete block addition of somewhat smaller dimensions.

The north-facing elevation is also quite simple, displaying an identical aspect to the south elevation, namely two 4/4 double-hung sash windows biased toward the left-hand side of the elevation, with one window per story. Cornice returns are visible within the gable, following the trend established on the rear and south side elevations.

The interior layout of the house is a standard I-house plan, with a central entry hall flanked by two rooms, in this case one to the north, and one to the south. Upon entry, a wooden staircase is visible immediately before the viewer, with an open floor plan dissolving the wall between the entry and the parlor to the south. An open archway divides the entry hall from the north room. The north room may be closed from the entry hall with 15-pane double doors. Most notable in the room is the ceiling medallion, which is plaster and molded into a curvilinear leaves and vines motif. The medallion has a metal lamp hook in the center. The south parlor is graced with a black, marbleized fireplace surround on the south wall, which is flanked by a built-in cabinet with 12-pane glass doors. To the west of the south parlor is a dining room, followed by a kitchen, which are located within the ell.

The staircase leading to the second story is notable, built from oak and of a unique newel post design. Two posts are present at the base of the stairs, each square post turned at an angle to the viewer, presenting an edge, as opposed to one of the sides. Each post is 45" high, and 7" to a side, tapering to 6" near the top. The first flight of steps leads to a landing, which turns the viewer 90 degrees to the north, and up another flight of three steps. At this point, a unique stair arrangement allows the viewer to climb seven steps to the east or west, which provides access to the main section of the house, or the addition, respectively. Four bedrooms are present in the second story, two above each of the first story parlors, and two in the rear ell. Modern bathrooms are located within the second story of the new addition, which functions primarily as a carrier for modern plumbing, an amenity that were not present when the house was constructed in 1884.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House

Name of Property

Morgan, West Virginia

County/State

Section number 7 Page 3

Shed/Outbuilding

Contributing Structure

ca. 1860

Located behind the main house, this unassuming, 8' by 10' wooden structure remains as a contributing outbuilding. Built from wide, vertical planks, the structure features a front-gable entry door that faces north. The door is built from four wide, vertical wooden planks. Two small, diamond shaped holes are present directly above the door, a feature that is repeated on the opposite gable. Eight small, circular holes are also present in the gable, possibly providing ventilation for the smoke-curing of perishables. Owner speculation places the construction of this structure at some point earlier than the house, based upon the age and appearance of the door hardware. Prior to the construction of the Hovermale-Mendenhall House, the area was consolidated into a farm—it is speculated that this structure was built to serve that use. Despite this earlier, speculative build date, the shed continued in use as an outbuilding serving the main house, thus it gains contributing status as an historic outbuilding.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House

Name of Property

Morgan, West Virginia

County/State

Section number 8 Page 1

Statement of Significance:

The Hovermale-Mendenhall House is significant under Criterion C for Architecture, with a period of significance of 1884, the year of construction. The house is joined on its lot by a contributing structure, a small wooden outbuilding located in the back yard. Built during Berkeley Spring's post-Civil War resurgence, the Queen Anne Style house retains sufficient architectural integrity to reflect the town's late-Victorian building boom. David Hunter Strother, famous illustrator and Berkeley Springs native, noted the existence of the building boom in his 1876 Centennial address. Strother stated that "Since 1865. . . . Outdated and unsightly buildings have disappeared to be replaced by ornate cottages, exhibiting architectural taste with charming rural surroundings." Even with Strother's praise, the ornamented buildings were usually the rustic, board and batten, gingerbread confections that filled the pages of contemporary architectural pattern books. Primarily a town of wood in the late-nineteenth century, the choice of brick as a building material at that time was unique for a resort-town residence. The distinctive, early brick architecture lends the house a measure of significance when compared to its wooden frame, and often highly modified, residential contemporaries.

The house gains its name from two of its early owners—its builder and first resident, Clarence Hovermale, and Allen Mendenhall, who purchased the house from Hovermale in the early 1890s. Clarence Hovermale was the editor of The News, Morgan County's second post-Civil War newspaper, which published its first edition on March 27, 1885. Hovermale's office was located to the north of his house, in the area now occupied by a gravel parking lot. His rival editor, representing The Mercury, often referred to Hovermale's paper as the "lying organ on Wilkes Street," even penning a poem that read:

"We love to be at Berkeley Springs,
The county seat of Morgan;
But cannot bear to gaze upon
That Wilkes Street lying organ;
To state its lying qualities
In full, all pens refuse;
So we'll close by saying
that it calls
Itself the B.S. News"

Hovermale represented the Democratic interests of the town, this placing himself at loggerheads with the powerful Republican political faction represented by The Mercury, as witnessed by the nasty poetry generated by their differences.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House

Name of Property

Morgan, West Virginia

County/State

Section number 8 Page 2

It is known that by 1890, The News was under new management. It is also known that around that time, the house was purchased by Allen M. Mendenhall, a local lawyer who participated in the establishment of the town's first post-war bank, the Bank of Berkeley Springs. So it was that quite early in its history, the Hovermale-Mendenhall House was linked to the rising, post-Civil War professional classes of Berkeley Springs. This connection to the town's permanent resident business class may explain its more robust construction—it is easy to speculate that a person seeking a permanent place in local politics, business, and society would wish to construct a house built on a more solid basis than that of a mere summer residence.

Three of the Hovermale-Mendenhall House's contemporaries, all listed in the National Register, help to illustrate its position in Berkeley Spring's architectural history. The Sloat-Horn-Rossell House (1879), T.H.B. Dawson House (1880), and the Judge John W. Wright House (1872) each date from the approximate late-Victorian development period at the Springs. Of the three, only the T.H.B. Dawson House is brick—the others are wooden frame construction with board and batten siding, a common period detail found in West Virginia's fast-developing resort towns. An architectural survey of selected historic resources along Warm Springs Run as part of review and compliance activity further revealed the prevalence of wood residential construction into the early twentieth century. Again, as with the Hovermale-Mendenhall House, the T.H.B. Dawson House may be built of brick due to it's first owner's place in the community—again, he was not a vacationer, but a life-long resident of the town, and like his neighbors Hovermale and Mendenhall, he worked toward the advancement of the town by taking part in its professional life.

The Hovermale-Mendenhall House remained in the Mendenhall family until 1990, when Allen Mendenhall's daughter, Mary Mendenhall Harris passed away. The house was purchased by Miss Idris M. Rossell, a local real-estate agent and business person who took an interest in historic properties. Miss Rossell then sold the house to its present owners in 2000. The high amount of architectural integrity, both inside and out, is a testament to the limited number of owners, each of whom kept the house in generally good condition. Another factor in the architectural significance of the house is the high level of intrusive architectural changes evident not only on Wilkes Street, but throughout the corporation of Berkeley Springs. Modern siding applications of aluminum and vinyl, plus modern or re-sized windows are quite common, thus placing the Hovermale-Mendenhall House, with its original materials, in higher relative position of architectural significance under Criterion C.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County/State

Section number 9 Page 1

Bibliography

Mary Mendenhall Papers, held by the Morgan County Historical Society, Berkeley Springs, W.Va.

Morgan County Courthouse Deeds of Record.

Newbraugh, Frederick T. Warm Springs Echoes, Volume Three. Berkeley Springs, West Virginia: By
The Author, 1976.

Strother, General David Hunter. Historical Address Delivered by Gen. David Hunter Strother at Berkeley Springs, W.Va. At the Centennial Celebration. Washington, DC: McGill & Witherow, 1876; reprint, Berkeley Springs, W.Va.: Frederick T. Newbraugh, 1973.

Walker, Joan M., Sally C. Anderson, and Laura Clifford. An Historic Properties Review of a Portion of the Warm Spring Run Watershed. Principal Investigator William M. Gardner. Woodstock, Virginia: Thunderbird Archaeological Associates, November 1990.

National Register nominations:

Dawson, T.H.B., House. National Register of Historic Places Inventory-Nomination Form, 2/10/1983.

Sloat-Horn-Rossell House. National Register of Historic Places Inventory-Nomination Form, 8/23/1984.

Wright, Judge John W., House. National Register of Historic Places Inventory-Nomination Form, 4/28/1986.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County/State

Section number 10 Page 1

Verbal Boundary Description

The boundary of the Hovermale-Mendenhall House is shown as a dark line on the accompanying base survey map titled "House Location Survey."

Boundary Justification

The boundary delineated on the survey map encloses both the Hovermale-Mendenhall House and its associated historic outbuilding.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hovermale-Mendenhall House
Name of Property

Morgan, West Virginia
County/State

Section number Photo Page 1

Name of Property: Hovermale-Mendenhall House

Address: 167 Wilkes Street

Town: Berkeley Springs

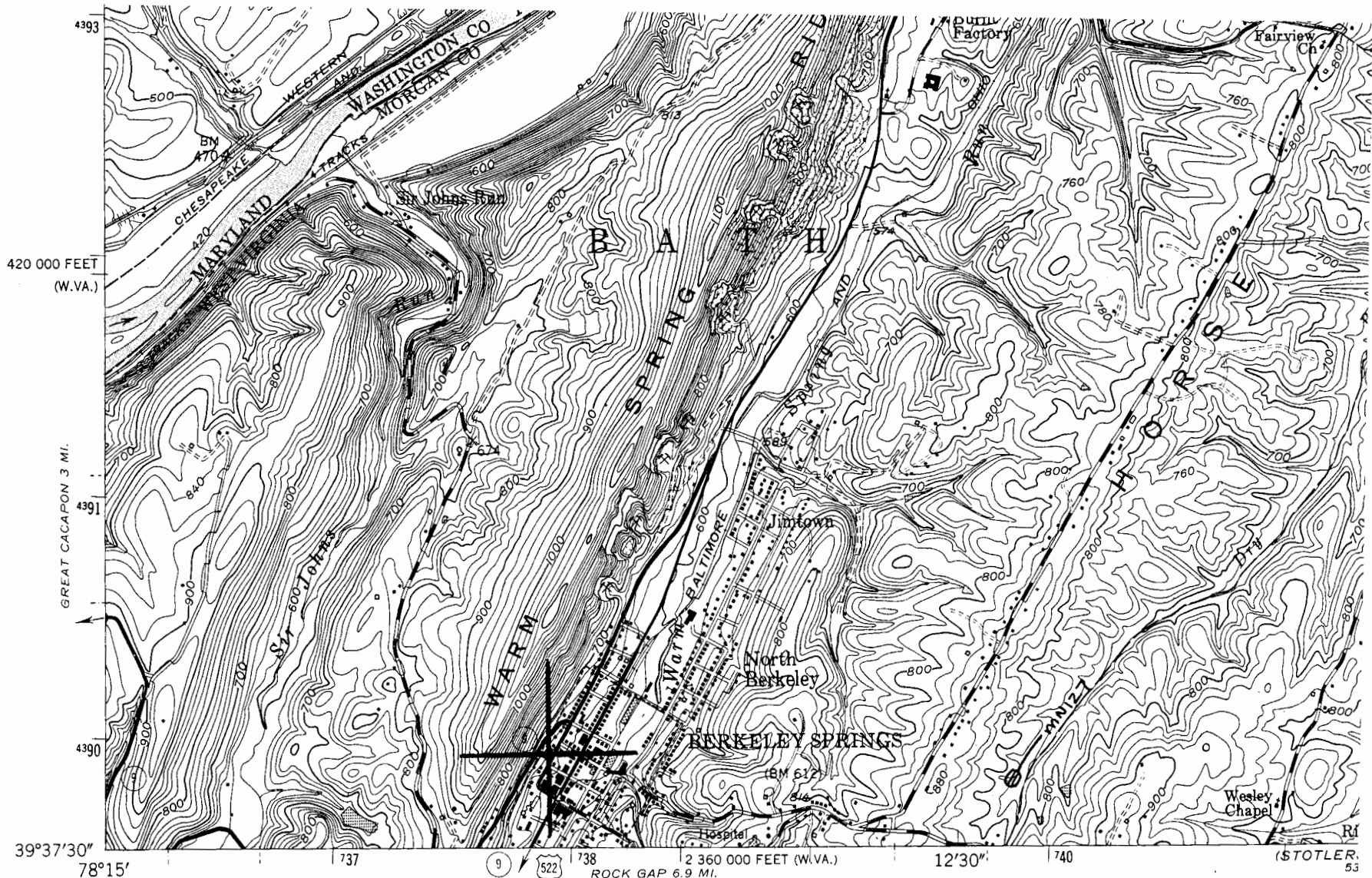
County: Morgan, W.Va.

Photographer: Richard W. Harvey

Date: April 1, 2002

Negatives: WV SHPO, Charleston, WV

Photo 1 of 12	Main facade, camera facing west.
Photo 2 of 12:	South side elevation, camera facing north.
Photo 3 of 12:	Rear elevation, camera facing east.
Photo 4 of 12:	Back yard of property, with contributing shed visible, camera facing east.
Photo 5 of 12:	Wilkes Street, general setting, camera facing southwest.
Photo 6 of 12:	View from porch, camera facing south.
Photo 7 of 12:	View from porch, camera facing north.
Photo 8 of 12:	Wilkes Street, general setting, camera facing north.
Photo 9 of 12:	Interior, bay window, north parlor, camera facing east.
Photo 10 of 12:	Interior, built-in cabinet, south parlor, camera facing south.
Photo 11 of 12:	Interior, staircase detail, camera facing north.
Photo 12 of 12:	Interior, marbleized fireplace surround, camera facing south.



Mapped, edited, and published by the Geological Survey

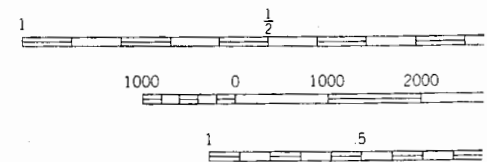
Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1947. Field check 1951

Polyconic projection. 1927 North American datum
10,000-foot grids based on West Virginia coordinate system,
north zone, Maryland coordinate system, and Pennsylvania
coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue

Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked

UTM GRID AND 1971 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR 1
DATUM IS

THIS MAP COMPLIES WITH N
FOR SALE U.S. GEOLOGIC/
A FOLDER DESC 4G TOPOGRAPHIC N

