

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED NOV 1 1979

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

South Water Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

CITY, TOWN

Martinsburg

VICINITY OF

STATE

West Virginia

CODE

54

COUNTY

Berkeley

CODE

003

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, Berkeley County
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

CITY, TOWN

Martinsburg, WV 25401

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-160, Berkeley County Historical Society & Berkeley County Historical
Landmarks Commission Survey

DATE

1973-78

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Berkeley County Courthouse

CITY, TOWN

Martinsburg, WV 25401

STATE

DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT

DETERIORATED

UNALTERED

ORIGINAL SITE

GOOD

RUINS

ALTERED

MOVED

DATE _____

FAIR

UNEXPOSED

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

South Water Street is but three blocks long, following Tuscarora Creek southward from East Burke Street to East Stephen. To the west or uptown side of the street the land rises sharply to a bluff, then climbs westward toward Queen Street. The waterway enters the broad meadow between the stream and the street at the beginning of the 200 block. In the 100 street number block the street meanders along the bluff, maintaining the curving configuration it has followed since before 1870 when it follows its current course on the J. B. Kearfott map of Martinsburg.

By 1870 the street was developed much as at present. An 1861 Civil War era map of the city shows the 200 and 300 street number blocks already developed, while the 100 block seems to have been developed only on the west or uptown side. By the time of the 1885 Sanborn map all the residences mentioned here save one have already been built.

Certainly South Water had existed from the earliest era of the town. Lot numbers along the street, shown on the earliest Martinsburg map, c. 1812, appear in deeds from 1775 onward. The c. 1812 map may well be an update of the map and plan presented by Adam Stephen to the County Court in August 1779. All the land along South Water was Stephen's possession, and his own home was within the area. Stephen's merchant mill was near the East Burke end of the area along Tuscarora Creek. Later, in the mid-19th century, Jacob Swartz operated a merchant mill slightly further south along the stream near the point where King Street enters South Water. Swartz lived across the street from the mill, moving from the older miller's house which is still standing to a new house he built c. 1854 to its rear on East King.

Several tanneries operated in the area at various times, the water of the creek and supplies from nearby forests making tanning as logical an industry as milling.

The South Water Street area changed dramatically after 1837 when the Baltimore and Ohio Railroad acquired right-of-way through Martinsburg for a railway. By 1842 track had been laid and the first steam engine wheezed into town, enlivening the area then, as it still does, with railroad sounds. The spectacular Colonade Bridge was built in the 1840s decade to carry Burke Street traffic under the tracks at the north end of South Water. Destroyed early in the Civil War by Confederate forces, the railroad continued to operate on a temporary bridge until permanent replacement could be made after the war.

This track and the Martinsburg shop facilities, in the southern state of Virginia until after 1863 when Berkeley County joined the new state of West Virginia, were extremely important to Union success. Because of this the South Water Street area was a hub of Civil War era activities within the area.

The B & O Railroad track dominates the area today. In addition to the main line supported by the superb 1870s stone work laid by the railroad, under which at least two handsome arched culverts cut, one of them carrying Tuscarora Creek, there is also a street level track. This track traps some of the 100 block houses in a hollow between it and the stone of

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES _____ BUILDER/ARCHITECT _____

STATEMENT OF SIGNIFICANCE

(See Down Martinsburg Historic District nomination for general significance)

The South Water Street Historic District is an area of handsome 19th century residences-- and some earlier ones. Tuscarora Creek and feeder streams flow through the district, creating fine meadows and low lands not now fully utilized. Their natural beauty and potention for park and recreation development make these areas prime urban open space. It was water which made the site of the city tenable, providing power, sustenance and amenities. Within this district, both in the name of the street and in actuality, these early beginnings are marked.

The stonework of the 1870s B & O Railroad right-of-way is within the district, along with remains of the 1890 Martinsburg power (electric) station, slightly earlier gas works, and several other industrial remnants.

Adam Stephen's late 17th century house -- he founded the city on his own land -- is within this district as is the significant collection of early houses at the intersection of John and South Water. At 119 and 120 mill houses, 120 early 19th century and probably from Stephen's Mill and 119 mid-19th century and from the Swartz Mill era. Within the 200 block almost every remaining building is significant architecturally and at the intersection of John and Water the corners are filled with highly visible and valuable properties. These range from a stone building, a brick building, both 18th century residences, to a frame and log building of the 19th to a starkly contemporary 20th century building of the present era.

The collection of valuable open and natural space, architecturally and historically significant Georgian, Federal, Greek Revival and later residences and of early and well designed industrial, commercial and transportation structures give the South Water Street Historic District unusual depth and importance. It is a superb historic district evidencing the rationale for the location here of the settlement and for the development of Martinsburg, Virginia/West Virginia.

The B & O Railroad tracks, Tuscarora Creek and the bluff along the west side of Water Street provide logical boundaries, with lots lines being used to protect the openness and character of the eastern and southern boundaries.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 21 A.

QUADRANGLE NAME Martinsburg

QUADRANGLE SCALE _____

UTM REFERENCES

A

1	8	2	4	5	2	8	0	4	3	7	1	4	0	0
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ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

1	8	2	4	5	0	5	0	4	3	7	1	0	5	0
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D

1	8	2	4	5	1	4	0	4	3	7	1	3	9	0
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E

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H

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VERBAL BOUNDARY DESCRIPTION

See continuation sheet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Tony P. Wrenn

ORGANIZATION

Historic Preservation Consultant

DATE

November 1968

STREET & NUMBER

P. O. Box 233

TELEPHONE

703-371-4992

CITY OR TOWN

Fredericksburg

STATE

Virginia 22401

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

South Water Street Historic District

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 2

Stonework Consolidated Railway (CONRAIL) 2 N Charles St Balto, MD
 104-106 S Water St. Dr. Lee R Moore Box 1088 MTBG, WV
 108 S Water St Guy R Grubb
 116 " Potomac Edison Light and Power Co 901 Wilson St MTBG
 119 " * ---- Louise Boyles
 120 " Pot-Ed Light & Pwr Co c/o Wayne Lancaster 901 Wilson
 200 " * ---- Grace Emma Riordan
 202 " * ---- Kenneth T McKay
 208 " James S Jett 120 S Water St MTBG
 210 " Mary Ella McDonald 234 S Water St MTBG
 216 " * ---- William A Grantham
 222 " Granville Barrett Berkeley Sta. Rt 7 MTBG
 224-26 " Hannis C Brannon 229 S Maple Av MTBG
 234 " * ---- Mary Ella McDonald
 301 " Marilyn Mautz PO Box 6099 Arlington, Va 22206
 302 " * ---- Anne L Clendenning
 308 " * ---- Judge T Hunt

MTBG Steam Laundry Bldg MTBG Laundry & Dry Cleaning Co 301 E Stephen St
 302 E John St O H Anderson Oil Company
 309 " Adam Stephen Association Box 862 MTBG, WV 25401
 311-3-5 " John M Copley Construction Co
 352 "

NOTE: The asterisk denotes that the property is owner-occupied.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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South Water Street Historic District (Non-nominated)

CONTINUATION SHEET	ITEM NUMBER	PAGE
112-14 S Water St	*- Rachel M Lawson	4 3
122-24 "	*- Jean Johnson	
212-14 "	Homer N Pankey 1500 W King St	
217 "	Sisters of the Holy Ghost of WV, Inc c/o R. German - Cooper, Speer, German and Kelly 644 Oliver Bldg Pittsburgh, PA 15222	
218-20 "	Charles Young, Jr. 306 Chesnut St	
228 "	J Ralph Alderton 110 N Centre St	
235 "	WV Dept of Mental Health c/o Eastern Panhandle Mental Health Ctr, Inc	
306 "	*- Stockton D Allen	
315 "	*- Theresa V Jackson	
Lot - NW cnr of E	Stephen and S Water City of MTBG CityHall 224 W Kir	
220 E John St	*- Howard T Knipe	
301 " }	City of MTBG CityHall 224 W King Street	
303-05 " }		
323-25-27 " }		
329 "	Douglas H Roach 605 S Queen st R Mark Roach 333 E John St	
220-22 E King St }	The Sisters of the Holy Ghost of WV, Inc c/o Ralph German-Attorney Cooper, Speer, German and Kelly 644 Oliver Building Pittsburgh, Pennsylvania 15222	
226 " }		

NOTE: The asterisk denotes that the property is owner-occupied.

South Water Street Historic District

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the elevated track. From these houses one has to climb up and over the track to get to South Water. The street itself is narrowed to one lane at its meeting with Burke by the route of the track.

352 E JOHN STREET

By 1873 the Martinsburg Gas Company was in the area where it constructed handsome brick structures, some of which remain, along with a rare gasometer. The skeletal frame of the gasometer stands as a towering and handsome reminder of the history of the gasworks and the importance of this area to the health and growth of the City of Martinsburg.

116 S WATER STREET

In the 1890s another major Martinsburg industry began in the area. The Edison Electric Illuminating Company acquired part of the Swartz Mill property and began generating electricity. The first Martinsburg house to be electrified was, appropriately enough, on South Water Street. Portions of the 19th century electric company structures survive.

302 E JOHN STREET

At least two other commercial/industrial complexes were in the area by the end of the century. One, a handsome brick structure along Tuscarora Creek, probably served a merchant mill or related enterprise. The city Water Works seems to have been just across the stream from this structure. The other industry, the Martinsburg Steam Laundry has replaced its wooden building with a brick one and still operates today.

Liberty Spring, an early source of city water, was on South Water at John Street. Though the spring has been covered over and culverted, the site is open. Boiling Spring was also in the area, along East John and near Tuscarora Creek. It survives.

Among building and structures with unusual historical or architectural importance in the area are:

Stonework of the Baltimore and Ohio Railroad and the arched culverts through which Tuscarora enters the area. Brownstone coping and the arched keystone openings for the culverts indicate unusual attention to design and detail and superior craftsmanship.

104-106 S. Water St. A c. 1895 frame double dwelling, the structure sits below the Water Street railroad tracks, sandwiched between these street level tracks and the elevated tracks to the rear. A full center bay with pedimented gable and flanking 10 story porches tie the building to its Victorian era. Stick Style ornament on the bay and the turned columns and sawn brackets of the porches are fine decorative elements. The structure has a look of solidity and seems oriented both in style and location to its site between the tracks. It was once a perfect introduction to South Water Street. Now empty and heavily vandalized it is still a worthwhile building.

South Water Street Historic District

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108 S. Water St. A diminutive 1 1/2-story dwelling, this structure seems to be 20th century. Yet there is a structure at this site on the 1885 Sanborn map and the configuration of this house, size of the windows and quite large stone chimney base to the south clearly indicate a 19th century genesis for the present building.

118 S. Water St. Remnants of two late 19th century structures of the Edison Electric Illuminating Company of Martinsburg survive. Of brick and stone, these generator elements are not part of a transformer station. Edison acquired the Swartz Mill property here in March 1890. The World for Aug. 31, 1892 indicated that "The electric light plant of our city was constructed during the month of April 1890, at a cost of \$10,000. The building was erected by Hon. G. W. Braxton of Martinsburg who is an extensive contractor in brick work..." An "Alternating Current Central Station Generating Apparatus" had been installed by Western Electric before May 1893 when they sued Edison for monies owed for delivering or building the machine. (Covered more fully in the industrial archaeology section of this nomination.)

119 S. Water St. On a commanding site looking east toward Tuscarora Creek, this house said to be early and associated with the 18th century mill of Adam Stephen, sits above the street behind stone retaining walls. The shallow lot covers fully half the block. House and outbuildings behind their stone walls evoke the character and setting of a prosperous pre-Civil War miller whose house was sited so that the mill and water that powered it were constantly in the overview of the miller and his family. A long 2 1/2-story dwelling, now covered with asbestos shingle, the house was remodeled in the early 20th century to provide a cross gable above the main entrance, 2/2 sabs, and more ornate Victorian era porch trim. The house is seven bays long, the three bays to the north beneath a two level interior porch. Initially the dwelling was probably a simple I-house, said to be log. Though the gablet and present one story entrance porch obscure the early character of the dwelling, the structure is handsome, and probably mid-19th century. Its site, and complement of outbuildings, make it an extremely noticeable and important house.

120 S. Water St. A large log structure with several ellis, this dwelling is to the rear of later buildings on S. Water and near Tuscarora Creek. The exterior of the logs is covered with vertical lath and sheathed with siding. A massive stone chimney in the main block of the house allows at least an eight foot fire opening on the first floor. The mantel is a transitional one of Georgian/Federal character and the house probably dates from the late 18th or early 19th century. On the Stephen and later Swartz Mill property, this house predates the Swartz mill, and may have been the Stephen Mill Miller's house, with 119 S. Water constructed later to serve the same purpose.

Within the 200 street number block of South Water there is a high bluff and no houses to the west. Though that side of the street was developed, all houses have disappeared. At the southern end of the block and facing on East John Street is a contemporary medical facility. The siting of the building and its use of brick and concrete respect the character of the

South Water Street Historic District

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neighborhood and the building is an acceptable addition to the district.

200 S. Water St. A 3-bay mid-century gable roofed house, this frame structure with simple box cornice and returns has a Greek Revival character. Though the single bay porch is later its form probably follows that of the earlier porch. The entrance opening with 2-light transom remains.

202 S. Water St. Another 3-bay, gable roofed frame house, this structure has a decidedly early 19th century Federal era character First level sash is 9/6 with 6/6 on the second. A simple molded cornice with flush raking cornice and a large interior chimney at the roof peak remain. It is a handsome house of its era though now somewhat neglected. It provides an exciting stylistic contrast with the somewhat later house at 200.

208 S. Water St. A side hall plan 3-bay house, as are 200 and 202, this structure is log, covered with novelty siding. The steep roof pitch, interior shutters on the first level, along with simple moulded cornice, flush raking cornice and cornerboards seem to indicate a Federal era, probably early 19th century origin. Though sash has been changed on the first level, openings for nine over six sash remain. Second level sash is six over one. The dwelling has, as do others on the block, a stone foundation.

210 S. Water St. An empty 19th century storefront, it appears on the 1885 Sanborn map marked grocery and dry goods. This is a fine example of frame commercial structures of its era. Paneled door with transom, store windows over paneled bases and a full plain cornice and frieze above the storewindow cornice survive.

216 S. Water St. A 2-story with attic asymmetrical 3-bay house, now covered with composition shingle, this house is certainly pre-Civil War. Its molded box cornice and raking cornice, diminution of fenestration and attic level windows indicate a still earlier date. The location of the house below the street and massive stone chimney to the rear -- it runs through the basement story and two full stories before reaching its weatherings -- also argue for an earlier date.

222-224-226 S. Water St. A 2 1/2-story Greek Revival row of three houses, this grouping is not duplicated elsewhere in town. Each of the dwellings is 3-bay with 6/6 sash, simple entrances with 3-light transoms, and each has a single centered, well detailed, closed pediment dormer with full size 6/6 sash. A service entrance between 224 and 226 has been closed to provide access to a rear apartment and a picture window put into 226, but the symmetry and classic detail and proportions of the other two houses and of the upper

South Water Street Historic District

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levels of 626 remain. These houses are an important part of this stylistically diverse street and of Martinsburg's architectural collection.

234 S. Water St. The O'Hara-Martin House, c. 1795. The house seems to have been standing already in 1797 when a sale advertisement described it as "a large and elegant brick house," and another as "a large and well finished brick house under which is a very commodious kitchen and cellar." James O. Hara had acquired the property in 1791 and sold it in 1796 for a price sufficient to indicate some construction. John O'Ferrall, the 1797 advertiser, operated a tanyard and did not find a purchaser for the property remained with his heirs to 1819. The house had several owners before 1889 when it was purchased by Morgan W. Martin. It remains with his heirs. Early connection with the tanning industry associates the house with several of Martinsburg's early industrialists. The Martin family continued the tradition of industrial association. Morgan W. Martin was one of the founders of and first president of the Edison Electric Illuminating Company of Martinsburg. Appropriately enough this house was, in 1890, the first in Martinsburg to be electrified. William Tyler Page, Frances Parkinson Keys, Carrie Jacobs Bond and others were guests here. Kings Daughters Hospital is said to have been organized here. A 2-story with attic -- now 2 1/2-story -- brick house, the brick is laid in Flemish Bond with corner closers. A molded water table appears atop a stone foundation and a projecting belt course defines the second story floor level. The large, long traveled windows sit above wooden sills and are topped by splayed stone lintels with keystones. To the front the full Georgian cornice survives, pieced to each end when the cornice was extended to returns and gable ends in the late 19th century. It was during the same era that the sash was changed to 1/1. The porch has a late Greek character and is likely a mid-19th century remodeling while the dormers are early 20th century. The molded six panel door survives beneath a transom, but now sits to the front of its reveals. The early genesis of the house is obvious and the changes add character and continuity. On the interior a closed stringer stair which retains its balusters but not its newel and rail, is from the early house, while there is one fully paneled fire wall in a late Georgian style. The chimney breast has molded fire surround with shelf above, a paneled overmantel and paneled sides. The walls to either side are fully paneled, with round arched openings on either side. These have quite Georgian keystones and impost blocks. To the left they frame double glass book case openings above a paneled counter and to the right two closets. Some pilaster embellishments were added during the late 19th century, but the paneling remains along with its contemporary dado, window and door surrounds and door. Transitional Georgian/Federal, Federal style and later mantels and woodwork appear elsewhere in the house. The dwelling sits along on a large lot at the corner of Water and E. John -- one of the few houses in the city that maintains its lot from the 18th century plan of Martinsburg. The brick and stone walls which outline the property -- it runs to Tuscarora Creek -- and massive trees add to the feel of solidity and quality one gets when viewing this house.

South Water Street Historic District

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301 S. Water St. The Alburdis House. Located west of and above the street the house is on one of the earliest developed residential corners in Martinsburg. Above the street -- its site is held in check by two fine stone retaining walls -- the house is an enigma. Sale prices would seem to indicate some structure here by 1782 when Allen McDonald acquired the property from Adam Stephen, but there is no exterior stylistic evidence that this is the structure. A back portion of the dwelling is labeled log on the Sanborn maps, and may predate the frame sections. The house seems decidedly Greek with its symmetry, large windows, cornices with returns, 2-panel Greek door beneath a multi-paned transom and late Greek Revival porches. The property was acquired by Jacob Swartz for \$210 in 1854 and he may very well have built the present house -- possibly retaining the earlier house, some or all of which may have been log -- which he sold to his daughter Mary C. Alburdis in 1861. The house remained in Alburdis ownership until 1935, its longest period of ownership by one family. Now covered by novelty siding the building has two very noticeable and puzzling features on its E. John Street facade. One is the round headed window, beneath a pointed wooden lintel, of the attic level. It is certainly late 19th century. At the first level is a large classically detailed Palladian window. The broad frieze above the diamond paned side windows leads one to believe that the feature is a Neo-Classical Revival addition, certainly after 1890 or an early 20th century date. At the second level is a Greek window like those to the front with 2/2 sash from the era of the novelty siding. Though the Palladian window is the most noticeable feature of the house, the John Street end is a study in window types and enframements. Whatever the date of the house, it is one of the cornerstones of the district, and the community.

302 S. Water St. The South Water Street Stone House, before 1779. When Luke Dempsey acquired this lot from Adam Stephen on April 14, 1779 he paid 125 pounds, a substantial price though the lot was only half the size of most others then selling for substantially lower prices. Just one week later he sold to Wm. Murphy for 1,000 pounds. Murphy held the property for just a short time also, selling to Daniel Kane in May 1779. James Kane sold to Edward Gibbs in 1810. When the property passed from Gibbs ownership in 1839 this lot was included. It had been described in an 1835 deed of trust as "Lot # 98, on which there is a dwelling house, kitchen and other domestic buildings...." From that date the property was owned by Ezekiel Showers and his wife until 1880 when it passed to Hohn and Harriet Neer. It remains in Neer family ownership. Certainly the house was standing in 1835. From the architectural and historical evidence it seems likely that it was standing prior to 1779, and is the oldest house in the district, perhaps in the city. The house is almost square, of stone, its 3-bay, side-hall plan facade is coursed and the corners are finished with massive stones approximating flush quoining. The sides are rubble stone. Window openings are quite small for the bulk of the building and the gable roof pitch was steep -- the original

South Water Street Historic District

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roof lines are quite visible, especially on the south end. The north side was originally blind, while to the south, windows flank the massive interior chimney. The present 1-bay porch with its square posts and nicely molded cornice is probably from remodeling in the Greek Revival era, while the 2/2 sash and gambrel roof with dormers are from the Neer c. 1880 era. The dormers have gable roofs above pointed 2/2 sash. Surrounds are sawn with geometric projections. The top plane of the roof has a molded cornice with returns, not present on the main cornice. A stone wall abuts the street property and runs to the carriage house (see E. John St.) on Tuscarora Creek. Other outbuildings survive to the rear where both brick and frame join stone as building materials. The house, site and outbuildings are striking and individually valuable, though the value of the four structures at this intersection far outweighs any single house value. Stone, brick, frame, log and concrete appear as building materials. Styles range from Georgian through Greek to Contemporary. The collection is exciting visually, pointing up the manner in which a historical and architectural continuum can be maintained in the city.

308 S. Water St. A 2-story house, now shingled, the dwelling has a gable roof, small sash openings with trabeated 1/1 sash and a massive brick chimney at the south end. It is centered, with weatherings at the attic level and a corbeled top. A 1-bay porch with square columns, a dentil cornice and sawn balustrade protects the center entrance. The molded cornice returns. The present owner says the house is log. It's lines are good, there is a large lot with some wall and massive trees, and it is the last of the S. Water Street residences. It is a fine termination or introduction, depending on the direction of the approach.

S. Water St., at E. Stephen St., northeast corner, Martinsburg Steam Laundry Building. A large 1-story brick structure with center monitor roof, it has multi-paned, center opening sash, set within panels, delineated by pilasters at each side and stepped brick courses above and below. It is good c. 1925 industrial architecture.

East John terminates within the district. After crossing Tuscarora Creek just east of its intersection with S. Water, the street veers southward and ends at the Martinsburg Gas Works complex. Just before it crosses the Creek, the carriage house of 302 S. Water St. can be seen. Of frame, vertically sheathed, it is one of a very few 19th century utilitarian service buildings in these districts that can be viewed from the public right-of-way.

302
E. John St., just west of Tuscarora Creek crossing. A very fine 2-story brick industrial building with slate roof and parapeted gable ends, the building maintains its relationship to the watercourse.

roof lines are quite visible, especially on the south end. The north side was originally blind, while to the south, windows flank the massive interior chimney. The present 1-day porch with its square posts and nicely molded cornice is probably from remodeling in the Greek Revival era, while the S\ Sash and gambrel roof with dormers are from the Neer c. 1880 era. The dormers have gable roofs above pointed S\ Sash. Surrounds are sawn with geometric projections. The top plane of the roof has a molded cornice with returns, not present on the main cornice. A stone wall abuts the street property and runs to the carriage house (see E. John St.) on Tuscarora Creek. Other outbuildings survive to the rear where both brick and frame join stone as building materials. The house, site and outbuildings are striking and individually valuable, though the value of the four structures at this intersection far outweighs any single house value. Stone, brick, frame, log and concrete appear as building materials. Styles range from Georgian through Greek to Contemporary. The collection is exciting visually, pointing up the manner in which a historical and architectural continuum can be maintained in the city.

308 S. Water St. A 2-story house, now shingled, the dwelling has a gable roof, small sash openings with trepanned S\ Sash and a massive brick chimney at the south end. It is centered, with weatherings at the attic level and a corbelled top. A 1-day porch with square columns, a dentil cornice and sawn balustrade protects the center entrance. The molded cornice returns. The present owner says the house is log. It's lines are good, there is a large lot with some wall and massive trees, and it is the last of the S. Water Street residences. It is a fine termination or introduction, depending on the direction of the approach.

S. Water St., at E. Stephen St., northeast corner, Martinsburg Steam Laundry Building. A large 1-story brick structure with center monitor roof, it has multi-paned, center opening sash, set within panels, delineated by pilasters at each side and stepped brick courses above and below. It is good c. 1855 industrial architecture. (To be covered more fully under industrial archeology.)

East John terminates within the district. After crossing Tuscarora Creek just east of its intersection with S. Water, the street veers southward and ends at the Martinsburg Gas Works complex. Just before it crosses the Creek, the carriage house of 308 S. Water St. can be seen. Of frame, vertically sheathed, it is one of a very few 19th century utilitarian service buildings in these districts that can be viewed from the public right-of-way.

E. John St., just west of Tuscarora Creek crossing. A very fine 2-story brick industrial building with slate roof and paraped gable ends, the building maintains its relationship to the watercourse. (To be covered more fully under industrial archeology.)

South Water Street Historic District

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309 E. John St. The General Adam Stephen House, c. 1772-1798. A stone house, 2-story with attic and over full basement, the building is already on the National Register. It is on part of a 255 acre tract of land purchased by Stephen, a Revolutionary War General, in 1770. On this land he laid out the city he named Martinsburg and sold lots. This house is on Lot 104 of the plan. The building, now under the care of the General Adam Stephen Memorial Association, has been extensively repaired. Outbuildings have been rebuilt and landscaping accomplished.

311-313-315 E. John St., The Triple Brick. A 3-story building with stone first and brick upper levels, the handsome structure is now being renovated by its owners, the General Adam Stephen Memorial Association. Each section consists of two bays, quite close together and separated from the ends of the building and other sections by broad, blind wall expanses. An unusual decorative feature of the structure are the cornice returns. The main cornice is stepped brick that returns. The raking cornice is of equal depth of stepped frame courses. The brick cornice forms the base of the return, while the wooden cornice completes it and closes it, forming a miniature closed pediment cornice return. The c. 1875 buildings are already on the National Register as part of the General Adam Stephen House entry.

East John at Cedar Street crossing of Tuscarora Creek, Martinsburg Gas Company Complex, c. 1872 - c. 1905. Two fine brick buildings c. 1872 and one later structure, and a c. 1905 gasometer survive at the site. The early paneled brick building with decorated brick cornice, tile roof and tie bars with ornamental ends, is quite fine. It is of two parts, one both taller and larger than the other. The gasometer/gas holder with its metal framework seems to be a structure waiting to be finished. As the gas tank rose and sank within the framework of the holder, its simple engineering reason for being was clear. It is an unusual, rare and very fine holder with a capacity of some 40,000 cubic feet. (To be more fully covered under industrial archaeology.)

The area along the B & O tracks and in the bottom along Tuscarora Creek is largely open, though industries related to the waterway remain, all possessing some architectural or historical importance and listed in the nomination. The workmanship of the right-of-way is also important, and is included both for that reason and because the tracks provide a historical and visual boundary for the district.

Within the district East John is sparsely settled, and with one exception, all structures are mentioned in the nomination. That exception, the house to the front of 309, is undeniably a part of the setting of 309, and possesses architectural importance as part of the setting.

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South Water Street Historic District

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To the west of Water Street essentially a high bluff overlooking the district there are only some five structures within the district, mentioned. The area is mainly a high cliff overlooking the street. S. Water is intensely developed on its east side only in the 200 block. Almost all buildings on the east side of the street are mentioned in the nomination. Those that are not possess some importance as part of the setting for the named buildings.

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M-160 South Water Street Historic District

CONTINUATION SHEET

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7. There is just one intrusion in this district. The Mental Health building on the northwest corner of John and Water Streets. It is a large, starkly contemporary 20th century building of the present era.

120 S. Water Street is removed. It was destroyed in 1979.

Item. 2. Part of the district is bounded by the B & O Railroad on east from Burke St. to the Adam Stephen House; takes in all of the South Water Street in Martinsburg.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

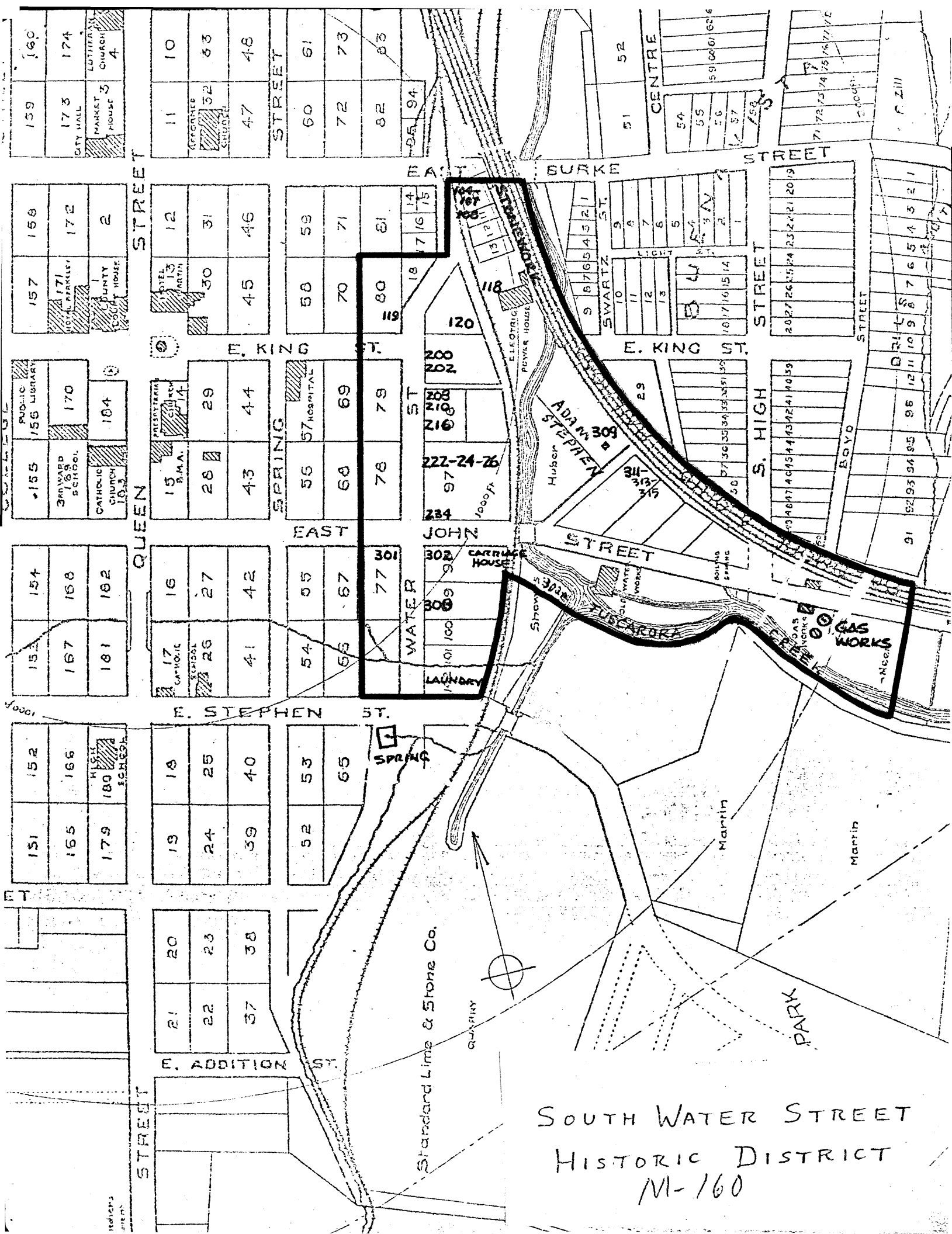
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South Water Street Historic District

CONTINUATION SHEET

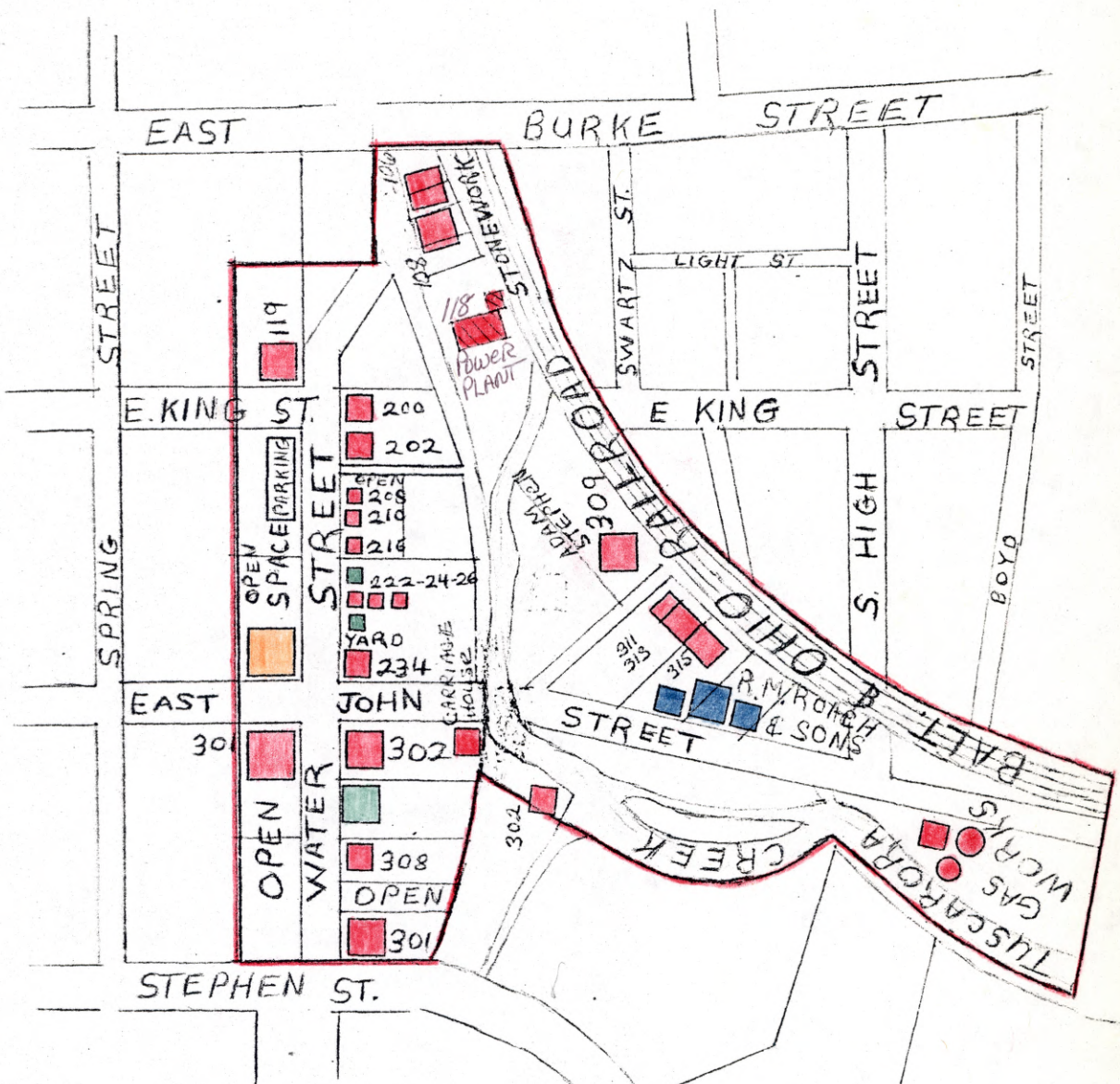
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Beginning at the southeast corner of the Burke Street underpass, thence south along the east side of the B & O RR to the southwest corner of Greenhill Cemetery, thence south to the north side of Cedar Street opposite Chestnut Street, thence west along the north side of Cedar Street to Tuscarora Creek, thence west along the south side of Tuscarora to the spring run and continuing west to the RR spur line 100 feet south of John Street, thence south along the west side of the RR to Stephen Street, thence west along its north side to the southeast corner of lot 66, thence along lot lines north to the northwest corner of lot 80, thence east to water Street, thence north along it to Burke Street, thence east along its south side to the beginning.

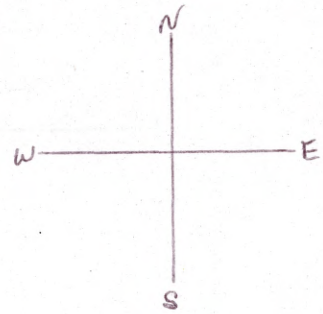


SOUTH WATER STREET
 HISTORIC DISTRICT
 M-160





- PIVOTAL
- CONTRIBUTING
- INTRUSION
- NEW



DEC 10 1990

SOUTH WATER STREET
 HISTORIC DISTRICT
 M-160

by
 DON WOOD
 CURT CATLETT