

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 10 1984  
date entered AUG 23 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic ~~"The Manor"~~ ; Sibat-Horn-Rossell House

and/or common N/A

2. Location

street & number 415 Fairfax Street not for publication

city, town Berkeley Springs vicinity of N/A

state West Virginia code 54 county Morgan code 065

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Miss Idris Rossell

street & number 415 Fairfax Street

city, town Berkeley Springs vicinity of N/A state West Virginia

5. Location of Legal Description

courthouse, registry of deeds, etc. Morgan County Courthouse

street & number

city, town Berkeley Springs state West Virginia

6. Representation in Existing Surveys

title N/A has this property been determined eligible? \_\_\_ yes \_\_\_X no

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Manor is a large two story, Second Empire Style residence with board and batten siding. It is situated on a one half acre lot in the town of Berkeley Springs (Bath), the seat of Morgan County, West Virginia. The property slopes up to the east with the house on the northeast corner of the lot, a driveway/carriage road on the south and the site of the former carriage house in the southwest corner. As a result of the slope the house has a front facing basement with a wide flight of wooden stairs leading to the porch which spans the full width of the front elevation. The plan of the house is roughly "L" shaped consisting of a roughly square main unit and a smaller rectangular kitchen and servant quarter extension on the southeast.

The first story of the building is sided in boards and 2" battens with chamfered edges. There are pilaster corner boards with a plain entablature. The second story consists of a patterned shingle concave mansard roof with round headed dormers. Above the mansard is a flatly sloped hip roof and widows walk in the center of the main body. The widows walk is balustraded with a patterned rail similar to that on the porch. The porch has a standing seam metal roof supported by columns with Victorian scroll brackets, and skirt of wood planking scored and painted to simulate coursed ashlar.

Windows on the first floor are 2/2 double hung with routed scrolled decorative hoods, pilaster-like surrounds and louvered shutters. Second story windows within the dormers are double wood casement, outward swinging with central vertical stiles and horizontal muntins creating a 2/2 effect. The dormers also have scrolled routed detailing in the tympanum, surrounds and louved shutters.

The rear of the building, east elevation, has a projecting bay in the center that was moved around 1916-1917 from its original location in the center of the east wall of the parlor (the northeast corner room, first floor). The bay currently houses a full bath and forms one wall of a corner porch for the kitchen. This porch is also not original. There is evidence of an exterior door that led to a staircase to the second floor servants rooms. Another change to the original was the removal of a dormer window from the south side of a second story room when it was converted to a bath.

Two paneled brick chimneys rise from the mansard of the north elevation between two of the 4 dormers on that side.

The main entrance of the building is on the southwest corner of the main block. One enters into a stair hall with the parlor to the left (north) a sitting room behind that (west) and a bedroom directly in front (west). The kitchen and dining room are in the leg of the "L". The second floor of the main block consists of 3 bedrooms, a small bath and the stair hall, and the L has two bedrooms separated by a bath. Each bedroom has a marble sink,

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reflecting the buildings use as a guest house. The basement was constructed ca. 1924.

Interior walls and ceilings are plaster on wood lath in most rooms with the exception of the kitchen and dining rooms which have beaded board wainscoting, applied c. 1917. Plumbing was installed at that time also, as well as 6' crown molding in the two parlors and dining room (one section was inscribed on the back "H. D. Robertson -#3 June 14, 1917 - Cumberland and Baltimore").

The main entrance is two 4 panel doors with sidelites and a wide transom above. The staircase has a curved walnut handrail on round balusters. There are fireplaces on the north walls of each of the north rooms (4) with painted wood mantels. The west parlor's has fluted pilasters supporting a broad lintel with a central paneled section; the east parlor's has paneled pilasters and broad flat lintel. All doors in the house are 4 panel painted wood and were originally "grained".

The present owner is currently rehabilitating the house and has restored the roof shingles and outline, widows walk, porch woodwork, chimneys, etc. The original paint colors have been researched and when completed the house will be much as it originally appeared.

# 8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input checked="" type="checkbox"/> sculpture
			<input checked="" type="checkbox"/> social/
			humanitarian
			<input type="checkbox"/> theater
			<input checked="" type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other (specify)
			Local History

Specific dates 1879 Builder/Architect John W. and J. D. Hunter

### Statement of Significance (in one paragraph)

The Manor in Berkeley Springs, is significant as a fine remaining example of Second Empire Style architecture, the work of the Hunter Family (J. W., J. E. and H. H.) as contractors during the late 19th Century in Bath, and as residence of prominent citizens and merchants of Bath.

The Manor is a picture book perfect example of the Second Empire Style with its patterned tile mansard roof, widows walk and veranda-like style porch wrapping around the main block. Detailing, both interior and exterior, is classical such as the pilasted fireplace mantels, paneled doors, decorative window surrounds, corner board pilasters and entablature and the double paneled door entrance with sidelites and transome.

The simple detailing and floor plan add an air of elegance to the structure reflecting the importance and financial standing of its early inhabitants, exhibited in the entrance halls which occupy one quadrant of the main block and the separate servants quarters and stairs. As the latest innovations became available they were added, such as the 1916-1917 introduction of indoor plumbing and the 1920's basement and heating system, in a manner complimentary to the style of the house and its owners.

The Hunter Family was a very prominent family in Berkeley Springs in the construction business. The area surrounding The Manor was called the Hunter Addition and contained many examples of their work. The nearby T.H.B. Dawson House, recently listed on the National Register of Historic Places, was constructed by H. H. and J. W. Hunter; the Katy Hunter Cottage, adjacent of The Manor, was constructed by H. H. Hunter; the prominent 1878 "Brick" school was constructed by H. H. Hunter, as well as many other structures in town. The Second Empire Style was represented by a number of buildings in town that no longer exist. H. H. Hunter's own house of 1874 was probably a model or testing ground for The Manor's architecture. The 1870 Van Rensselaer Mansion, 1889 (1899) Biser Building, Washington Hotel and Dunn Hotel all once exhibited characteristics of this style. All but the Biser Building are now gone and it has been remodeled to the point of not be recognizable. Therefore, The Manor is the remaining example of this style in Berkeley Springs. It is also one of the few tributes to the skill of the Hunter Family.

Alexander T. Sloat, the individual for whom The Manor was originally constructed was a prominent businessman in Berkeley Springs in the late 19th Century. He was a tinsmith, plumber and undertaker operating a business on Mercer Street two blocks from his new home. He also owned a residence behind his store where he lived prior to 1879. Numerous Morgan Mercury issues (the weekly newspaper) contain mentions of Mr. Sloat's varied wares.

# 9. Major Bibliographical References

Miscellaneous correspondence, photographs, brochure of Dr. Marshall Hunter, Morgan Mercury, Jan. 14, 1882; Aug. 18, 1883; June 9, 1883.  
Warm Spring Echoes Vol. III, Newbraugh, Frederick T.

# 10. Geographical Data

Acreeage of nominated property .53 acre

Quadrangle name Hancock, WV-MD

Quadrangle scale 1:24,000

### UTM References

A 

1	7	7	3	8	0	8	0	4	3	8	9	8	4	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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D 

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H 

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### Verbal boundary description and justification

City lot, 132 feet by 161.34 feet fronting on Fairfax Street; parcel no. 151, Tax Map 1, Town of Bath. (Green Street Addition)

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Michael Gioulis, Historical Architect  
Historic Preservation Unit

organization Cultural Center

date March 15, 1984

street & number Capitol Complex

telephone (304)-348-0240

city or town Charleston

state West Virginia

# 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 State Historic Preservation Officer

date June 29, 1984

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I hereby certify that this property is included in the National Register

Carl Dink

date 8/23/84

Keeper of the National Register

Attest:

date

Chief of Registration

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He was mayor at the time The Manor was built but left office in 1883. At that time all of his possessions and the three properties were sold and he retired to Winchester, Virginia. He visited the town from time to time as is mentioned in newspaper reports.

The next owner of the Sloat property was B. F. (Frank) Horn. Mr. Horn was an official of the DeFord Tannery in town and was important to the development of rail transportation to Berkeley Springs. Prior to that, visitors to the town had to travel by coach some miles to the closest stop of the B & O Railroad. For a community that was becoming a major Washington resort area convenient access was a must. B. F. DeFord, President of the Tannery, led the movement to bring the railroad to Berkeley Springs and his worker, Frank Horn was one of the corporators of the Berkeley Springs and Potomac Railroad in 1885. The railroad was finally constructed in 1888 and had the desired effect of making Berkeley Springs accessible. Personal rail cars could be seen parked on the sidings during the summer travel months. Ironically, the railroad was a negative factor for DeFord and Horn as the Tannery was not compatible with the growing tourist trade. By 1901 the Tannery had closed.

The property changed hands a number of times until it was acquired by members of the Hunter Family in 1923. It was at this time that the house was converted to an inn or guest house and acquired its name "The Manor". For the next twenty years it accommodated the tourists of Berkeley Springs with "delightful southern cooking - beautiful lawn - spacious porches". After the decline of the tourism trade the house again passed hands a number of times and eventually remained vacant for twenty years until Miss Idris Rossell acquired it in 1982 and began a restoration/rehabilitation program.

The Manor is significant therefore as a remaining example of the Second Empire Style, an example of the residence of prominent businessmen and one mayor of Berkeley Springs, a remembrance of the tourist industry in Bath and a remaining work of a prominent family involved in construction during the late 19th Century.