

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Warm Springs Bath Houses 2017 Update and Boundary IncreaseOther names/site number: DHR No. 008-0007

Name of related multiple property listing:

N/A

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

## 2. Location

Street & number: 11 Bath StreetCity or town: Warm Springs State: VA County: BathNot For Publication: ☐ N/AVicinity: ☒ X

## 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 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

X national X statewide     local

Applicable National Register Criteria:

X A     B X C     D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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

☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 4

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

HEALTH CARE: Baths

LANDSCAPE: Natural Feature: Spring

LANDSCAPE: Plaza

DOMESTIC: Hotel

COMMERCE/TRADE: Restaurant

**Current Functions**

(Enter categories from instructions.)

HEALTH CARE: Baths

LANDSCAPE: Natural Feature: Spring

LANDSCAPE: Plaza

WORK IN PROGRESS

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7. Description

**Architectural Classification**  
(Enter categories from instructions.)  
OTHER: Virginia Frame  
LATE VICTORIAN: Italianate

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)  
Principal exterior materials of the property: WOOD: Weatherboard, Shingles;  
STONE: Limestone

**Narrative Description**  
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

The Warm Springs Bath Houses, as well as other resources associated with the therapeutic and social resort that surrounded the thermal spring, are located on the west side of the Warm Springs Valley about a mile north of the town of Warm Springs in the mountainous landscape of Bath County, Virginia. The resources are oriented in and along the west side of a five-acre parklike square that contains the outlets of the thermal springs, all of which flow into Warm Springs Branch that borders the property along the east. The original octagonal stone basin that held the water for bathing was probably built in the 1760s. It was not covered by a bath house until the mid-1820s, at which point it was covered by a new octagonal frame building. The property contains three nearby contributing bath-related secondary resources: the Ladies’ Bath House, a framed building that covered the circular bath for women added c 1875; the wooden Drinking Spring pavilion, a structure added c 1875, and the c 1890 frame building called the Reception House. The latter was designed as a waiting room for the Ladies’ Bath, but was soon converted to serve as the home of the bath keeper, a function that continued for nearly a century. These four resources were listed in the Virginia Landmarks Register in 1968 and in the National Register in 1969. Five contributing one-story buildings are located in the extended boundaries on the high ground to the west of the springs. These include a brick double cottage built in the 1820s; three four-room, frame cottages of similar design in a

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row facing the baths, built between 1880 and 1890; and a frame two-room cottage to the northwest built about 1880. Four noncontributing buildings are included within the enlarged boundaries, a pole-built six-car garage, two concrete-block root cellars, and a small frame shed, all built in the 1930s, postdating the property’s period of significance. Two noncontributing structures consist of a large newer footbridge and a small newer footbridge.

**Narrative Description**

The building known since the 1870s as the Gentlemen’s Bath has a long and complex history. It was originally known as the Warm Springs Bath or the Great Bath. During its first decades the octagonal bath was not covered with a building, but was masked from view by a fence or hedge. The frame bath house was added over the octagonal basin in the mid-to-late 1820s. It was enlarged over the next thirty to forty years until it took its current form. It is joined by other significant buildings that were part of the historic resort.

Contributing buildings that were part of the original nomination include the Gentlemen’s Bath House (1760s, mid-1820s), the Ladies Bath House (mid-1870s), the Drinking Spring (1870s), and the Reception House (c 1890). These resources were listed in the Virginia Landmarks Register in 1968 and the National Register in 1969. Contributing resources within the Boundary Increase area include a brick and frame cottage built in the 1820s known as the Gibson Cottage and four late nineteenth-century cottages nearby, three of them in a row facing the two bath houses. There are two noncontributing structures (footbridges built or rebuilt in recent decades) and four noncontributing buildings (one deteriorated shed, two concrete-block root cellars, and one pole-built garage dating from 1930-1940) Much of the information was recently developed as part of a historic structure report for the bath buildings.<sup>1</sup>

**The Landscape**

In the descriptions below, for ease of identification, cardinal directions are conventionalized— what is approximately northeast is described as north, and so forth. The landscape of the Warm Springs Bath Houses responds to the form of the marshy area along the west side of Warm Springs Run from which the thermal springs arises and the associated flood-prone bottomland. The two Warm Springs Baths and two additional supporting buildings occupy the low-lying marsh are where the thermal water emerges from the ground. These grounds, originally shaded by a grove of trees, is today landscaped with hedges, gravel paths, and low plantings. Today, the bath houses are supplied with a small parking lot reached by a drive that opens off Bath Street, the hotel’s former entry drive. The surviving cottages that supplemented the hotel are ranged along

<sup>1</sup> Gibson Worsham, The Warm Springs Bath Houses: A Historic Structure Report, prepared for the Omni Homestead by StudioAmmons and Glavé & Holmes Architecture, 2016.

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the higher ground on the west side of Church Road, the original road through the valley. The four structures that comprise the bathing facilities- the Gentlemen’s Bath House, the Ladies’ Bath House, the Drinking Spring, and the Reception House- occupy the central part of the Springs Tract.

**Gentlemen’ Bath House (contributing building, mid-1820s; NRHP 1969)**

*Stone Bath Enclosure*

The original Warm Springs or “Great” Bath is contained within an octagonal stone enclosure that measures 36’-6” wide from side to side. It was likely built in the third quarter of the eighteenth century. The 2’-thick coursed rubble limestone wall, parged on the interior with cement, was set into sloping ground so as to maximize the depth of the pool. The rocky bottom of the bath slopes 12”-18” from the northwest to the southeast. Water is drained by an opening in the eastern side of the south wall. The opening is strengthened by stone buttresses on each side. Two early sets of stone steps give access to the pool at the center of the north and south walls. They are located partially under the wood deck that extends around the perimeter and cantilevers over the water.

The pool opening is filled by a wooden sluice gate that consists of timber jambs built into the stone walls and a gate that slides vertically in grooves to permit draining of the pool. The gate is made of three vertical boards held together by metal straps on the exterior. The central board extends upwards as a paddle-shaped handle. This is pierced with a vertical line of holes by which the gate can be pegged at different heights to a similar board behind it. It appears to have been raised with the assistance of a pulley (no longer in place) hung from an iron ring that is still mounted in the underside of the top plate angle brace directly overhead. Three smaller paddles are let into the interior face of the gate. Raising them controls the amount of water that is let out through holes in the gate to control the water level and to create the spout bath located in the outfall area.

*Gentlemen’s Bath House*

The frame building enclosing the surface of the Great Bath was probably built in the mid-to-late 1820s. Since the Ladies’ Bath House was built in the mid-1870s, it has been known as the Gentlemen’s Bath House. Bathing facilities consisted at first of the main octagonal structure and the north and south dressing room wings. The matching east and west wings were added in the mid-1830s. The structure is mostly built of Eastern White Pine (*Pinus Strobus*). The polygonal hipped roof is covered with plain wood shingles. The roof culminates in a large central oculus approximately twelve feet across.

The central portion of the building has a mortise-and-tenon frame that is exposed on the interior. Each of the eight faces of the building is about sixteen feet wide. The structure is covered and strengthened by an exterior cladding of plain weatherboards with a 6 1/4” to 6 1/2” exposure, secured with cut nails. Most of the weatherboards, particularly those on

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the upper portion of the wall, appear to be original. The weatherboard face is topped by a minimal cornice element consisting of a five-inch-deep soffit with a plain outer edge. This is nailed to the underside of the projecting rafter ends and is trimmed below with a two-inch-tall beaded board nailed to the face of a three 1/2-inch frieze board. The cornice is the same as those on the three surviving dressing room wings. The weatherboards on each face are separated by a beaded corner board with angled outer faces designed to receive the cladding on the flanking walls. The exterior of the building is painted with many layers of white paint.

On the interior, the structure consists of eight vertically framed sections forming an octagonal volume. Eight 5 1/2" wide x 4 1/4" deep corner posts are mortised into a 6" tall by 8" deep top plate. Studs fill the eight intervening sections of the perimeter wall. The top plate is made structurally continuous by half-lapped, pegged joints reinforced by eight short splice plates (4 1/2" tall by 7" deep) spanning between and mortised into the plates at each corner. Nothing remains of the original sill, which stood on the top of the stone enclosure and was aligned with its exterior face. The sill, which was cut each time a new dressing room door was added, was fully replaced in the mid-twentieth century with discontinuous sections of treated wood made up of three 2 x 10s.

The weatherboard cladding of the octagonal structure continues behind the dressing room wings, but the weatherboards in area of the wing gables are discontinuous. The roof structure of the wings terminates in boards let into the outer face of the studs, except at the west wing, where the roof battens can be seen projecting into the main room. The four remaining wall sections are made of six evenly spaced studs. The structure of all eight walls was braced by angled members extending to each side from midway up the corner posts down to the sill. The two outer pairs of studs are discontinuous, toenailed into each of the braces where they intersect. All surfaces of the exterior and interior of the building, except for the roof structure, are painted with many coats of whitewash and white paint.

The roof structure is original. The hip rafters extend to the corners of the frame of the octagonal oculus at the center of the roof. Parallel common rafters corresponding to the studs run between the hips. Each rafter is inscribed with a Roman numeral framing mark. Birdsmouths on the ends of each rafter are notched into the top of the top plate. The roofing shingles are carried on early, widely spaced battens that span between the rafters. It is not yet clear if the perimeter framing of the oculus itself is of an early date.

The roof of the building was not originally supported by a center post. The central support was first added in the mid-to-late nineteenth century and was replaced between 1955 and 1963 with the current structure, in which a recycled telephone pole rises in the center to support an umbrella-like set of braces to each side of the oculus. Two modern 2 by 12" girts extend from the post to four equidistant corners of the building.

The building's structure has been compromised by alterations and repairs over many years. Doors giving access to the spout bath, the cold plunge, and the dressing rooms on

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the northeast and southeast were cut through the sill and most of the angle braces. Significant repairs in the mid-twentieth century replaced all the sections of the sill. The building is currently in fair condition, with moisture damage to some structural members from a leaking roof and damp air from the spring.

*North and South Wings*

The north and south dressing rooms are the earliest of the wings, in place by 1831. All four gabled wings were nearly identical and measured about ten feet wide and fourteen feet long, including four-foot deep porches incorporated under the main roof at the outer end of each. A six-over-six sash window on the right-hand side lit each of the four dressing rooms. The north dressing room is the best preserved. The east and west dressing rooms, originally identical, were added by the mid-1830s. The east dressing room was replaced in the late 1840s with a larger wing containing the cold plunge.

Each of the three surviving wings is clad with plain weatherboards capped by a minimal cornice made of beaded trim like the main building. The wings have 3" by 1 3/8" corner trim with a beaded edge and beaded door and window frames. The roof at the porch is carried on extensions of the top plate of the side walls. The trim on each of these plates display notches for original corner posts, removed in the nineteenth century. A beaded board across the bottom of each porch gable ends in a decorative curved shape aligned with the lower end of the rafters.

On the interior of the north and south wings, the walls are sheathed with 6-inch horizontal tongue-and-groove boards separated by 3/16" beads. The ceilings are finished with random-width 6", 9", and 11"-wide tongue-and-groove boards nailed to the joists. The board-and-batten outer doors are original and are trimmed with a narrow beaded board that forms the door head and jambs. The north door was later divided into a Dutch door by a horizontal saw cut. The north wing has a modern concrete floor. Early peg rails to hold clothes are located on each side wall of each of the dressing rooms. The plain 1 x 7 trim on the doors to the central bath was installed in the mid-twentieth century.

The south wing was altered in the mid-nineteenth century, by enclosing the porch, lowering the ceiling, and walling off a portion along the east side to form a corridor to give access to the added spout bath, a shed enclosure along the east side that was added in the late 1840s. The weatherboarded lean-to contains a wooden stair (rebuilt in recent years) giving access to the low-ceilinged lower area under the floor into the spout bath discharges. Beyond the stair is a toilet room at the south end of the lean-to, screened by a modern vertical board partition.

The south wing is raised off the ground on rough limestone piers on the north side and on a coursed rubble foundation wall on the east side, protecting the wing from the outflow of the pool. The enclosed porch is entered by a plain batten door and lit by a small, four-light, casement window that retains angled slots intended to hold (missing) louvers.



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### *The West Wing*

The west wing was built about a decade after the north and south wings, and was deliberately built to match the earlier structures in form and detail. It was later altered to serve as the main entrance to the bath house. At that time, the exterior and interior door openings were widened and the main entry door was replaced with a molded four-panel door. The interior of the west wing has plain, random-width horizontal interior wall and ceiling sheathing measuring from 5" to 12". The butted floor boards are modern.

### *East Wing/Cold Plunge*

The east wing of the octagonal bath was replaced entirely in the late 1840s to make room for a new wing containing the cold plunge, a small tank filled with water from a nearby cold spring. With the removal of the eastern two-thirds of the wing in the 1980s, all that remains now contains two dressing rooms. When first built, the east wing was made three feet wider than the previous wing by aligning the north side with the adjacent corner of the octagonal structure. The exterior of the remaining portion is clad with board-and-batten siding. A fixed casement on the north side lights the dressing room. An early six-over-six sash lights the south side. The interior featured exposed interior framing designed to carry vertical exterior board-and-batten sheathing. A small dressing room, built at the same time as the cold plunge, intervened between the cold plunge room and the main section, separated by a plain vertical board partition and lit by a six-light casement window in the north wall.

### *Southeast and Northeast Additions*

The southeast addition was built as a lean-to against the southeast side of the bathhouse in the antebellum era. It does not align with the southeast face of the octagonal section, but is shifted to the northeast, where it overlaps the east wing, creating a complex floor plan and roof shape. The southeast addition is clad with vertical tongue and groove boards and supported on stone and concrete-block piers. The three dressing rooms on the interior are lit by three-light, transom-shaped windows and lined by vertical tongue-and-groove boards with narrow beaded joints. The random width tongue-and-groove floor appears to be original.

The lean-to across the northeast face of the octagonal central section was added, probably in the 1880's, to increase the number of dressing rooms. It has a shed roof and is clad with vertical board siding. It contains two dressing rooms, each lit by what were originally six-over-six sash windows with square exterior trim. The walls and ceiling on the interior are sheathed with plain tongue-and-groove boards placed vertically on the walls and separated by a vertical-board partition. The floor was replaced with a concrete slab during a repair in the 1980s.

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**Ladies’ Bath House (contributing building, mid-1870s; NRHP 1969)**

*Stone Bath Enclosure*

The twenty-two-sided central portion of the Ladies’ Bath House stands on a circular stone wall that encloses the spring and pool. The two-foot-thick stone wall is provided with a narrow vertical opening on the southeastern side which permits the water in the pool to be fully drained. The opening is filled with a wooden sluice gate similar to the one in the Gentlemen’s Bath. The opening is reinforced by buttresses on the exterior to either side. On the lower, southeastern side, the stone wall is fully exposed on the exterior, while on the east and north it is mostly below grade. A stone wall to the west of the outflow keeps water out of the area under the dressing rooms. The water flows through a shallow channel until it joins Warm Spring Branch to the southeast.

The water from the octagonal spring flows along the eastern side of the Ladies’ Bath, partly under the outer ring of dressing rooms on that side. Another, smaller channel that drains the adjacent Drinking Spring flows around the west side of the building between it and the Reception House of c 1890. A brick tank containing the spout bath was inserted in one of the dressing rooms to the east of the outflow at some point.

Another bath was added in two dressing rooms on the north side of the main structure, from which the dividing partition was removed. Today this is identified as the Invalid’s Bath and contains a primitive lift for invalids. An historic photograph from the 1950s demonstrates how the lift continued to be used well into the twentieth century.<sup>2</sup> Retention of an exterior door from the Invalid’s Bath to the exterior when the dressing room doors were blocked indicates that the special bath could be used by disabled people of both sexes. A large rock on the platform under the chair probably helped the light-weight lift to submerge under the water. Another photograph, probably from the 1930s, shows a patient in a wheelchair leaving the Ladies Pool.<sup>3</sup> Comparison of the photograph of the lift with its appearance today confirms that it was rebuilt in the third quarter of the last century, approximating its original appearance. The pool itself is made of concrete, which may have replaced an older stone or brick pool.

*Ladies’ Bath House*

The main section of the Ladies’ Bath consists of a framework of timbers organized between a series of twenty-two posts, one at each angle, about six inches wide and four inches deep. The four-inch deep by six-inch wide posts rise from the sill, which is placed directly on the stone spring enclosure, to support the building’s top plate. This central form is surrounded and braced by a continuous outer ring of dressing rooms about eight feet deep. The roof of the outer section is given a scooped appearance or “kick” by the use of curved rafters. The twenty-two facets of the outer ring were originally supported

<sup>2</sup> Invalids’ Chair demonstrated by Horace Tonsler, 1950s. Collection, John T. Reddick.

<sup>3</sup> Invalid wheeled from the Ladies Bath, mid-twentieth century, Collection, John T. Reddick.

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on stone piers at the angles, spanned by wood sills. Where the piers stand in the current of the outflow from the octagonal bath, several of these piers have been replaced by wood pilings or dry-stacked concrete block supports. The supports along the north and west are not visible above grade and behind the deck that originally formed a perimeter around the entire building.

### *Exterior*

The top plate carries a faceted roof in which common rafters rise to support a central frame surrounding an oculus. The oculus was originally crowned by a dwarf board-and-batten parapet that gave a finish to the top of the building. The exterior of the central section is clad with vertical boards, the joints of which are covered by battens where they are exposed to the weather. The top of the center section, as rebuilt in recent decades, consists of a frieze of vertically placed 2 x 12s. 8" long sections of 2 x 12s resting on top of the posts. Modern 2 x 12 outriggers project from the exterior of the frieze to support the eaves, separated by short sections of 2 x 12s. The original rafters ended at the wall plate and were provided with separate decorative sawn ends on the exterior. These survive on the lower roof only. The bottom edge of the outer wall retains old sections of a beveled water table that covers the sill. The water table and the bottom of the sheathing along the eastern and southeastern sides has been replaced with a tall horizontal board. The open area under the dressing rooms is infilled on the south by old vertical boards.

Each external facet of the outer ring was originally pierced by a two-panel door topped by a three-light transom. Most of the doorways were infilled with boards and battens in the mid-twentieth century, but the square, narrow outer frames remain and the transoms continue to light the interior. One of these doors survives on the interior on the south side. Two doors are different from the others in that they are located next to each other on each side of a corner post on the west side, where today they serve as the main entries to the bath. One door remains operable on the north giving access to the invalid pool.

The three exterior doors are now equipped with plain batten doors unlike the original two-panel doors. All that remains of the outer perimeter deck that gave access to the dressing rooms is a section of replaced flooring along the north and west side. At one point in the early-to-mid-twentieth century this section was screened from the highway and the building to the north by a high wood fence. In the mid-twentieth century, the deck along the north side appears to have given access to the Ladies' Bath from the roadside parking area on the east side of Warm Springs Branch.

### *Interior*

The interior was extensively repaired and reinforced in the mid-twentieth century and the roof structure was completely replaced in recent years. It will be useful to begin by describing the original form and then proceed to the alterations. The main posts were originally connected at the top by twenty-two plates joined in some way into a continuous

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member. A series of horizontal girts, approximately 3” deep and 4” tall, spanned between and were mortised into each post. The lowest of these formed the heads of the twenty-two doors placed in the center of all but two of the wall facets. A second set of horizontal members about eighteen inches above the door heads corresponded to the ceiling joists of the outer ring of dressing rooms. A series of square elements visible in early photographs on top of this member were the ends of the joists that originally tied the plate of the outer ring of dressing rooms to the frame of the main section.<sup>4</sup> The wide section of plain boards above is original and corresponds to the height of the roof of the outer ring. The horizontal structure at the top of the outer roof is provided by a pair of girts spaced about 12” apart. The last section of boards that extend to the top plate was stabilized on the interior by an intermediate girt.



Ingalls Family Annual Party, Ladies’ Bath House, c. 1930 [Bath County Historical Society].

*Alterations*

The changes made to the building can be seen by comparing the historic photographs from the late nineteenth and early twentieth centuries to the current building. The lower portions of the structure look fairly level in early twentieth-century postcards such as the one referenced above, but by the time of the photographs of an Ingalls family party c 1930, the structure appears rotten and buckling.<sup>5</sup> At some point between the two sets of images a set of braces were installed to link the midpoint of the angle posts to the ring of

<sup>4</sup> Warm Springs, Interior of Ladies’ Bath, Postcard, c 1910, Valentine Museum.

<sup>5</sup> Ingalls family annual party at the Warm Springs in the Ladies’ Pool, c 1930, Bath County Historical Society.

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the oculus, strengthening the roof. There was as yet no central post or umbrella structure at the top. After the 1930s, the inner frame was extensively repaired. The lower half of each post was replaced and the posts reinforced by new inner set of 3 1/2" deep by 6" wide posts that were bolted through the existing posts. The horizontal girts and vertical board cladding were also replaced around the entire building below the roof of the outer ring. The horizontal framing members and board cladding was retained above the overhead joists of the dressing rooms. A central post was added with an umbrella-like structure supporting the oculus.

When the frame of the main room was repaired and reinforced at mid-century, the inner dressing room doors were completely rebuilt. The form and trim appears similar to the original, but with subtle differences. The new members at the door heads and below were replaced with true 2 x 4s with the long side placed horizontally. The side posts and heads were trimmed with 1 x 4 boards on both sides, provided with a bead-like bevel on the inside edge. The new horizontal members were toenailed to new 2 x 4 vertical members. The doors were not reused and no trace of hinges remains. The door heads were lowered, so that the space between the heads and the original framing member above is larger than it was in historic photos. Two of the bays on the southwest side were renovated, probably in the 1980s, by adding unpainted diagonal boards over the framing on the interior of the main room.

**The Drinking Spring (contributing structure, 1870's; NRHP 1969)**

The Drinking Spring is located between the Ladies' Bath and the Octagonal or Gentlemen's Bath. It is adjacent to and feeds into a shallow spring pool with rock edging known as the Children's Pool. The water flows around the west side of the Ladies' Bath before it joins the outflow from the larger pool on its opposite side.

The eight-sided pavilion over the Drinking Spring is a low, pagoda-like structure with a tall, tapered roof with a large wooden finial at the top. The building stands on a circular stone base that appears to date from the temple-form pavilion that preceded it, dating from the mid-nineteenth century. The roof is supported on eight five-sided posts linked by a beam that is trimmed with 3/4" boards on the interior and exterior. The outer board is shaped to give each opening a shallow Gothic form. The edge of the roof is trimmed with a decorative scalloped verge board. The upper section of the roof is covered with decorative scalloped wood shingles, while the lower slope is covered with plain square shingles.

The roof structure consists of a complex form made of mortice-and-tenoned members. A two-by-six joist diagonally spans the building from corner to corner. Joists extending to each side complete a cross shape. A diamond-shaped central structure receives the four joists from the four remaining corners. Additional joists are framed into the sides of the eight principal joists. Two-by-four rafters shaped to form the curved roof are birdsmouthed into the top of each of the joists. These carry the widely spaced sheathing

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boards. A central post extends though the apex of the roof and supports the upper ends of the rafters.

Lattice rails extend between the posts to enclose the interior seating area. A central opening giving access to the spring is covered with a plywood box. A set of benches fit into the octagonal form of the pavilion interior. Most of the woodwork, including the benches, dates from the late nineteenth century. The floor is covered with an added mid-twentieth-century brick pavement.

**The Reception House (contributing building, c 1890; NRHP 1969)**

The Reception House, built in the late nineteenth century, was centered in front of the west side of the Ladies’ Bath, for which it served as a waiting room. The 1875 brochure mentions a handsome reception room attached to the Ladies’ Bath, but the current building was not built until c 1890. The one-story, one-room building was given a fashionable Queen-Anne inspired exterior and a decorative interior.



*Ladies’ Bath House, Drinking Spring, and Reception House, c. 1911 [Collection of John T. Riddick].*

*Exterior*

The exterior is sheathed with ornamental “novelty” siding above a wainscot consisting of panels filled with diagonal tongue-and-groove boards. Historic photographs indicate that the building originally incorporated a decorative paint scheme with at least three shades

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or colors.<sup>6</sup> The standing-seam metal roof rises above a tall bracketed cornice that extends around the ends to form a pediment. The pediment is filled with a decorative central circular pierced vent surrounded by panels of diagonally placed tongue-and-groove boards. The original portion of the building is supported on brick piers.

The building has a highly decorative spindle-work porch that originally wrapped around the west end and along the north side. The two-bay north end contained the main entry and a window to each side of a central internal brick stove flue. The sides were each pierced by two two-over-two sash windows with louvered blinds. The patrons were able to enter the bath by means of a central door in the east end.

A shed addition across the rear (south), added in the early twentieth century, was followed by an adjoining shed addition at the west end (west) at mid-century, by which time the building served as the year-around residence of the bath-keepers. The west addition required the removal of the porch at the north end of the building and the extension of the porch along the north side of the new section. The builders made use of the existing trim, window, door, and siding from the original west end to help the north front of the addition blend in.

*Interior*

The interior of the original building consists of a single room. The high-ceilinged room is lined with diagonal tongue-and-groove boards arranged in decorative panels on the walls and ceiling, separated by wide applied boards with decorative reeding. The strips of wood are arranged in contrasting colors and species. There is no baseboard. The tongue-and-groove wood floor extends through the entire building. The doors and windows are provided with reeded trim with bullseye corner blocks.

The first addition contains two rooms, each entered by glass-panel doors inserted in the former window locations on the south side of the building. The second addition along the west side is finished with square trim and celotex wall sheathing with the joints covered with wood strips. The southern room in the west addition contains a bathroom.

**The Gibson Cottage (contributing building, 1820s)**

The Gibson Cottage began as a two-room multiple-unit cottage typical of those found on the grounds of Virginia Springs resorts through most of the nineteenth century. It appears to have been built as early as 1826, when a building shows in the same vicinity as the residence of the resort’s official physician, Dr. Archer P. Strother.

*Exterior*

<sup>6</sup> Warm Springs, Springhouse and Ladies’ Bath House, c 1911.Collection, James T. Reddick.

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The six-bay east front of the building is built of Flemish-bond brick and the south end and rear are treated with six-course American bond, painted white where exposed on the front and south end. The rear incorporates four bays rather than six, with doors to each room in the center bays and windows in the outer bays. A similar window at the west end of the south gable was probably added to replace the loss of light occasioned by the addition of the rear shed. The face brick has been fairly durable, but the more friable inner wythes have deteriorated badly from moisture infiltration in recent decades. The building has a coursed limestone rubble stone foundation concealing a crawl space that has a sloping earthen floor corresponding to the hillside on which the structure was built.

The brick walls are three wythes thick. The two-room section incorporates chimneys at each end. The chimney at the south end is expressed by a slight projection from the exterior wall. The north chimney, in contrast projects slightly on the interior. Hewn three-by-six-inch ceiling joists span the two rooms. These support wide tongue-and-groove flooring in the garret, although it is not clear if the unlit garret was intended for any purpose in the nineteenth century. Garret access is by means of an access door in the ceiling of the north room.

A mid-nineteenth-century lean-to addition was formerly located across the rear. The floor joists were supported on hewn sleepers, of which one survives across the rear wall. The roof was raised across the rear slope of the house. A second set of roughly shaped pole rafters was added the across the rear slope of the original roof to cover the rear addition. A porch, no longer standing, was added across the central four bays of the east front in the early to mid-nineteenth century, but was too deteriorated to retain. The entire building was roofed with asphalt shingle roofing until recently.

The six-over-nine-light front sash windows with wide meeting rails are original, as are the two six-panel doors with wide lock rails and four-light transoms on the front. The doors and windows have plain square frames slightly recessed behind the face of the brick. The southern door has had lights inserted in the four upper panels. The northern door appears to have been rehung to open outwards. The windows and doors across the rear were removed either when the rear shed was added or with the shed itself because they were severely deteriorated. The rear doors had transoms, but these were removed when the addition was built.

*Interior*

The interior is mostly intact but is in poor condition due to moisture infiltration. The interior is plastered directly to the brick walls or over split lath attached to the joists with cut nails. The inner brick is collapsed in many locations. The windows are equipped with narrow (2 ½") molded trim consisting of a cavetto-and-bead architrave and an inner bead. The doors have similar narrow molded trim with the addition of an ovolo to the architrave, placed between the cavetto and the bead. The mantels in each room are very similar, consisting of a flat surround with a plain shelf supported on a bed molding,



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located above a flat paneled frieze. A brick hearth survives in the east room. The original doorway connecting the two rooms has matching trim.

Each room has a narrow (3 ½”) chair rail consisting of a plain rail with a beaded lower edge let into a small top member faced with a torus. The chair rail forms the sill at each window. The beaded base is continuous throughout. The south room has a high narrow pin rail with beaded edges that spans between the doors and windows around the entire room. The tongue-and-groove floors are original. A built-in press with shelving above the chair rail and cabinets below survives next to the north chimney.

A three-bay frame addition was made to the north end of the building in the mid-nineteenth century, probably coinciding with the shed addition across the rear. This addition, which reproduces the form and interior detailing of the adjoining brick room, incorporates random-width board-and-batten siding on the exterior, two six-over-six sash windows on the front and a four-panel door in the southern bay with a very short decorative transom. The decorative transom over the door incorporates five irregular-width lights separated by bars that align with the rails of the door below and that are filled with alternating blue and yellow glazing.

The north gable end is occupied by a large exterior chimney built of coursed limestone rubble with a brick stack. An original window lights the interior on its west side. The structure consists of a pegged frame with regularly spaced mortice-and-tenoned vertical posts with horizontal nailers for the siding let into their outer faces at approximately four-foot centers. The framing at the rear indicates that the now vanished lean-to across the rear, continuous with that across the back of the brick section, was a part of the original construction of the east addition.

The plastered interior of the addition incorporates quirked ovolo architrave trim about four inches wide, a narrow chair similar to that in the original section, and a tall base with a large bead on the top edge. The bullnose window sills rest on top of the chair rail. The Greek Revival mantel features pilasters with inset panels, a tall frieze, and a plain shelf supported on a bed mold.

**Cottage One (contributing building, c 1880)**

The two cottages to the east of the Gibson Cottage were nearly identical when originally constructed in the era soon after the Civil War. The four equal-sized rooms are grouped around a diagonally placed central chimney which was designed to serve heating stoves in each room. The chimney stands on a square brick base in the crawl space. A modern diagonally placed concrete block flue rises from the chimney through the roof ridge.

*Exterior*

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The walls are clad with random-width board-and-batten siding. The plain box cornice encloses projecting joist ends. The circular-sawn frame structure consists of principal posts at the corners and on each side of the door and window openings. The corner posts are reinforced by diagonal down braces. These are supplemented by widely-spaced true two-by-four studs that are interrupted by a horizontal two-by-four to which the vertical siding boards are attached at their center points. The ceiling is structured by true two-by-six joists on three-foot centers. The roof is supported on similar rafters.

A wide porch spans across the south front, supported on mid-twentieth-century brick piers. The south front contained two doors with transoms, each centered on the rooms behind. The western door is an early twentieth-century ornamental door, probably added, with an upper glass panel surrounded by a decorative interior trim incorporating Ionic pilasters. The eastern four-panel door is original, with glass inserted in the upper panels. The floor and posts of the porch are of modern treated wood, but the beaded tongue-and-groove ceiling boards are original. The rear originally contained only two doors spaced closely to the center of the wall.

Long, nearly floor-length sash windows are center on the side walls of each room. These are equipped with plan square trim, but the original six-over-six-light sashes have been replaced with modern vinyl nine-over-nine-light inserts. The tall hipped roof, covered with asphalt shingles, includes the porch under its shelter. The cottage was built on a sloping site, supported on stone piers that increase in height from back to front. The area under the cottage and porch was originally screened by lattice panels that concealed the piers.

*Interior*

The interior features original trim, including a wide plain board with an inner bead. It seems likely that an original quirked, flattened, ovolo architrave like that in the adjacent cottage was removed from each opening in the mid-twentieth century. Each room is connected to the adjacent rooms by an original door. The doors have plinths that were probably added at the same time. The beaded base is consistent throughout. Each room once held a small decorative mantel without hearth or firebox. These Greek Revival-style mantels have plain friezes and square shelves supported on pilasters. The mantels in the southeast and northwest rooms were removed, probably in the mid-twentieth century. The floors are original, and consist of five-inch-wide tongue-and-groove boards.

After the demolition of the hotel in 1925, the cottage was adapted to serve as a residence, probably for an employee of the Homestead. A new board-and-batten-clad shed was added across the rear that included a central concrete-floored porch flanked by a pantry on the west and a bathroom on the east. The unheated bathroom, which opened off the porch, had a nine-light casement window. A brick-topped poured concrete root cellar was added in the crawl space under the southwest room. The plaster interior was replaced

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with skim plaster over rock lath. A layer of drywall was added over the plaster in recent decades.

A one-story concrete-block root cellar is built into the bank at the rear of the house. The small mid-twentieth-century storage building is missing its roof, but includes a door opening in the south front and a window on the east side. It is flanked by low concrete-block retaining walls to either side.

**Cottage Two (contributing building, c 1880)**

The two cottages to the east of the Gibson Cottage were nearly identical when originally constructed in the era soon after the Civil War. The four equal-sized rooms are grouped around a diagonally placed central chimney which was designed to serve heating stoves in each room. The chimney stands on a square brick base in the crawl space. The entire chimney above was replaced with concrete block in the mid-twentieth century. A concrete block flue rises through the attic to emerge outside as a diagonal chimney.

*Exterior*

The walls are clad with random-width board-and-batten siding. The plain box cornice encloses projecting joist ends. The circular-sawn frame structure consists of principal posts at the corners and on each side of the door and window openings. The corner posts are reinforced by diagonal down braces. These are supplemented by widely-spaced true two-by-four studs that are interrupted by a horizontal two-by-four to which the vertical siding boards are attached at their center points. The ceiling is structured by true two-by-six joists on three-foot centers. The roof is supported on similar rafters.

A wide porch spans across the south front, supported on modern wood posts. The south front contained two doors with two-light transoms, each centered on the rooms behind. Both four-panel front door are original. The floor and floor structure of the porch is of modern treated wood, but the slender posts and beaded tongue-and-groove ceiling boards are original. The rear originally contained only two doors spaced closely to the center of the wall.

Long, nearly floor-length sash windows are center on the side walls of each room. These are equipped with plan square trim and original six-over-six-light sashes. The tall hipped roof, covered in recent years with asphalt shingles, includes the porch under its shelter. The cottage was built on a sloping site, supported on rough stone piers that increase in height from back to front. The area under the cottage and porch was originally screened by lattice panels that concealed the piers.

*Interior*

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The interior features original architrave trim with an outer, flattened, quirked ovolo and an inner bead at each door and window. Each room is connected to the adjacent rooms by an original door. Each of these doors have two-light transoms, except the opening between the southeast and northeast rooms. The beaded base is consistent throughout most of the cottages. Each room once held a small decorative mantel without hearth or firebox. These Greek Revival-style mantels have plain friezes and square shelves supported on pilasters. The mantels in the northeast room was removed, probably in the mid-twentieth century. The floors are original, and consist of five-inch-wide tongue-and-groove boards.

After the demolition of the hotel in 1925, the cottage was adapted to serve as a residence, probably for an employee of the Homestead. A new board-and-batten-clad shed was added across the rear that included a central concrete-floored porch flanked by a pantry on the west and a bathroom on the east. This shed collapsed in recent years and has been removed. The unheated bathroom, which opened off the porch, had a nine-light casement window. A brick-topped poured concrete root cellar was added in the crawl space under the southwest room. The plaster interior was replaced with skim plaster over rock lath. A layer of drywall was added over the plaster in recent decades. Most of the plaster was deteriorated by moisture in recent years.

**Cottage Three (Rose Cottage) (contributing building, c 1890)**

The two cottages to the east of the Gibson Cottage were nearly identical when originally constructed in the era soon after the Civil War. Another very similar cottage was built to the immediate east in the later nineteenth century. Like the two older cottages, the four equal-sized rooms in this cottage are grouped around a diagonally placed central chimney which was designed to serve heating stoves in each room. The chimney stands on a square stone base in the crawl space. A modern brick flue twists as it rises through the attic to emerge outside as a square chimney aligned with the walls of the cottage.

*Exterior*

Unlike the two older four-room cottages, the walls are clad with narrow wood weatherboards. The plain box cornice encloses projecting joist ends. The circular-sawn frame structure consists of principal posts at the corners and on each side of the door and window openings. The corner posts are reinforced by diagonal down braces. These are supplemented by widely-spaced true two-by-four studs that are interrupted by a horizontal two-by-four to which the vertical siding boards are attached at their center points. The ceiling is structured by true two-by-six joists on three-foot centers. The roof is supported on similar rafters.

A wide porch spans across the south front, supported on the original six-by-six-inch square chamfered wood posts. The south front contained two doors with single-light transoms, each centered on the rooms behind. Both four-panel front doors are original,

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with glass panels inserted in the upper part of the west door. The floor and floor structure of the porch is of modern treated wood, but the slender posts and beaded tongue-and-groove ceiling boards are original. The rear originally contained only two doors spaced closely to the center of the wall.

Long, nearly floor-length sash windows are center on the side walls of each room. These are equipped with plan square trim and original six-over-six-light sashes. The tall hipped roof, covered in recent years with asphalt shingles, includes the porch under its shelter. The cottage was built on a steeply sloping site, supported on tall twentieth-century brick piers that increase in height from back to front. The area under the cottage and porch was originally screened by lattice panels that concealed the piers. A stone retaining wall extends across the front and supports the porch.

*Interior*

The interior, in contrast with the two, older, adjacent cottages, features original reeded trim at each door and window with the top member extending slightly over the sides. The aprons of the sills are similarly grooved. Each room is connected to the adjacent rooms by an original door. Each of these doors has two-light transoms, except the opening between the southeast and northeast rooms. The eight-inch beaded base is consistent throughout most of the cottages. Each room once held a small decorative mantel without hearth or firebox. These Victorian-style mantels have reeded friezes, bracketed shelves, and reeded and chamfered pilasters. The mantel in the northeast room has been removed, probably in the mid-twentieth century. The floors are original, and consist of narrow tongue-and-groove boards.

After the demolition of the hotel in 1925, the cottage was adapted to serve as a residence, probably for an employee of the Homestead. A new shed was added across the rear that included a central concrete-floored porch flanked by a pantry on the west and a bathroom on the east. The unheated bathroom had a nine-light casement window. A brick-topped poured concrete root cellar was added in the crawl space under the front section of the house with an entry from the east side. The plaster interior was replaced with skim plaster over rock lath. A layer of drywall was added over the plaster in recent decades. Most of the plaster was deteriorated by moisture in recent years.

**Cottage Four (contributing building, 1880s)**

The surviving frame structure that stood behind the hotel began as a two-room double cottage in the post-Civil War era with four-bay facade. The two main rooms face west, each with a door in the south end of the wall and a six-over-six sash window at the other. An offset ell extends to the east and a lean-to is located to its south.

*Exterior*

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The northern door retains its original plain batten door. The original section is covered with board-and-batten siding of consistent width. A similar pattern of doors and windows appears to have originally been in place at the rear. A porch runs along the west side. It has modern structure and a board-and-batten-clad railing and skirt. The original section is supported on stone corner posts and the crawl space below is enclosed with modern board-and-batten skirting. The crawl space follows the sloping grade of the land around the cottage. The shallow gable roof is covered with asphalt shingles. It projects out at the front and gable ends to form a deep box cornice. The south gable end contains a central window with missing sashes. The north end has a similar off-center six-over-six sash window.

Additions were made to the rear in the mid-twentieth century in order to convert the building into a year-round dwelling. These were clad with random-width board-and-batten siding. The earliest addition may be the shed to the rear of the southern room on the original section. This room has a single window in the south end and appears to have had a door and window in the north end. A shed addition to the rear of this contains an enclosed back porch and a small pantry. A brick chimney was added where the two additions joined the original section. Its upper section has been replaced in recent years with concrete block.

An offset, gabled ell extends to the east from the northern end of the original section. The one-room section appears to have been added to the original section after the adjacent shed. It is lit by two six-over-six sash windows in the north side. The ell features exposed rafter ends. A bathroom and closet were added to the east end of this room in the 1940s and the bath is lit by a small window.

*Interior*

The interiors of both the original section and the ell feature plain narrow trim at the windows and doors. The top member projects out slightly over the side members. The plastered interior was replaced with modern panel-board on walls of the front section and celotex on the ceilings, as well as celotex on the walls and ceiling elsewhere.

**Root Cellar (noncontributing building, c 1940)**

A one-story concrete-block root cellar is built into the bank at the rear of the Gibson Cottage. The small mid-twentieth-century storage building is missing its roof and includes a door opening in the south front and a window on the east side. It is flanked by low concrete-block retaining walls to either side.

**Multiple Root Cellar (noncontributing building, c 1930)**

Two new structures were built after the demolition of much of the Warms Springs resort in 1925 in the area formerly occupied by the hotel. They were intended as shared service

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buildings associated with the surviving cottages. A new concrete-block building set into the ground contained four root cellars, each with a door and small window. The concrete slab shed roof was buried into the ground. Shelves and bins survive in each cellar unit. The roof is planted with ornamental plants like daffodils and junipers.

**Garage (noncontributing building, c 1930)**

A new five-unit garage was built at some point after the demolition of the hotel, apparently to house the vehicles of the residents in the surviving cottages on the grounds of the former resort. The building is structured as a pole barn, with locust posts set into the ground and clad with vertical board-and-batten siding. The corrugated-metal-covered shed roof is supported on two-by-six rafters. Each bay of the building was originally equipped with double batten doors of which only two pairs survive.

**Shed (noncontributing building, c 1940)**

A very small structure dating from the early-to-mid-twentieth century is located in the southwestern corner of the property. It is built into the fence that surrounds it, near the spot where the outflow from the Warm Springs enters the Warm Springs Branch. Its original function is not apparent, although it resembles a privy. The pyramidal rood is covered with asphalt shingles and the walls are covered with board-and-batten siding. A door opening is located on the south front.

**Small Footbridge (noncontributing structure, c 2000)**

A small footbridge crosses the outflow from the Gentlemen’s Bath. The bridge, which has been replaced in the past twenty years, consists of two steel I-beams that span the stream, a treated wood plank floor, and a simple painted wood railing with down braces at the posts. A bridge of similar appearance has occupied this site since the 1930s, when the majority of the guest no longer came from the hotel to the north.

**Large Footbridge (noncontributing structure, c 2000)**

The large footbridge crosses Warm Springs Branch to give access to the baths from the parking area along the north side of Warm Springs Branch. The bridge, which has been replaced many times over the years, consists of a pair of steel bar-joists that span the branch, covered by a treated wood lank floor, and railed by four heavy vertical posts on each side with a slender top rail crossed diagonal members spanning between them. A bridge of similar appearance has occupied this site since the 1930s, when the majority of the guests no longer came from the hotel to the north.

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## 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.
- ☒ 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

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

- ☐ 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 old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

HEALTH/MEDICINE

ARCHITECTURE

LANDSCAPE ARCHITECTURE

COMMERCE

ENTERTAINMENT/RECREATION

SOCIAL HISTORY

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c 1760-1925

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

c 1760

c 1826

c 1875

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

UNKNOWN

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Warm Springs Bath Houses were given early recognition among Virginia landmarks when they were surveyed in 1967 and listed in the National Register of Historic Places in 1969. At that time, the property's areas of significance were Art (which included Architecture at the time) and Social History and its period of significance was broadly defined as "18<sup>th</sup> century" and "19<sup>th</sup> century." At the time of original listing, the property's level of significance was not specified. In addition to the property's significance in the area of Social History, this Warm Springs Bath Houses and 2017 Update and Boundary Increase adds under Criterion A the areas of Health/Medicine, Commerce, and Entertainment/Recreation. The property also remains significant under Criterion C in the area of Architecture as a collection of architecturally significant resources related to the medicinal and social use of thermal water: The start date of the period of significance has been more carefully defined to begin c. 1760 and has been extended to end in 1925, based on the period when the resort was active. Since that time and during several campaigns of repair, very few significant changes have been made to any of the buildings. The property is being nominated at the national level of significance in the areas of Health/Medicine and Architecture due to its direct association with an ancient health care method of transcendent importance and the architectural design of the bath houses themselves. The property is significant at the statewide level in the area of Commerce and Entertainment/Recreation due to its influence on the development of western Virginia's early commercial and transportation networks and as a popular resort visited by people from many walks of life for more than a century.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The four main buildings and the immediate surrounding landscape were the subject of a historic structure report prepared for the Omni Homestead in 2016. Much of the material in this nomination is derived from that report.<sup>7</sup> The seven resources (four contributing buildings, one noncontributing building, and two noncontributing structures) that are located on the Bath House tract were resurveyed and eight resources (five contributing and three noncontributing buildings) located on the expanded property to the west were surveyed, all in the winter of 2017.

The thermal waters of the Warm Springs emerge from the ground at a historic crossroads settlement in mountainous Western Virginia. A small community called Warm Springs grew up around the spring and served as the seat of Bath County for over a hundred years. Warm Springs became one of Virginia's most popular springs resorts and included many buildings that provided accommodations for visitors and patients. Since 1889, Warm Springs has been a subsidiary of the nearby Homestead resort. Their secondary status has meant that, while they were carefully

<sup>7</sup> Worsham 2016.

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maintained, they were not significantly altered. The large nineteenth-century hotel and most of the other buildings associated with the resort were demolished in 1925, leaving intact the four bath-related structures and five secondary structures which still had economic value.

The octagonal bath enclosure was first mentioned in 1776, but may have been built in the previous decade. The frame enclosure of the bath appears to date from the late 1820s. The next building to survive is the Ladies' Bath of c 1875. It was built at about the same time as the springhouse covering the Drinking Spring. The fourth structure to survive is the Reception House built c 1890.

When the Hot Springs property was sold to ClubCorp in 1993, the Warm Springs Bath Houses and a five-acre portion of the historic "Spring Tract" on which they stood were retained as a part of the Homestead Resort. The Homestead was acquired by Omni Hotels and Resorts in 2013. The remainder of the Warm Springs resort property, including five historic cottages, was sold to the Homestead preserve, but has since been acquired by Natural Retreats in 2013, which is currently developing the property as a residential resort community.

### Warm Springs and the American Development of the Bathing Tradition

American use of medicinal springs is firmly rooted in European medicinal practices dating back to Roman times. It probably began with the earliest discovery of sources of mineral water. The iron and sulphur spring at Lynn, Massachusetts, was noted for its curative properties as early as 1669, although it was not developed as a resort until 1811.<sup>8</sup> The Tidewater region very likely lost sight of the English bathing tradition during the early years because of a lack of free springs in lowland areas. The earliest commercial mineral water cures in the Mid-Atlantic states were in Pennsylvania, and it is to this source that the American springs tradition owes its development. As early as 1750, the springs in and around Philadelphia were in commercial use, including Yellow (now Chester) Springs, in Chester County, and Bath Springs, near Bristol, both known as early as 1720.<sup>9</sup> The strong English tradition of the Philadelphia area is clear from the selection of the names Bath, Bristol, and later, Harrogate, for springs resorts around that city, and from the English flavor of the resort life.

At about the same time (the mid-eighteenth century), springs in the western part of Virginia began to become known and utilized. All the evidence suggests that these early healing resorts were national in character, as diverse as were the settlers in the western Virginia area, coming from Pennsylvania, Maryland, and the entire eastern seaboard as well as eastern Virginia, as confirmed by contemporary literature.<sup>10</sup>

<sup>8</sup> Alonzo Lewis and James R. Newhall, History of Lynn, Essex County, Massachusetts: 1629-1864. Lynn: George C Herbert, 1890, 257.

<sup>9</sup> F. H. Shelton, "Springs and Spas of Old-Time Philadelphians," The Pennsylvania Magazine of History and Biography 47 (1923): 196-237.

<sup>10</sup> Dorothy Gilchrist, "The Virginia Springs: A Mirror of Antebellum Society," MA thesis, U of Virginia. 1943, 11.

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The first of the great Virginia Springs was known as Warm Springs, Medicinal Springs, and (later) Berkeley Springs. It was located about 150 miles west of Philadelphia and 90 miles west of Baltimore. Sharing its name with the Warm Springs in Augusta County (now Bath) has confused historians ever since. As early as 1748 it was regarded by George Washington as "celebrated."<sup>11</sup> In 1769 Washington and a group of wealthy Tidewater Virginians spent as much as a month at Berkeley Springs, where about 600 people congregated at one time. Like the springs nearer Philadelphia, Berkeley Springs provided an impressive colonial imitation of the social and cultural life of the English spas in addition to a bath in the healing waters. Washington housed himself and his family in a tent and marquee rented in Winchester. In 1775 the bath at Berkeley Springs consisted of a hollow of about six by four feet screened by boughs, used alternately by the two sexes.<sup>12</sup> The late eighteenth century saw a change: five bath houses with dressing rooms were advertised in 1784.<sup>13</sup>

By 1792, one of the first professional commentators on the Virginia springs left the now-fading Berkeley Springs out of a list of the most important waters. These consisted of the Sweet Springs, the Sweet Chalybeate Springs, the White Sulphur Springs, and the "Thermals"—the Warm and Hot springs in Bath County. The writer, John Rouelle MD, a French emigre, compared the medicinal waters favorably with the springs at Aix-la-Chappelle, Spa, and Plombieres-les-Bains, indicating that some of the influence on the Virginia springs operators and designers came from Continental as well as British sources.<sup>14</sup>

Jean Rouelle was a nephew of the great French chemists Guillaume-Francois and Hilaire-Marin Rouelle, who gave popular lectures in Paris attended by many of the most prominent thinkers of the French Enlightenment. He succeeded his uncle Hilaire-Marin as apothecary to the Duc d'Orleans and was engaged in 1788 by the short-lived Richmond Academy of Arts and Sciences as chief mineralogist and professor of natural history, chemistry, and botany. As professor, he was to make trips to collect materials for a cabinet of natural history and samples of "productions of every sort which Nature shall offer of a specially desirable kind in these vast countries" such as grains, trees, shrubs, animals, and shellfish. He undertook an extended trip to the springs and published an influential tract on the mineral waters of Virginia in 1792. He returned to France in 1797 with an important collection of plants, minerals, and animals.<sup>15</sup>

An important group of thermally heated waters are found in a line along the western edge of the Virginia/West Virginia line. As many as 100 springs are recognized as being warmer than the average temperature of the air (around 48-54°F). These include the historic springs known as the Hot (104 degrees), the Warm (98 degrees), the Healing (86 degrees), the New River White Sulphur (85 degrees), the Red Sweet (78 degrees), and the Sweet (74 degrees). The water derives from rainfall that seeps down to areas of rock that are naturally warmed by residual heat from the earth's formation and from the decay of radioactive elements. According to a study of the

<sup>11</sup> Gilchrist 1943, 5.

<sup>12</sup> Gilchrist 1943, 10.

<sup>13</sup> Gilchrist 1943, 15.

<sup>14</sup> John A. Rouelle, 1792. Complete Treatise on the Mineral Waters of Virginia. 1792, 64.

<sup>15</sup> Julien Pierre, *Mystère sur l'enseignement d'un Rouelle*. Revue d'Histoire de la Pharmacie 66:236 (1978) 66.

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springs, the gradient of heat relative to depth varies with location, but averages 1.5°F for every 100 feet of depth in western Virginia. The water, which takes about twenty years to complete its cycle, is thought to issue from what are described as “limestone formations. . . brought to the surface by anticlinal folding.”<sup>16</sup>

The geothermally heated waters of the Warm Springs Valley, recognized as the Warm, the Hot, the Healing, and the Falling springs, are collectively the hottest in the region. The Warm and the Hot springs were recognized early as centers for healing. Explorer Dr. Thomas Walker had found six invalids at the Hot Springs in 1750.<sup>17</sup>

Bathing at most resorts remained primitive for many years. In 1792, bathing at the Hot Springs, the Sweet Chalybeate Springs, and the Sweet Springs was conducted in unenclosed holes in the ground, while the cold-water White Sulphur had an adequate bath house, of which little is known.<sup>18</sup> Accommodations and support buildings at all the springs were built of logs, said by one visitor in 1805 to be “the universal fashion of this country.”<sup>19</sup> John Bell in 1832 regretted the lack of a suitable bathing accommodation of heated water at the White Sulphur.<sup>20</sup>

There are three springs grouped near each other at the site.<sup>21</sup> George Featherstonhaugh in 1834 observed that the ground in which the springs rose were very marshy and would make possible the addition of other bath buildings:

“The marshy ground in which these baths are situated, contains in the three or four acres which it comprehends, a prodigious variety of springs, differing perhaps in nothing but their temperature, which varies a little. Myriads of bubbles are rising in every part of the brook, which will no doubt be enclosed at some future day to increase the number of baths.”<sup>22</sup>

The site was described in 1804 as “a rude uncultivated spot; occupied chiefly by Weeds and Woods, rocks and rubbish, Hogs, and Dogs.”<sup>23</sup>

## The Site

<sup>16</sup> John K. Costain, Geological and Geophysical Study of the Origin of the Warm Springs in Bath County, Virginia. Department of Geological Sciences, Virginia Polytechnic Institute and State University, 1 June 1975—30 Apr 1976.

<sup>17</sup> Gilcrest 1943, 6-7.

<sup>18</sup> Rouelle 1792, 29-55.

<sup>19</sup> John Baylor, Letter to John Baylor [Jr.], 5 Aug 1805, Acc. no. 2257. Box 1. Baylor Papers, Alderman Library, U of Virginia, Charlottesville, Virginia.

<sup>20</sup> John Bell, On Baths and Mineral Waters (Philadelphia: Henry H. Porter, 1831) 429.

<sup>21</sup> Costain 1975-76.

<sup>22</sup> Featherstonhaugh, George. Excursion through the Slave States: Washington on the Potomac to the Frontier of Mexico; with of popular manners and geological notices. New York: Harper and Sons, 1844.

<sup>23</sup> William Cox to Rosanna Owens Cox, 29 Aug. 1804, Virginia Historical Society. Quoted in Charlene M. Boyer Lewis, Ladies and Gentlemen on Display: Planter Society at the Virginia Springs, 1790-1860. U of Virginia Press, 2001, 29.

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Scottish commentator Alexander Dick described the site in 1806:

"This is a very Singular looking place—It is Situated in a deep hollow Surrounded on all Sides by high Mountains—There is a tavern with a number of log huts & Cabins all round it for the accomodation [sic] of the Compy— There is also a Court House & Goal. –The Spring is a most Copious one indeed. It forces itself up with great Violence by different issues which Cover a Considerable Span of ground & the run from which when Collected is Sufficient to turn a Grist Mill—The basin of the principal Spring is 50 feet in diameter & 5 or 6 feet deep in the Center—The Water is very clear & transparent, but has a bluish Cast & a pretty Strong Sulpherous Smell. The temperature when it issues from the earth is 96 degrees & in the Morning when the Air is Cool a Steam rises from it all along in the Valley as from boiling Water—It is a very great Curiosity indeed."<sup>24</sup>

The territory in which the thermal springs were situated was slowly settled and subdivided during the eighteenth century. Warm Springs figured in the American Revolution as a mustering place at the end of the roads accessible by wagon. The seven Augusta companies gathered there in early September 1774 to cut a trail through the woods to the general gathering point at Lewisburg in the lead-up to the Battle of Point Pleasant.<sup>25</sup>

Bath County was created from parts of Augusta, Botetourt, and Greenbrier counties in 1790. Warm Springs became the county seat. Warm Springs served as the principal settlement in the valley for many years and served as the county seat. Landowners in undeveloped areas sometimes tried to stimulate economic development by treating the springs as a shared public resource. Lord Fairfax had taken that route at Berkeley Springs and both the Warm and the Hot springs made use of the same model.

During the eighteenth and early nineteenth century, the government felt the need to support public works in the western part of the state, to encourage its growth and industry during a time when there was insufficient capital in the region. In addition to support of turnpike roads, in the settlement period the state even extended itself to capitalize buildings at mineral springs. One scholar has pointed out how interest in the potential of the mineral springs west of the Alleghenies led to repeated proposals for better roads.<sup>26</sup>

A group of Fredericksburg businessmen advertised a lottery in 1768 for “raising the sum of nine hundred pounds, to make a road over the mountain to the warm and hot springs in Augusta county.” In 1770, prominent citizens in Albemarle, Augusta, Botetourt, and Hanover counties

<sup>24</sup> Sir Alexander Dick, *Journal of Alexander Dick in America 1806-1809* [edited by] Helen Beall Lewis, Master's Thesis, University of Virginia, 1984.

<sup>25</sup> Oren Fredric Morton, *Annals of Bath County*, Staunton VA: McClure Co., 1918, 90.

<sup>26</sup> Christopher E. Hendricks. *Backcountry Towns of Colonial Virginia*. U of Tennessee Press, 2006.

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petitioned the House of Burgesses, not only for a public road, but for buildings to shelter the patients who used the springs:

"that the Warm Springs in the Counties of Augusta and Botetourt had been found to be very salutary to the Diseased and Infirm, who had drank of their Waters, but that it is very difficult for the Persons who most want that Relief to procure it, there being no good Roads to those places; and that great Advantages would be derived to the Country by opening and clearing such Roads thither, and proposing that a Sum of Money, sufficient for the Purpose, may be allowed by the Public, to open a safe and good Road from the Warm Springs to Jennings's Gap; that a Turnpike be established at the pass of the Warm Springs Mountains, with a reasonable Toll for keeping the Road in Repair, and that Trustees be appointed to receive Subscriptions, as well for keeping the Road in Repair, as for building Houses for the Reception and Security of the poor Sick who resort to the Springs, and to see the Public and private Money appropriated, for the Purposes aforesaid, faithfully applied."<sup>27</sup>

The government passed a resolution authorizing the new turnpike and houses for the sick. Although nothing is known about the proposed accommodations, the new road was finished the same year and vastly improved travel from Staunton." It shows up on the 1828 Public Works Map as the "old road." The tract containing the source at Berkeley Springs was dedicated to public use in perpetuity by legislation enacted at the first session of the Virginia General Assembly in 1776, which provided for the appointment of trustees. It remains the property of the state of West Virginia today.<sup>28</sup>

## Warm Springs History Narrative

### *The Lewis Family (1751-1815)*

Sons and grandsons of Augusta County pioneer leader John Lewis were involved in the development of three of the earliest of the western Virginia Springs: the Hot, which was opened on land belonging to his sons Thomas and Andrew; the Sweet, which was owned by another son William Lewis, and, in 1751, son Thomas Lewis (1718-1790) also patented the 140-acre Warm Springs tract in his and his young son's name. That son, Capt. John Lewis (1749-1788), a veteran of the Revolutionary War, settled there and with his father, developed the resort. By the start of the American Revolution, they had constructed the great octagonal bath, a small tavern, a store, and several log and brick cabins. By 1786, Thomas Lewis had laid out the lots for an adjacent town.

<sup>27</sup> Henry Read McIlwaine. Journals of the House of Burgesses of Virginia, 1619-1658/59, Volume 12. Colonial Press, 1906, 167.

<sup>28</sup> Virgil Anson Lewis. History and Government of West Virginia. American Book Company, 1904, 211.

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The early developers of the thermal springs, anxious to encourage settlement in this remote section of Virginia, supported unrestricted public use of the water. At Berkeley Springs, the proprietor had laid out a town and donated the public square containing the springs to the state in perpetuity. At the Hot Springs, brothers Thomas and Andrew Lewis and their partner Thomas Bullitt made an agreement in 1763 that access to the source would “be free to all” and that they would share in the expense of the building of the “bathhouses [that] shall be erected. . . and other necessary and convenient houses for the entertainment of the sick persons who should choose to visit.” They agreed that if they should decide, instead, to split their grant into two separate portions, as they did in 1766, the dividing line would go through the center of the spring and would continue to be free of access.<sup>29</sup>

The organization of the town at Warm Springs was similar. There appears to have been an understanding in the 1780s that lots sold in the town came with free access to the spring. The bath was located on a reserved six-acre square lined on the north and west by town lots and probably intended by John Lewis to be a public square. The Lewis family retained all the lots to the north of the spring tract and sold lots that faced the spring from the west. The southernmost block of lots next to the springs tract was set aside by Margaret Lewis for the Bath County courthouse.

### **The Town of "Bathville"**

In order to make the most of his land holdings in the valley and his investment in the mineral springs, John Lewis proposed a new town on his 140-acre holding in 1786. He laid out the lots for this town on 25 acres of land “round and adjacent to the great Warm Springs on the tract of land on which the said Lewis then resided.” It seems clear that Lewis intended that the springs would be a resource for anyone who bought a lot and chose to make an improvement within a prescribed period of time. This is confirmed by the plat of the proposed town, which shows the mineral spring on a six-acre tract adjacent to the town lots. In the nearby town of Hot Baths, each lot came with access to the Hot Spring.<sup>30</sup> Although the town at Warm Springs was never officially incorporated and the Lewis family continued to own the “Springs Tract,” the northeast quadrant of this “public land” became to the site of the first Bath County Court House.

The town was situated on either side of Warm Springs Run. It consisted of three squares of four lots each to the east of the twelve-acre springs tract, and a adjoining nine-block-square grid to the north. The main street corresponded to today’s Church Road and most buildings were located on the high ground to the west of the road. The road turned at the tavern and followed the alley north of the bath toward Warm Springs Mountain. The tavern and its support buildings occupied the best lots along the main road. When Warm Springs was selected as the county seat of Bath

<sup>29</sup> Indenture between Thomas Bullitt and Thomas and Andrew Lewis, 1766, Chamberlayne Papers, Virginia Historical Society.

<sup>30</sup> Anthony Mustoe and William Chambers, ½-acre lot at the town of Hot Baths from Nathaniel Wilkinson et al, Bath County Deed Book 1, p. 494.



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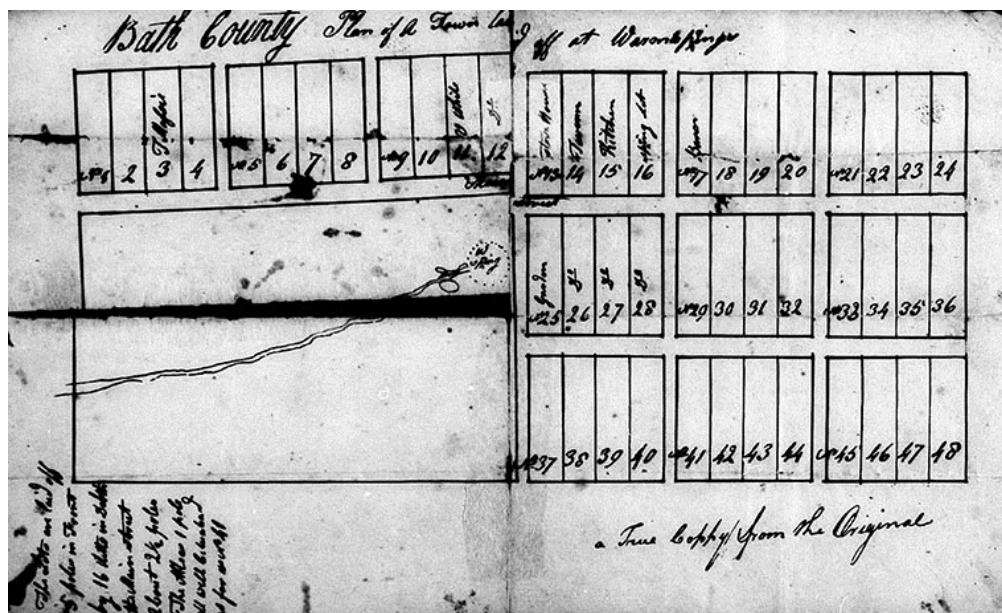
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County in 1792, the court first met in the home of Margaret Lewis and then made use of the northeast corner of the Springs Tract to form a public square.

Although the date of the subdivision is not known, John Lewis made lots available to purchasers well before his untimely death in 1788 ended his drive to have the town recognized by the Virginia General Assembly. The principal store at Warm Springs was operated by White, Kirk, and Co. as early as 1788, when the company loaned money to John Lewis.<sup>31</sup> In 1792, a substantial number of local residents petitioned for the establishment of the town, which they proposed to name "Bathville." They maintained that the town's commerce was constricted by the Margaret Lewis, who held the property for life, after which it was to pass to their son, Thomas Lynn Lewis.<sup>32</sup>



Plat of a Town Laid Off at Warm Springs. Undated plat of 44 1/2-acre lots in the Town at Warm Springs arranged into blocks of four. Bath County Clerk's Office.

A key tract in the controversy is made up of two lots, nos. 11 and 12. The lots were purchased by Valentine White, who assigned them to William Bowyer in 1788. William Bowyer, Anthony Mustoe, and William Chambers opened a tavern in a stone house on lot 12, directly opposite the bath, in 1803. The successors to the Lewises, who had never relinquished control of the spring, claimed to exercise a monopoly. Lawsuits, however, from 1794 until as late as 1833, sought to challenge their sole right to access. Probably because the town was never incorporated by the state in the 1790s, the Lewises and their successors were successful in maintaining that public

<sup>31</sup> Chalkley's Augusta County Records, 432.

<sup>32</sup> Warren Skidmore and Donna Kaminsky. Lord Dunmore's Little War of 1774. Heritage Books, 2002, 114.

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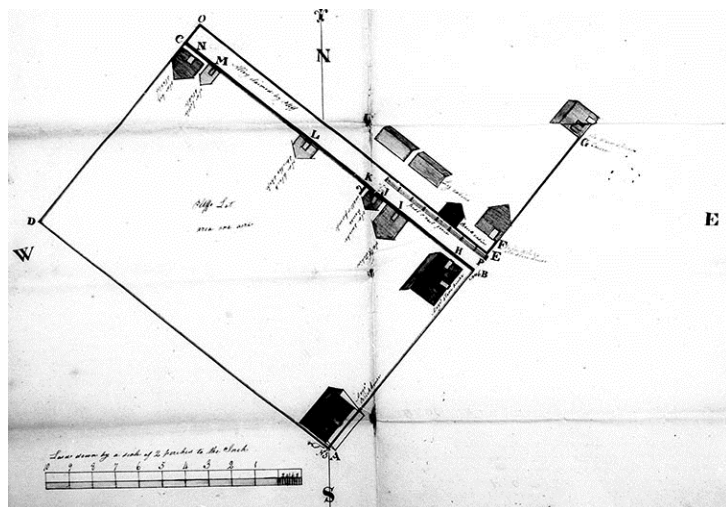
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access was not attached to lots that had been sold.<sup>33</sup> It may be this or another tavern near the spring that was still standing empty in 1838: “Also there is another large building standing near the Hotel apparently unoccupied and I am informed that a lawsuit is pending about a right to use the mineral waters is the cause it that being held by a different owner or owners.”<sup>34</sup>

The problem of access was underscored in a 1792 petition to the state, submitted by local residents for legal recognition of the town, that explained that the springs property, being managed for minor children, could only be rented out, “and that at so extraordinary a rate, and under such restrictions as nearly forbid population altogether.”<sup>35</sup> Margaret Lewis opposed it, however, “because, by means of this spring, which is visited by many people, she has been able to sustain herself and her children since her husband’s death.”<sup>36</sup> This controversy suggests that the town’s establishment would have transformed the spring from a private site into a shared public amenity.

Indeed, the loss of the guiding hand and capital of John Lewis seems to have slowed the momentum of investment at the Warm Springs for the next few decades. The village that grew up around the spring, even though it was chosen to be the county seat, failed to fulfill its promise. In 1795, Thomas Lewis petitioned the state again to recognize the town.<sup>37</sup> Although in the following year the Virginia legislature authorized the county to lay out a town at the nearby Hot Springs, the petition for Bathville was never acted upon.<sup>38</sup>



<sup>33</sup> Bowyer, Mustoe, and Chambers vs Margaret Lewis, 1794, quoted in Bath County Chancery Court Case, Mayes vs Brockenbrough, 1833. Library of Virginia, Reel 22, 185.

<sup>34</sup> E. Lee Shepherd, ed., “Trip to the Virginia Springs, an Extract from the Diary of Blair Bolling (1838), Virginia Magazine of History and Biography, 96:2 (April 1988) 211.

<sup>35</sup> Bath County Petition, 5 Oct. 1792. Virginia State Archives.

<sup>36</sup> Virginia General Assembly, Legislative Petitions, A 1535, 5 Oct. 1792, A 1536, 16 Oct. 1792, Report of the Virginia State Library, Division of Purchase and Printing, 1908, Volumes 5-7, 194-195.

<sup>37</sup> Virginia General Assembly, Legislative Petitions, A 1541, 25 Nov. 1795, 195.

<sup>38</sup> Joseph Thompson McAllister. Historical Sketches of Virginia, Hot Springs, Warm Sulphur Springs and Bath County, Virginia. Salem, VA: Salem Printing and Publishing Co., 1908.

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Plat of the lot of George Mayse, in Bath County Chancery Court Case, Mayes vs Brockenbrough, 1833. Library of Virginia, Reel 22, 185. From center bottom to upper right, buildings are labelled Mayse's Brick House, Mayse's Stone House, Brick Cabin (set back from street), John White's Old Store House, and Old Warm Springs Tavern. The brick cabin appears to be the Gibson Cottage.

In spite of the lack of official recognition, the lots sold by the Lewis family gave an underlying form to later development. Margaret Lewis sold the spring and some of the lots to John Brockenbrough in 1815, but she retained other lots which she continued to sell from time to time as late as 1819, when she sold the "old store house lot" to merchants Richard Ludwell and Jacob Grouse, who operated the store next to the tavern.<sup>39</sup> In the following year, the store on their lot in Warm Springs was worth a substantial \$2,500.<sup>40</sup>

A plat of George Mayse's lot at Warm Springs from an 1830s lawsuit shows how the land immediately northwest of the spring had appeared several decades earlier. His lot included "Mays' Brick House" and "Mays's Stone House" with an "Old Kitchen" and "Old Smokehouse" to the rear. His lots (nos. 11 and 12) are separated from the former Lewis lots (nos. 13-16), now Dr. John Brockenbrough's, by an alley or cross street. The Lewis lots (nos. 13-16) contain the former site of "John White's Old Store House," (probably the same as Ludwell and Grouse's lot mentioned above) as well as one brick cabin and two log cabins to the rear, and the former site of the "Old Warm Springs Tavern" on Lot 14. The tavern and cabins as drawn on the plat made up a modest assemblage of buildings.<sup>41</sup>

The lot and street layout gave a shape to the area around the springs that persists to this day.<sup>42</sup> Church Avenue and Bath Street align with the plat. The relationship between the courthouse, on one side of the valley, and the tavern on the other gave the character of a public square to the marshy "tract" containing the spring that lay between them. William Burke acknowledged this now-hidden landscape structure when he wrote in 1846 that "the natural scenery is beautiful, but the place was laid out for a village, the public road passing by the court house and the hotel prevents a judicious or tasteful arrangement of the grounds about it. The square containing the Spring and Baths is, however, in the process of improvement," and in 1851 he added that "the grounds are broken in upon by the public road, which renders an ornamental and appropriate arrangement of them impractical."<sup>43</sup> Eventually, most of the town lots were absorbed by purchase into the Warm Springs resort property.

*The Warm Springs Tavern*

<sup>39</sup> Plat of the lot of George Mayse, in Bath County Chancery Court Case, Mayes vs Brockenbrough, 1833. Library of Virginia, Reel 22, 185.

<sup>40</sup> Bath County Land Books.

<sup>41</sup> Plat, Mayse vs Brockenbrough, 1833.

<sup>42</sup> Plat of a Town Laid Off at Warm Springs. Undated plat of 44 ½-acre lots in the Town at Warm Springs arranged into blocks of four. Bath County Clerk's Office.

<sup>43</sup> Burke, 1846 and 1851.

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The “Old Warm Springs Tavern,” was a conventional three-bay log or frame house, possibly of two stories in height.”<sup>44</sup> Captain John Lewis was granted a license to keep an ordinary at Warm Springs in 1783 in company with innkeeper William Banks. He died unexpectedly, however, in 1788 and left the Warm Springs tract to his wife, Margaret Frogge Lewis. She raised their family at Warm Springs, managed the property, and was still living there well after 1815, when the Lewis family sold the lots containing the springs and tavern. The acreage associated with the Warm Springs increased from 140 in 1751 to 350 in 1791. By 1807 the tract had increased to 508 acres, which remained constant until 1815, when it was expanded to 580 acres. The Lewises leased the tavern and baths at Warm Springs during this period to inn-keepers.

Margaret Lewis’s son Thomas Lynn Lewis and his siblings granted a lease of the Warm Springs tract to Robert Turner of Richmond in 1804.<sup>45</sup> Robert Turner and George Turner also leased the Sweet Springs in 1807.<sup>46</sup> The Turners were the only innkeepers licensed by the county in 1806. The tavern at Warm Springs was open year-round because it also served guests when the Bath County Court was in session. This was true as late as 1867, when it was advertised that “unlike the other springs, the place is always open and prepared to receive visitors... as it is the seat of Bath County, where the monthly County and half-yearly Circuit courts are held.”<sup>47</sup> In 1811, depositions in a legal case were taken at what was called the tavern of Robert Turner and Charles Lewis in Warm Springs.<sup>48</sup> On November 12 of the same year, depositions were taken in another lawsuit at “Turner’s Tavern, at the Warm Springs.”<sup>49</sup> Robert and George continued to receive tavern licenses each year until the property was purchased by the Warm Springs Company in 1815.<sup>50</sup>

*The Regimen*

Treatments at the springs were often prescribed by doctors at home. The major springs, including the Warm, had resident doctors to advise the use of the water as well. Drinking the water at regular intervals during the day was prescribed at all of the springs, regardless of mineral content. Patients would carefully observe their internal reactions to the water in order to deduce if they were regaining their health. Bathing was thought good for the healing of the body of a variety of ailments, as the gases and minerals were absorbed through the pores and inhaled into the lungs.

The treatment was closely based on English bathing traditions centered on the celebrated healing waters of Bath, with deviations occasioned by specifically American conditions. Bathing in a

<sup>44</sup> Plat, Mayse vs Brockenbrough, 1833.

<sup>45</sup> Jean Bruns. Abstracts of the Wills and Inventories of Bath County, Virginia 1791-1842, Genealogical Publishing Co., 1995, 38-39.

<sup>46</sup> Barbara Ruth Kidd. The History of Sweet Springs, Monroe County, WV. <http://lynnside.org/sweet%20springs%20story.html>

<sup>47</sup> Jedediah Hotchkiss, Warm Springs and Attached Plantations with View and Maps, Staunton VA: Valley Virginian Job Office, May 1867. Collection, Virginia Historical Society.

<sup>48</sup> William Tidd vs Robert Morris, Administrator of William Morris. Microfilm, Bath County Chancery Records, Index # 1830-003.

<sup>49</sup> Staunton Republican Farmer, 4:8. (25 October 1811) 1.

<sup>50</sup> Virginia Returns for Licenses for Ordinaries, Stores, and Peddlers, Bath County. Library of Virginia.

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large thermal pool stood at the base of the English therapeutic regime. Besides the general immersion of the body in very hot water, thermal water could be applied by force to the skin, under the supposition that the benefits would be better received by the affected part without overheating the rest of the body. In the Elizabethan era, water was dashed from buckets at the bather. From the mid-seventeenth century on, hand pumps were installed on the edge of baths to permit the patients to be sprayed. In time these were replaced by hoses supplying jets of mineral water pumped by steam engines. At the same time, vapor baths, often consisting of enclosures elevated over the water, were employed to induce sweating.<sup>51</sup>

The managers of the local springs exploited romantic associations with Native American bathing traditions to promote their medical treatments. One travel writer attributed a popular tale to the Warm Springs bath keeper- a legend of an Indian brave whose strength was renewed by lying in the water. The management at the Hot Springs presented supposed archeological evidence as well: John Edwards Caldwell in 1808 “was shewn the remains of an Indian sweating house, and was informed it was supplied with a large fire and a number of stones, which, when made hot, were sprinkled with water, and the patient, after being drenched in vapour, leaped into a cold bath, but came out instantly, and was then enveloped in blankets until perspiration had its full effect.”<sup>52</sup>

Due to the large demand, bathers at the resorts visited the baths three or even four times a day in short intervals from early morning to late at night. Bathers were advised to stay warm after a time in the water. Where heated water was available, the bath was often followed by a sweat of some sort, either in the bather’s own room or in a room attached to the bath. At the Hot Springs, Caldwell described in 1808 how “the patient, on coming out of the two [hottest baths], is wrapped up in blankets, and lies stewing in the sweating room adjoining the bath, until the perspiration has freely spent itself from every pore of the body.”

At the Warm Springs, many went to their own cabins to cool down: in the same document, Prolix advised visitors how to handle the Warm Springs bath: “Stay in the bath fifteen minutes, using very little exercise whilst in the water. As soon as you come out, hurry to your cabin, wrap yourself in a dry night-gown, go to bed, cover up warm, go to sleep, get into a fine perspiration, grow cool by degrees, wake up in half an hour, dress and go to dinner with what appetite you have.”

### **Dr. John Brockenbrough and the Warm Springs Company (1815-1859)**

The Warm Springs was purchased in 1815 from John Lewis’s heirs by the Warm Springs Company, which was headed by Dr. John Brockenbrough (1772-1853) of Richmond. Brockenbrough, a prominent banker and civic leader in Richmond, had received a medical

<sup>51</sup> Roger Rolls. The Hospital of the Nation: The Story of Spa Medicine and the Mineral Hospital at Bath. Bath: Bird Publications, 1988.

<sup>52</sup> John Edwards Caldwell. A Tour Through Part of Virginia in the Summer of 1808. New York: for the author, 1809. Ed. William M. E. Rachal. Richmond: Dietz Press, 1951.

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degree from the University of Edinburgh in 1792. He was joined by two investors to form what they called "the Warm Springs Company." Brockenbrough subsequently bought out his partners' interests and was sole owner. At some point he was joined by "Patton of Richmond" and George Taylor, "the legal luminary of Chesterfield county."<sup>53</sup>

Warm Springs took its enduring form under Brockenbrough's period of active ownership. Although the Brockenbroughs maintained a summer residence at Warm Springs, the resort was managed under the terms of a lease to John Fry (1775-1844) during this time. Coinciding with Fry's death in 1844, the elderly Brockenbrough sold his large house in Richmond (later the White House of the Confederacy) and appears to have moved permanently to Warm Springs. He operated the resort himself for several years.<sup>54</sup> A new proprietor, George Mayse (b. c 1790), was eventually installed, the same individual who had earlier sued Brockenbrough for access to the water. Although Brockenbrough died in 1853, Mayse continued to operate the hotel and baths until he and some investors were able to purchase them outright in 1858 for a reported \$50,000.<sup>55</sup>

The frivolity of life at the springs resorts was disapproved of by many evangelical visitors. Gen. John Hartwell Cocke, an influential proponent of temperance, wrote to Brockenbrough in 1844 about ways in which he could reduce the amount of alcohol consumed at the resort. Having witnessed an old friend, having drunk too much, sink down into first Chair he could reach on the piazza [and] fell to sleep. . . a spectacle of beastly drunkenness to every passerby," Cocke volunteered in 1844 to help supply the finances build a church at the resort in order to help begin "a secession" from "the hair-brained dancers & airy aspirants for fashionable distinction." He hoped that Brockenbrough and he could convert the character of the Warm Springs into a place "where sober minded and sedate people could congregate without having their toes trodden upon & themselves elbowed into corners by the impudent and presumptuous fashionables of the day." Cocke later lamented that Brockenbrough, "one of the most distinguished gentlemen of Va.," has, instead, "contracted for a large & expensive Building for gambling purposes." Christ Episcopal Church was not built at Warm Springs until 1852 and the Presbyterian Church in 1855.

Throughout the first quarter of the nineteenth century, the Warm Springs enjoyed a considerably larger visitation than the Hot, based on the rates paid for tavern licenses each year. John Fry at the Warm and Hezekiah Daggs, the innkeeper at the Hot Springs, paid from one-third more to twice as much each year to the county for the privilege of operating an ordinary as other ordinary-keepers. Both of the local thermal resort managers bent the law to make ends meet in the short season allotted to them. In 1817, Fry, the proprietor of the tavern at the Warm Springs, was fined for charging twice the amount set by the county court for whiskey, while Hezekiah Daggs was convicted of overcharging for meals.<sup>56</sup>

<sup>53</sup> "Echoes from the Springs, Warm Springs, VA.," 27 September 1878. Special Correspondence, Lynchburg News-Staunton Spectator (Staunton, VA) 15 October 1878.

<sup>54</sup> Burke 1840, 64.

<sup>55</sup> "Echoes from the Springs" 1878, 1.

<sup>56</sup> McAllister 1908.

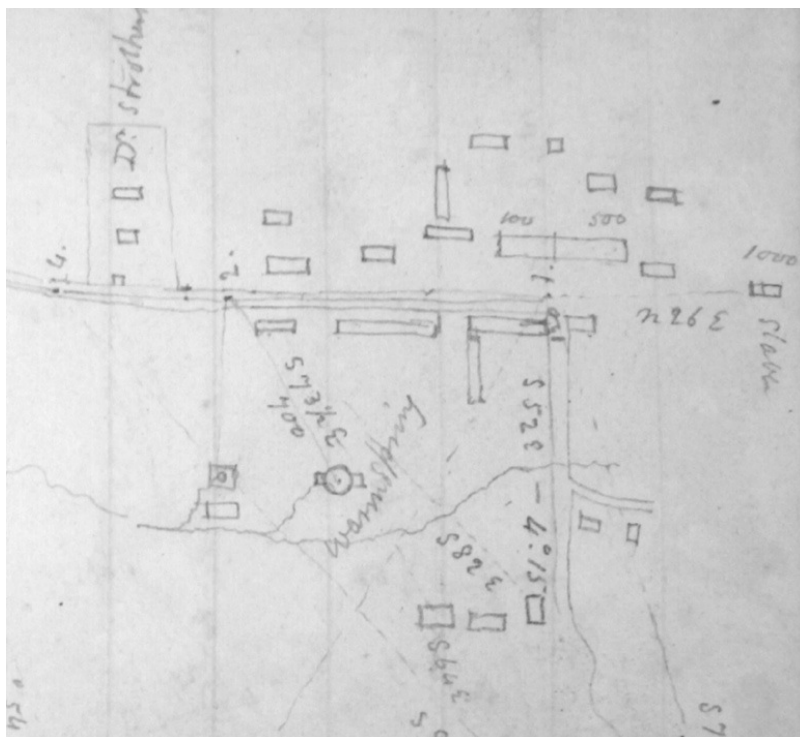
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As we have seen, the Lewises had built “a tavern with a number of log huts & Cabins all round it” to serve the guests well before 1806, according to one report.<sup>57</sup> Tradition says that a larger building constructed around 1811 replaced the original Warm Springs tavern, but it seems just as likely, instead, that John Brockenbrough would have added the new tavern at the Warm Springs after he purchased the property in 1815. This expensive two-story brick structure was later incorporated into the central portion of the extended Warm Springs Hotel and survived until 1925.



Field Notes for the Huntersville and Warm Springs Turnpike, Virginia Board of Public Works, 1833, Library of Virginia. The two-part building at the angle in the road is the enlarged hotel. The Gibson Cottage is shown as Dr. Strother's dwelling.

A road map in the Virginia Board of Public Works field notes from 1833 indicates how the tavern/hotel evolved over time.<sup>58</sup> The long building was centered on the turnpike where it crossed Warm Springs Run. It is clearly the central part of the hotel shown in lithographs from the 1850s.

The row of buildings west of the hotel terminated to the west in a small brick two-room cottage later known as the Gibson Cottage, which survived the demolition of the hotel in 1925. The

<sup>57</sup> Sir Alexander Dick, 1984.

<sup>58</sup> Field Notes for the Huntersville and Warm Springs Turnpike, Virginia Board of Public Works, 1833, Library of Virginia.

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Gibson Cottage, apparently dating from the 1820s, served in the early days as the home of the resort's resident physician.

### **The Warm Springs Hotel (pre-1833)**

The evolution of the main hotel is complex. One part of the building is very likely the brick tavern mentioned previously. Dr. Brockenbrough and the Warm Springs Company slowly expanded that building. By 1833 it was an impressive hotel with a unified exterior, a grand colonnade, and a rooftop cupola. Whether or not the original tavern had a porch across the front, by the second quarter of the nineteenth century, a portico was the main building's most noticeable feature.

Based on the 1833 turnpike field notes above, the building consisted of two parts. Since the extension permitted it to stand on axis with the turnpike, it seems that the northern section may have been the addition. Thus, Brockenbrough appears to have more than doubled the length of his main building, the entire front of which was shaded by a tall narrow colonnade. This served a double purpose, to provide an outdoor room for gathering and walking and to unify the disparate parts of his structure to be seen in the irregularity of the chimney locations. The building had taken this form by the time it was painted by Eliza Burd in 1842.<sup>59</sup>



Painting of Warm Springs by Eliza Burd, 1842. Photo, Library of Virginia.

<sup>59</sup> Painting of Warm Springs by Eliza Burd, 1842. Photo, Library of Virginia.



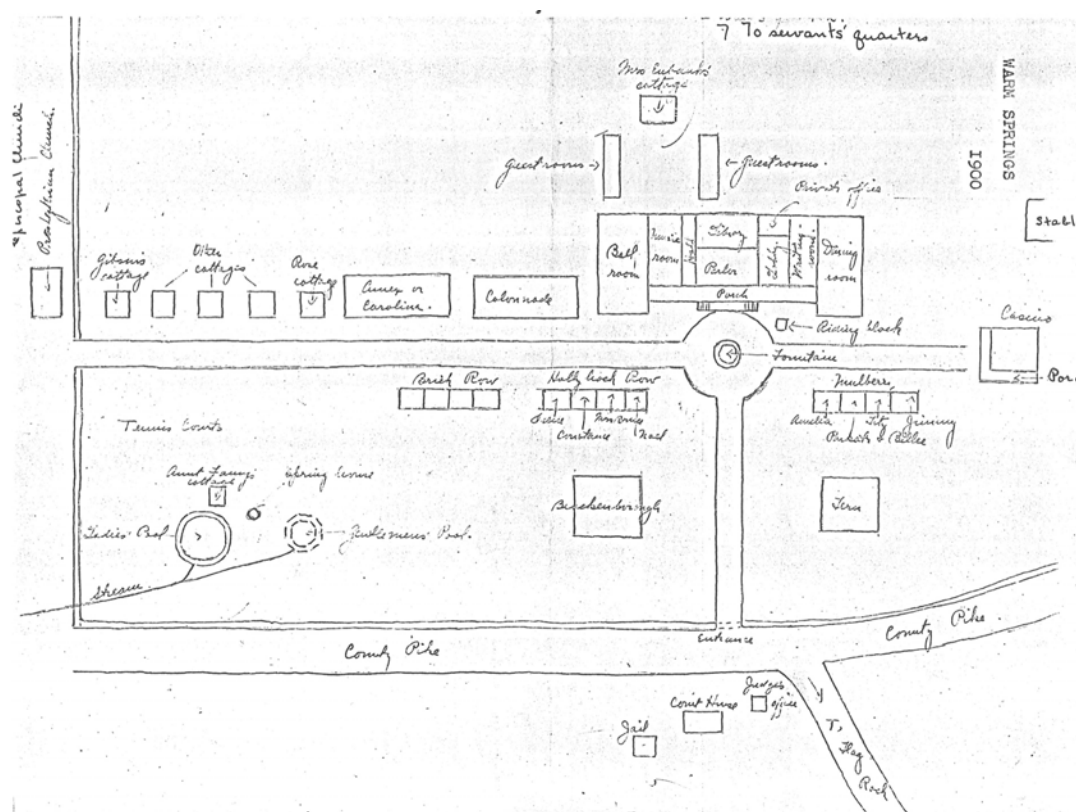
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According to William Burke in 1846, the Hotel was “150 feet in length, built of brick, with a piazza 15 feet wide; the lodging chambers are large and the fare good. The accommodations we should think sufficiently extensive for 100 persons.” Burke raised this number to 130 in his edition of 1851.<sup>60</sup> Most springs hostelries at this time, other than the monumental brick hotel at the Sweet Springs, were of frame construction and equipped with long porches and nearby rows of cabins. Except that the second Warm Springs Tavern or Hotel was of superior brick construction, it compared well with the accommodations at most springs, including the Hot Springs.<sup>61</sup> Similarly, the use of brick for the Gibson Cottage, the Brick Row, and the Colonnade is a sign of the prosperity of the Warm Springs under the ownership of Dr. John Brockenbrough.



Bonner Semple Marquis, Hand-drawn map of Warm Springs Hotel, c 1900. Bath County Historical Society.

A map of the resort grounds as it appeared in 1900 helps in understanding the hotel's evolution.<sup>62</sup> It shows an asymmetrical plan for the center section. A music room, library, and parlor flank an off-center passage to the left of the center. This grouping may well represent the domestic-scaled tavern that is typical at resorts during this period, possibly built by Brockenbrough soon after he

<sup>60</sup> Burke 1851, 236.

<sup>61</sup> Burke 1851, 237-38.

<sup>62</sup> Bonner Semple Marquis, Hand-drawn map of Warm Springs Hotel, c 1900. Bath County Historical Society

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acquired the resort. The large lobby, office, and adjoining writing room to the right probably make up the first addition, representing an expansion of the number of reception rooms.

In 1835, a Bostonian named Otis thought highly of the resort's accommodations:

"The entrance to this little village is delightful. As you wind around the descending path, you catch glimpses of the white colonnade running the entire length of the hotel, from which the residents, in their turn, watch the approaching carriage or cavalcade. Arriving, you experience a most gentlemanly and cordial reception from the very polite host, who accommodates his guests to the extent of his house, in the first place, and afterwards fills up, in succession the several rows of wooden and brick cabins, that are built in different parts of his grounds- being files of small sleeping rooms about eight feet high, and as many wide. The table is of the very best description, far surpassing, I am forewarned, any thing that can be obtained farther on."<sup>63</sup>

In 1838, English journalist George Featherstonhaugh noted a divergent opinion. Clearly the expanded hotel was not entirely successful on the interior, although the colonnaded portico served a useful purpose:

"The house is an awkward, ill-finished, ill-furnished building, with all the pretension of a well-established hotel in an old settled country. . . . There is a long dining-room with a low ceiling, a small public parlour not capable of containing one-fourth of the company, and a few moderate-sized bed-rooms, in which families are accommodated indifferently enough. Wood cabins, out of the house, are provided for single people. . . . The portico is the greatest comfort about the place, being long and roomy, and affording a comfortable walk for invalids and ladies in the evening."<sup>64</sup>

Building value is broken out from that of the land after 1820 in the county's land tax books. Increases in assessed value can be prospectively aligned with specific building campaigns to support the historic narrative. Previous to this, in 1816, John Brockenbrough, together with investors Thomas Tayloe and John Patterson, owned 580 acres at Warm Springs, including the courthouse building. In 1820, the 580-acre Warm Springs tract owned by Brockenbrough included improvements valued at \$9,000, representing a substantial investment in buildings, probably including the valuable bath, the first section of the brick tavern, and a number of cottage rows or "cabins." That value rose by \$200 in 1824 "on account of building." That value could correspond to the building of the plainly detailed octagonal bath building. The value stayed the same until 1832, when it rose by \$1,200 to a total of \$11,400, which probably represents the extension of the main building and the addition of the colonnade across its front. In 1840, it rose

<sup>63</sup> Otis, Journal of a Trip to the Mountains, Caves and Springs of Virginia. Chapter II, Southern Literary Messenger 4:3 (March 1838).

<sup>64</sup> Featherstonhaugh 1844.

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again, this time to \$13,000, which may reflect \$1,600 invested in the brick annex known as the Colonnade and the bath improvements mentioned by Burke. It stayed the same until 1850.<sup>65</sup>

## Colonnade and Carolina Buildings

The land immediately to the west of the Warm Springs Hotel was retained by George Mayse, who had acquired two 1/2-acre lots already known as the Stone House Lot and the Brick House Lot.<sup>66</sup> He had received them from merchants Ludwell Richards and Jacob Grose, who had received them from Margaret Lewis in return for a mortgage they held. These buildings, which were probably used by the Lewises as part of the resort, were valued at \$1,000 and \$2,000 respectively until 1837, when the brick and stone houses appear to have been enlarged or replaced, after which point each lot contained buildings valued at \$3,000. They are shown on the plat of 1833. The values increased until they were collectively valued at \$8,000 in 1850.<sup>67</sup> These buildings appear to be the same as the Colonnade and the Carolina Buildings shown on later maps. He was shown as the owner of the land west of the hotel where these buildings stood of the hotel in 1867.<sup>68</sup> According to later owner Fay Ingalls, the Colonnade Building contained only sleeping rooms, although he assumed it had been altered.<sup>69</sup> This unusual, two-story, masonry cottage row, with gable-end parapet walls and a columned portico across the front, was probably built as an annex to the hotel c 1840. Carolina may have begun as “the Brick House” referred to in the deed, court, and tax records, perhaps serving in the 1830s as the home of the George Mayse family.

It seems likely that the diarist Blair Bolling was referring to this building when he observed in 1838 that “also there is another large building standing near the Hotel apparently unoccupied and I am informed that a lawsuit is pending about a right to use the mineral waters is the cause it that being held by a different owner or owners. There is a Store also contiguous thereto at present in the occupancy of Bernard Peyton Adjutant General who resides in Richmond.”<sup>70</sup>

No building corresponding to the Colonnade appears on the turnpike maps of 1833. A two-story brick building to the south of the hotel and with a small pediment at the center was is shown in a drawing by the pseudonymous artist *Porte Crayon* in 1855.<sup>71</sup> This may have been the “elegant” home of the Brockenbroughs referred to by Dr. Burke, adapted for them after their relocation to bath County in 1844.<sup>72</sup> It may have begun as the tavern built by George Mayse but unoccupied

<sup>65</sup> Bath County Land Books.

<sup>66</sup> Bath County Deed Books 6, p. 226 and 7, page 38.

<sup>67</sup> Bath County Land Books, 1820-1850.

<sup>68</sup> Hotchkiss 1867.

<sup>69</sup> Fay Ingalls. *The Valley Road: The Story of Virginia Hot Springs*. Cleveland and New York: The World Publishing Co., 1949, 29.

<sup>70</sup> Blair Bolling. E. Lee Shepherd, ed., “Trip to the Virginia Springs, an Extract from the Diary of Blair Bolling (1838),” *Virginia Magazine of History and Biography*, 96:2 (April 1988) 211.

<sup>71</sup> David Hunter Strother. Illustration, Warm Springs, *Harper's New Monthly Magazine*, vol. 10, no.57, Feb. 1855.

<sup>72</sup> Burke 1851, 214.

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during the time of his lawsuit for access to the water.<sup>73</sup> The building or another on its site was later identified as “Carolina” on the map of 1900.

### **The Hotel Enlarged (1851-1854)**

John Brockenbrough died in 1853. As we will see, tax records show a dramatic injection of \$17,500 in capital beginning in 1851 and ending in 1854. This is chiefly associated with the further expansion of the main building employing more elegant architectural forms than had previously been used. These improvements were built at roughly the same date as the impressive frame hotel at the White Sulphur Springs and the smaller brick Healing Springs Hotel, but the Warm Springs Hotel had become one of the most impressive Virginia springs hotels of its day, on a par with the brick buildings at the Sweet and Bath Alum springs. It brought the capacity of the resort up to 300.

The new hotel answered many of the objections of critics like Dr. Burke and George Featherstonhaugh. However, the heirs of John Brockenbrough at Warm Springs seem to have struggled with indebtedness. The hotel probably never repaid the cost of construction, and by 1859 the resort was in the hands of a new partnership headed by the former manager, George Mayse. Damage or neglect during the Civil War caused the Warm to lose 1/3 of its improvement value, and the resort limped into the postwar period under the new management of Col. John Eubank.

Fay Ingalls (1883-1957) recalled that the hotel as he knew it at the turn of the twentieth century was of three stories, “in the shape of an E with the center projection left off. Between the ells was a porch about fifteen feet above the ground level. The southern ell, at the porch level, was a good classical Virginia ballroom, with a balcony for musicians and ceiling two stories in height. The northern ell housed the kitchen and dining room.” Looking back, Ingalls found fault with the plumbing, but for its time it was probably one of the most elegant hotels on the springs circuit. “There was only one bath tub in the building and two large public toilets. . . . The construction of the hotel, Colonnade which he said was thought to be the original hotel of c 1811), and some of the cottages of soft local brick laid in lime mortar was the reason for their final dissolution. . . . The building eventually became a hazard and was torn down completely in 1925.”<sup>74</sup>

In 1851 the taxable value of improvements at the Warm Springs property began to rise sharply, beginning with an additional \$2,000, bringing the total to \$15,000. In 1852, \$5,000 more was added on account of new building to the land now held by the estate of John Brockenbrough. In 1853 and 1854 it rose by another \$6,000 and \$4,500 respectively on account of building for a new total of \$30,500. These three expenditures would appear to represent the injection of new capital after the death of owner John Brockenbrough in 1853, including construction of large

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<sup>73</sup> Bolling 1838.

<sup>74</sup> Ingalls 1949, 29.

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brick cross wings at each end of the main building. The value was, however, reduced without explanation by \$500 in 1857.<sup>75</sup>

The new hotel wings, combined, were probably as large as the central section. They transformed the resort, substituting a new ballroom with a high ceiling and a musicians' gallery for the inadequate old one described by previous visitors with disdain. A generous new dining room and a kitchen occupied the first floor of the north wing and new heated bedrooms were found in the upper floor of both wings. Unfortunately, no visitors' accounts from the 1850s have emerged to add detail to this picture.

A series of related historic images made during the 1850s and 60s document the buildings at the Warm Springs. They are all bird's eye views of the Warm Springs Valley from the south. The earliest is David Hunter Strother's lithograph of Warm Springs published in February of 1855.<sup>76</sup> It was followed by the nearly identical lithograph in Edward Beyer's Album of Virginia of 1858, drawn in the previous two years.<sup>77</sup> Jed. Hotchkiss appears to have updated the previous views in his Warm Springs and Attached Plantations with View and Maps of 1867.<sup>78</sup>



David Hunter Strother. Illustration, Warm Springs, Harper's New Monthly Magazine, vol. 10, no.57, Feb. 1855.

<sup>75</sup> Bath County Land Books.

<sup>76</sup> Strother 1855.

<sup>77</sup> Edward Beyer, Album of Virginia; or, Illustration of the Old Dominion, Richmond VA: Edward Beyer [printed by Rau & Son of Dresden and W. Loeillot of Berlin], 1858.

<sup>78</sup> Hotchkiss 1867.

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These images show that, with a few exceptions, the buildings at the Warm Springs remained more or less unaltered after 1850. A total of four bath-related buildings in a central grove, including the Great Bath, the circular temple over the Drinking Spring, and two other smaller baths. Two long rows of cottage rooms (Brick Row and Hollyhock Row) were placed on the south side of the main road to the north of the springs. Another row (later called Mulberry) on the east side of the main entry was aligned with the other rows. Interestingly, the three sets of cottage rows are closely aligned with the placement of the squares on the original town plat of 1786.

Brockenbrough Cottage, with its surrounding porch, is located east of the Great Bath. The hotel and annexes on the north side of the road consisted of the H-shaped main hotel, a building known as “the Colonnade” to its west, and the “Annex or Carolina” building to its west. The house-shaped building later called “the Billiard” or “Casino” was axially located at the end of the extension of the main road beyond its turn to the south. The stables and support buildings were located to the east of the hotel.

The three cottage rows on the south side of the main road are examples of a type of building that was used a springs resorts across the region. These one-story structures of log, frame, or brick consisted of interconnected one-room units known as “cabins.” The Colonnade was a very substantial two 1/2-story variation of the cottage row with a row of roof-top dormers. The building was two rooms deep. Each front room had a separate exterior door on the front, alternating with windows. The colonnade that ranged across the front, supported on colossal Tuscan or Doric columns without any entablature, appears to have been added.

**D. G. Wise, Charles L. Francisco, and George Mayse (1859-1871)**

The value of \$30,000 for buildings held steady until the end of the Civil War, at which time the improvements at the Hot Springs and Healing Springs were comparable in value, at \$30,000 and \$25,000 respectively. Warm Springs lost \$10,000 of its value at the end of the war, “deducted on account of injured buildings.” The hotel had been used as a hospital during the war and may have suffered damage and neglect. The owners after 1859 were D. G. Wise, local merchant and court clerk Charles C. Francisco, and George Mayse, who had served as the innkeeper since the mid-1840s.

In 1861 the Warm Springs Hotel served as a Confederate Hospital from as early as July of 1861 until as late as June of 1863. There were ten officers and 350 enlisted men there on 12 October 1861. According to one account, there were 48 deaths there between July and December of that year. While the Warm Springs Valley saw little action during the Civil War, the county seat was raided and almost burned by Union soldiers under General David Hunter, whose chief of staff was David H. Strother, the illustrator who, as “Porte Crayon,” had previously visited and drawn the resort. He described the visit in his diary:

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"This place is the most elegantly improved watering place in Virginia. The soldiers were plundering generally or rather seeking plunder as there was little to be found here. Chairs, bed stands, mattresses, and crockery were all they found here except some spoiled sauces and some claret. The owner had run off and hid himself. Some Negro women gave us towels and water for a good wash, which we much needed. I found my way to the bath house but found the pool dirty with a green ooze and full of soldiers. In the ladies' pool, which was less crowded, I took a swim."<sup>79</sup>

**Eubank, Reynolds and Co. (1871-1874) and Eubank (1875-1889)**

The post-war period was difficult at most of the Virginia springs. Warm Springs was put up for sale by its former owners.<sup>80</sup> It was acquired by an enterprising former Confederate officer who made some needed improvements. According to a contemporary account:

"Mr. Mayse kept the Springs until 1871, when he disposed of them to Messrs. Eubank, Reynolds & Co., who conducted them jointly, with Col. John L. Eubank as managing proprietor, until 1874, when the property was sold at auction under a decree of the court, and was purchased by Col. Eubank for \$50,000 cash, or its equivalent. The Colonel has conducted and managed these Springs to the satisfaction and commendation of the public, as the crowd of visitors to the Warm annually will bear testimony to. He is widely known in your section of the country, and particularly in Lynchburg and Richmond as a legislator, merchant and Springs manager. He is ably aided in the management of the Warm by his right add left bowers, E. N. and H. Carter Eubank, his brother and son; while his sister, Mrs. M. J. Lee, of Lynchburg, performs the agreeable duty of superintending the domestic department of the hotel and matronizing the young ladies; and, in fact, keeping us all straight."<sup>81</sup>

During the Eubank ownership the hotel capitalized on the popularity of the baths by constructing a new 22-sided Ladies Bath. It was built by 1875 followed by a small frame Reception House in about 1880. Col. Eubank was injured in a fall from a horse while inspecting his property on 13 June 1888. He was treated by the hotel's physician, but died on the 20th. His widow ran the hotel for that season and for many seasons thereafter.

**The Warm Springs Valley Company, Southern Improvement Company, and the Virginia Hot Springs Company (1889-1993)**

<sup>79</sup> David Hunter Strother, A Visit to the Virginia Canaan and the Adventures of Porte Crayon and his Cousins. New York: Harper, 1857.

<sup>80</sup> "Commissioners' sale of the Warm Springs, a celebrated watering place in Bath county, Virginia." Broadside, 1871. George Mayse vs Francisco et al. Special Collections, University of Virginia Library.

<sup>81</sup> "Echoes from the Springs" 1878, 1.

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In 1889, the Warm Springs Valley Company was chartered to operate the Warm, Hot, and Healing Springs. The list of seven directors was headed by M. E. Ingalls (who acquired the property outright in 1911). Since that time the Warm Springs has been operated under the same ownership as the Hot Springs. After the company's plans for a new bath house at Warm Springs in 1896 failed to materialize, Col. Eubank's widow, Mrs. John L. (Tallulah) Eubank, continued to operate the old-fashioned facilities at the Warm Springs for many years under a lease. She became almost as well-known for her benevolent oversight as Col. John Fry was in the antebellum period. She was followed by other operators for a few years before it was demolished in 1925.

A plan of the resort as it appeared in 1900 shows how it was organized along each side of a maple tree-lined section of the old main road.<sup>82</sup> The plan had changed much since the layout in the antebellum era. A front drive extended toward the hotel from an entry gate on the new "county pike" that ran in front of the courthouse. This ended in a circular drive centered on a fountain placed directly in front of the hotel, Historic photographs from the period show a board fence defining the front edge of the property along the west side of Warm Springs Branch.<sup>83</sup>

A cottage pavilion called "Fern" had been added to match the Brockenbrough Cottage on the opposite side of the entry drive in front of two corresponding four-room cottage rows that face the hotel from across the old main road. Another four-room brick cottage row was located farther to the left, across from the "Colonnade" and "Carolina" or "Annex" buildings aligned with the front of the hotel wings.

Four frame four-room cottages had been added to the west of the Colonnade since the Civil War. These terminated in the one-story brick and frame Gibson Cottage. Two more cottage rows, now vanished, formed a small forecourt on each side of Mrs. Eubanks' cottage at the rear of the hotel. A domestically scaled building with porches on two sides was called the Casino or Billiard House. A stable stood nearby to the east.

During the twentieth century, the special qualities of the Warm Springs Baths enjoyed an ongoing popularity with an established customer base. The Ingalls family, owners of the Hot Springs Company and custodians of the baths, made sure the baths were open and tried to keep their old-fashioned character. The bath buildings were maintained irregularly over the years by the hotel staff. Fay Ingalls observed of the Warm Springs buildings in 1949:

"Probably every timber in both baths has been renewed in the course of over a century's exposure to the weather without and the steam from the pools within, but the structures have not been changed other than to put a new board in when one gave way."<sup>84</sup>

<sup>82</sup> Marquis, 1900.

<sup>83</sup> Warm Springs, fence and bridge near the baths, early 20th c. Collection of John T. Reddick.

<sup>84</sup> Ingalls 1949, 25.



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As Warm Springs faded and its accommodations seemed increasingly old-fashioned compared to the nearby Homestead, the resort gained a devoted following of culturally discriminating or unconventional guests who appreciated its Old South charm in spite of its lack modern amenities. Guests included Jewish families, theatrical families, and others who might have found more socially prominent resorts less accessible and less culturally rewarding. Cottages on the grounds became associated with families who occupied them year after year, including the Alfred Brandeis, Alexander Bonner Semple, and George C. Norton families of Louisville and the prominent theatrical Skinner family of New York. The social antics of the guests were regularly written up in social columns in Southern cities, including Richmond, Washington, and Louisville.

“Several hundred visitors from Hot Springs and Warm Springs attended a fancy dress ball last night at the Warm Springs Hotel. Miss Cornelia Skinner, daughter of Mr. and Mrs. Otis Skinner dressed as a harem lady, led the grand march with Henry Lee Valentine costumed as a groom. Others who masked were Miss Louise Buckingham. French maid. Miss Elisabeth Valentine. Peter Pan. Mrs. Credo Harris of New York, Alice in Wonderland, Miss Francis Gray, Beau Brummel, Angus McDonald as a French nobleman, and Miss Fannie Watkins, four-leaf clover.”<sup>85</sup>

Louisvillian Adele Brandeis, niece of Supreme Court Justice Louis Brandeis, was part of the Louisville contingent. As she later recalled,

“There are few places that have been held in deeper and more lasting affection by those who frequented it than "The Warm," that is Warm Springs, Va., now alas, no more. It was never as large, of course, or as imposing as "The Hot," but it had a tone, an atmosphere that its neighbor never approached, in fact, never disputed.”<sup>86</sup>

Adele Brandeis’ recollections were part of a review of a novel that was a thinly disguised depiction of the Warm Springs under the administration of Tallulah Eubank. Clouds over the Valley was published in Louisville in 1951 and written by Bonner Semple of Louisville, sister of prominent American geographer Ellen Churchill Semple.<sup>87</sup> The book gives a good description of the resort during these years. Another regular visitor from Louisville was the aspiring singer Maria McDonald Jolas, later, with her husband Eugene Jolas, of the experimental literary journal transition, published in Paris between 1927 and 1938. She remembered the Warm Springs of 1914 in contrast with the neighboring Hot Springs:

“The ‘Warm,’ on the other hand, was so different, so familiarly southern, that it could have almost been our own creation. The always starchily white-clad old

<sup>85</sup> Washington Post 12 August 1916, 5.

<sup>86</sup> Adele Brandeis, Ex-Louisvillian Recalls Warm Springs, VA, Louisville Courier-Journal, 30 Sept. 1951, 56.

<sup>87</sup> Bonner Semple Marquis, Clouds over the Valley, New York NY: Exposition Press (1951).

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lady who presided over its comforts and pleasures, Mrs. Tallulah Eubank – ‘Miss Tew’ to the thirty or more black employees – was an antebellum figure whose eye, invisible like God’s, saw all, even though she rarely left her private quarters on the hill behind the hotel, to which few were summoned except those responsible for her two hundred or so guests. Once, on some special errand, I was admitted into the presence, and had time to note with ill-concealed curiosity that the lines of matching medicine bottles, on open shelves beside her rocker, bore no names other than those of the indispositions they were supposed to relieve, headache, back-ache, stomach-ache, tooth-ache, etc.”<sup>88</sup>

A popular event at least once during the season, although frowned upon by the older generation, was a mixed party of young people in one of the baths, during which refreshments were floated on cork trays across the water. Although Mrs. Eaton was willing to countenance a good deal of unconventionality among the guests, there was an attempt on the part of the population of the summer colony to continue the old-fashioned manners and pleasures associated with the springs:

“In the nineties there was a brave struggle to preserve a way of life which was passing fast. Cotillions, or Germans, as they were called, were still danced occasionally during the season, and it was flattering to the youth of Hot Springs when an invitation was proffered for one of these. From the earliest days the man who could ‘lead’ a German was an outstanding figure, and when I danced my first, George Gibson, the last of these, held the throne. Gibson belonged to an earlier era. He was a brilliant and entertaining conversationalist whom we generally found sitting on the lawn, holding forth to a bevy of rather fragile females dressed in the frilly costumes the Southerners liked so much. He was usually busy with a piece of needlework, an occupation that so fascinated me it was hard to pay attention to his talk, which was really good. He never caught up with the mechanical age and his adventure with a gadget at the Casino bar for cutting the ends off cigars was typical. Endeavoring to how it operated, he pushed a finger into the hole where the cigar should go, losing the tip of his finger by so doing. That was bad enough, but a few weeks later, explaining how it happened and showing the scar resulting, he repeated the whole process. However, he was like a wizard at directing complicated figures on the dance floor.”<sup>89</sup>

## Bath Attendants

The first bath attendants, known as “bath keepers,” slept in the bath houses when they were not open. One bath keeper had slept during the bathing season in one of the dressing rooms for thirty or forty years before his death at the age of ninety c 1830.<sup>90</sup> After the Civil War, the baths at Warm Springs were maintained and visitors attended by a long line of related African-American

<sup>88</sup> Maria Jolas, *Maria Jolas, Woman of Action: A Memoir and Other Writings*. U of South Carolina P, 2004.

<sup>89</sup> Ingalls 1949.

<sup>90</sup> Warm Springs in Virginia, *Southern Literary Messenger*, May 1845, 280.

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bath attendants. One family served for many years beginning in the period immediately after the Civil War. The best known were Frances Martin Sheppard and her husband William Henry Sheppard, who together cared for the baths for thirty years. She is said to have taught Bath County girls to swim by tying a sheet around their waist and tossing them into the pool. She had been in charge of the Ladies' Bath for about 30 years in 1900. She lived in "her own tidy little cottage" with her husband, was "a barber in comfortable circumstances." That cottage was the former Reception Building adjacent to the Ladies' Bath. Her son, who attended Hampton Institute, became a "well-known missionary to Africa," the Rev. William Henry Sheppard, Jr.<sup>91</sup>

Members of the prominent Tonsler family of Charlottesville were employed at the Warm Springs for over ninety years. Horace Tonsler (1892-1953) was the attendant at the Men's' Pool from 1919 until his death. His sister Pocahontas (1894-1984) was the attendant at the Ladies' Bath until the early forties. Their father, Horace Tonsler (1857-1938), had been the headwaiter at the hotel before the turn of the 20th century.<sup>92</sup> Their mother, also Pocahontas (1867-1932), had been the ladies' bath attendant. Horace Tonsler, Jr's wife, Estelle, was the attendant at the Ladies' Pool from the 1940s until her death in 1983. She was also related by marriage to "Aunt Fanny" Sheppard on her father's side.

Like the Sheppards, the Tonslers lived in the Reception House next to the baths, which appears to have been expanded to serve as a year-round dwelling after the closing of the hotel. Her nephew, John T. Reddick, recalled visiting her there. He recalled that "the little suits that the women wore, the little kind of bloomers, she made those and that was an added charge. And that added charge was something she could take home that was separate from her salary at the pools. I think it kind of gave them a kind of position that allowed them some ways of making extra resources and having certain kinds of privileges that maybe not everyone had at the time."<sup>93</sup>

## Landscape

According to geologists, there are actually four springs that emerge at Warm Springs comprised of a group of three springs within about 30 meters of each other and a fourth about 250 meters to the southwest. Originally the area where the springs arose was a wetland. The area around the springs has been partially filled to create parking lots, but retains a marshy topography in the area between the springs and Warm Springs Run, the stream that runs through the valley. The bottomland that contains the springs is close to the route of Warm Springs Branch, a small stream that can become swollen during a storm, sending water across the site of the bath, scouring the landscape and sometimes depositing sediment in the baths themselves.

When Thomas Lewis laid out his property in lots in the 1780s, the thermal water sources were placed in a rectangular tract and eventually surrounded by a grove of trees. In addition to the original, octagonal pool, another large spring that issued from

<sup>91</sup> "The Mother of a Famous Missionary." *Southern Workman*. Hampton Institute Press, 1900.

<sup>92</sup> Warm Springs Baths brochure from 1950s. Collection, John T. Reddick.

<sup>93</sup> John T. Reddick, Interview, 25 Sept. 2015.

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the ground within a hundred yards was later enclosed to make the Ladies' Bath. A smaller spring, partially enclosed, located between the two was used for drinking purposes at an early date.

The proposed town of Bathville extended across the bottomland and organized the landscape into lots to the north and west of a larger "Warm Springs Tract" containing the water source. The road through the valley ran along the rising ground to the west of the spring tract. Four ½-acre lots were laid out in three blocks along the west side of the road. A set of nine lots were also laid out to the north of the spring. The lots along the west side of the road were developed by the Lewis family and by others who purchased lots from them. The flood-prone lots to the north of the spring were never sold or developed. Part of the Spring Tract to the east of Warm Springs Run was used for the site of the courthouse, today the location of the Warm Springs Inn.

The Warm Springs resort developed on each side of the main street, now known as Church Road, where it intersected with the Warm Springs Mountain Turnpike, which crossed Warm Springs Run along the north edge of the Springs Tract. The hotel and many of the cottages and support buildings associated with it have vanished, but one brick cottage and four frame cottages survive on the west side of Church Road along with several ornamental maple trees that were planted in relation to the hotel.

According to historic images from the mid-nineteenth to early twentieth centuries, access to the baths was by gravel paths coming across a lawn from the direction of the hotel to the northwest.<sup>94</sup> The baths were located on the eastern edge of a grove of mature trees. After the hotel was demolished in 1925, access to the bath was exclusively by automobile. Visitors' cars were accommodated along the side of the highway on the east side of Warm Springs Branch, reached by a wooden footbridge over the creek. A characteristic sign in the shape of the Ladies' Bath that said "Pools" was located near the eastern end of the bridge.

A driveway, connected to the original entrance drive to the hotel, was established for the bath keepers to park their car in front of the Reception House, which became their year-around home. In the mid-twentieth century, the drive to the Reception House was expanded to form a small parking lot on the west side of the lot between the Ladies' and Gentlemen's baths, although the graveled parking area along the highway still remains in place. Runoff from the sloping ground to the west, as well as water from a small branch, was channeled into a ditch along the west side of the tract which drained under the rear wing of the Reception House to join the outflow from the Drinking Spring. During much of the twentieth century, wood plank fences separated the bath lot from the highway.

## The Great Bath

The bathing facility at Warm Springs was an exception among its contemporaries. One of the earliest and most famous of this remote group on the western frontier, it was originally known by

<sup>94</sup> Worsham 2016.

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one of several names — the Medical Springs, Augusta Springs, or the Warm Sulphur Springs — to distinguish it from an earlier Warm Springs, the original name for Berkeley Springs. The spring, which welled up in a marshy valley floor, is traditionally said to have been enclosed by the Lewises within the current octagonal stone walls in 1761. The earliest mention of the octagonal pool, however, is found in a January, 1776 entry in Philip Vickers Fithian's journal: "the Place of bathing is enclosed with a strong Stone Wall I think thirty Feet diameter, in an octagonal Form; the Water is between three & four Feet deep, which makes a commodious Place for bathing. Its chief Uses are for Sores & Pains!"

According to Dr. John Rouelle in 1792, who was the earliest published commentator on the Virginia Springs, the pool was entirely open to the air, except for a low wall for privacy. He suggested in that year the need for dressing rooms with separate entrances as would be appropriate for rheumatic patients (similar to those that were instituted at the Hot Springs) as well as the provision of an adjoining cold bath):

" . . . this famous spring [is] contained in a large basin built in Stone, of which the diameter may be twenty four feet, and of an octagonal Shape: the place is not covered, there is only a wall to keep the bathers out of sight. The situation of this bath is one of the most agreeable in these mountains, and it is more easy to find in its neighbourhood, necessary provisions for to be well accommodated. The air is very good there. It would require but little repair to render it one of the most agreeable spots for spending the whole summer; but improvements can not so soon take place. The bath might be divided, so as to have cool water when necessary, and each patient might have his room and a bath close by, which would particularly suit the convenience of rheumatic persons. . . ."<sup>95</sup>

It would be many years before the resort's owners would implement the changes recommended by Rouelle.

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<sup>95</sup> Rouelle 1792, 29-55.

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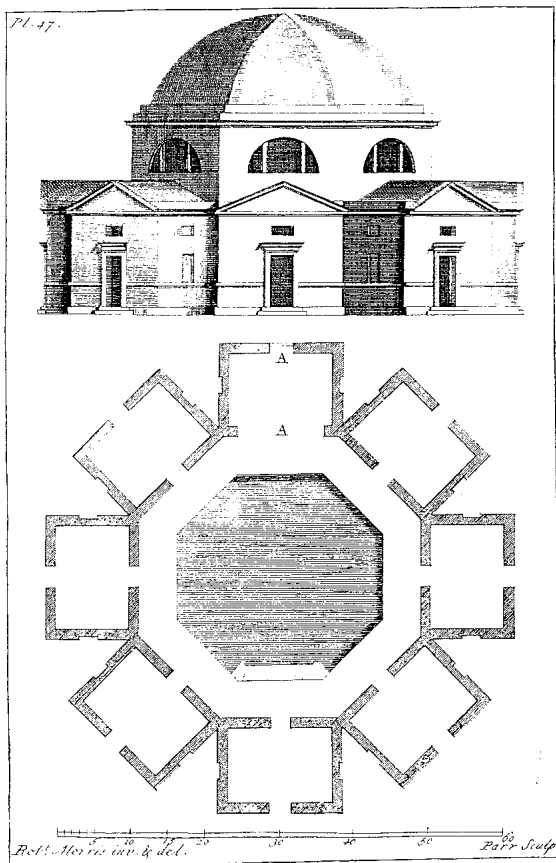


Plate 47, Design for a Cold Bath. Robert Morris. Select Architecture: Regular Designs of Plans and Elevations Well Suited to Both Town and Country, 1757.

## European Precedents

The bath at Warm Springs assumed an octagonal form at about the same time the Hot Bath at the English spa was given that shape by John Wood the Younger, and some years after the form became available to American designers in Plate 47 of Morris' *Select Architecture*.<sup>96</sup> The Warm Springs bath house as completed bears a close resemblance to both structures, particularly in the separate entrances to private dressing rooms. Research suggests that the octagonal form, as assumed by the original pool, was inspired by European models and employed later at the Hot and White Sulphur springs.

<sup>96</sup> Robert Morris. Select Architecture: Regular Designs of Plans and Elevations Well Suited to Both Town and Country, 1757.

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The octagonal form was probably suggested to the British Palladians by thermal pools in Palladio's reconstructions and were conveyed to the American colonists by British publications of Palladio and the inventive work of Robert Morris in that tradition. The octagonal Hot Baths by Wood may have been an indirect inspiration for the individual heated dressing rooms through an intermediate source, a doctor, such as John Rouelle, who was familiar with them, or an as-yet unrecognized bath structure, perhaps in the Philadelphia area.

### **The Gentlemen's Bath House (1820s)**

The construction date of the octagonal bath house, originally used alternately by both men and women, itself has long remained elusive. The constant addition of new features to highly specialized buildings at often under-capitalized resorts to satisfy changes in fashion, social order, and customer expectations resulted in a hard-to-pin-down cycle of building campaigns. John Howell Briggs told his journal in 1804 that it was "most luxurious" but there was no mention of a building.<sup>97</sup> Another description of the bath in 1808 as "perhaps, the largest and most elegant in the world" by another visitor is pure hyperbole, but he made no mention of a covering.<sup>98</sup> Eventually the bath was covered with an octagonal frame building open to the sky in the center, but there is no mention of it in accounts until 1831, when it was described by John Bell: "The basin has over it a wooden top, and is provided, on both sides, with small rooms, heated, when occasion requires it, by fires. . . . It is here the bathers undress and dress, and here an attendant is always in waiting."<sup>99</sup>

In its earliest form the bath house was adapted to the shape of the much older octagonal basin." The framing, which is especially spaced to align with the walls and doors of the wings only on the corresponding sides, seems to indicate that it possessed four identical dressing room wings from the start. In fact, both documentary and cartographic sources agree that there were only two wings in 1834.

<sup>97</sup> John Howell Briggs, "Journal of a Trip to the Sweet Springs," First Resorts. Richmond: Virginia Historical Society, 1987.

<sup>98</sup> John Edwards Caldwell, A Tour Through Part of Virginia in the Summer of 1808, 1809. Ed. William M. E. Rachal. Richmond: Dietz Press, 1951, 32.

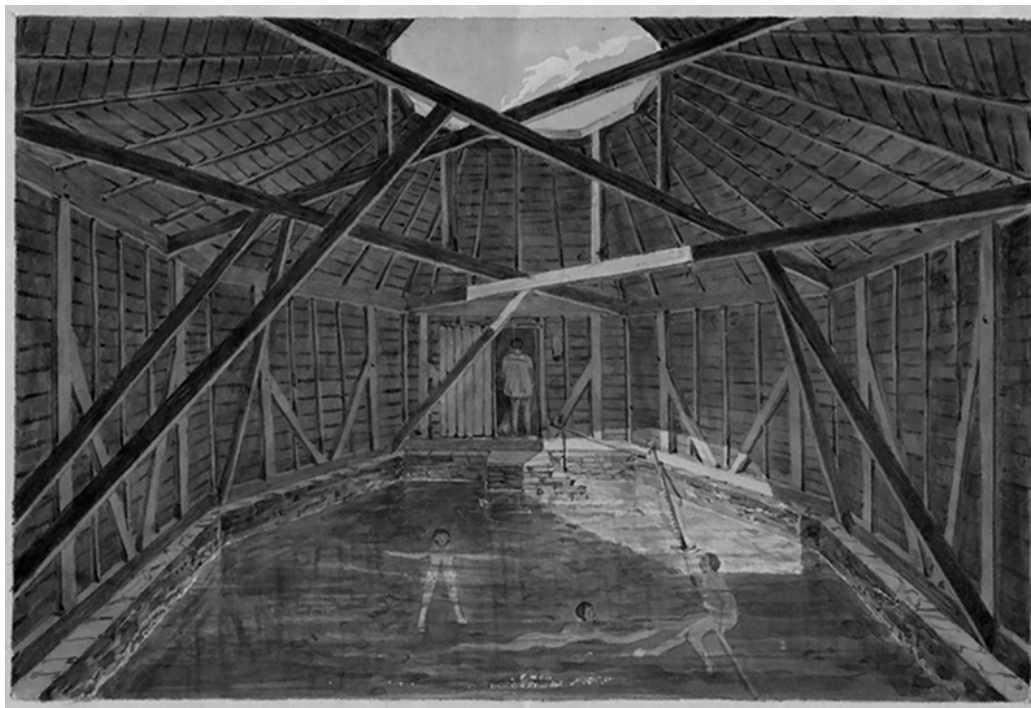
<sup>99</sup> Bell 1831, 429.

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J. H. B. Latrobe. Watercolor painting. Bath at Warm Springs, 1832. Maryland Historical Society, Baltimore MD.

One of the most useful images of the structure enclosing the “great bath” is an 1832 watercolor drawing by John H. B. Latrobe, son of the architect Benjamin Henry Latrobe.<sup>100</sup> Although the size and form of the building is somewhat distorted, it shows an octagonal building closely resembling the existing bath house, with an elaborate braced roof support structure and identical stone stair. It indicates that the bath in 1832 could only be entered through dressing rooms to the north and south by means of the two extant corresponding stone stairs. When the deck was added later around the interior periphery to reach the added dressing rooms, the structure had to be changed to a central support similar to the present arrangement.

The building “having a large opening in the middle of the roof to admit light and air” was next mentioned 1834, at which time there was “a small room to each side of the bath with a little fire, to undress and redress by.” There were “stone steps leading from these rooms to the bottom of the bath.”<sup>101</sup> The Latrobe drawing of 1832 confirms that there was no interior deck for moving around the building as there is at present, but that the only access to the pool was directly from the dressing rooms.

<sup>100</sup> J. H. B. Latrobe. Watercolor painting. Bath at Warm Springs [usually misidentified as the “Women’s Bathhouse”], 1832. Maryland Historical Society, Baltimore MD.

<sup>101</sup> Prolix 1834: 20 and Blair Bolling, 1838.



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By 1835 the bath house did not impress a visitor from New England:

"A little below the house is the Bath; being a wooden shed, covering a basin five feet in depth, and nearly forty feet wide. The water is perfectly pellucid, and constantly throws off as it obtains the depth described. This water is about 98 degrees above Fahrenheit, and is not affected by the weather. The whole lot of ground in the center of which this pool rises, is filled with these little bubbling springs, and an area of many similar diameters could be easily formed, if desired, on the spot. At present, the bath is covered by a miserable hovel. . . . It was fortunate, too, that my leisure hour was the only one during the morning when I could have the large bath to myself. From four in the morning this bath was appropriated every alternate two hours to the two sexes. I was told that sometimes twenty women would be in it altogether, and fine fun no doubt they had, if one might judge from the laughter and noise that proceeded from the place at such times. The men, too, are not less gregarious, and thus convert the most delicate of luxuries into a state of things almost as bad, I should suppose, as that in the Penitentiary. Old sick men, young boys, husbands of charming wives, fathers of beautiful daughters, all in the same pickle together, mingling with the most extraordinary looking tobacco-chewing, expectorating, and villainous looking nondescripts. Where are the waters that could undefile a man after coming out of such a polluted liquid!"<sup>102</sup>

A map of 1828 may provide a graphic *terminus ante quem*, or date before which the bath building was constructed. The 1828 Map of the Warm Springs Mountain Turnpike, based on notes made the previous year, appears to show the circular shape of the bath house rather than just the unenclosed pool.<sup>103</sup>

#### *Added Wings (1830s)*

The Warm Springs Bath House was gradually augmented as time passed. As we have seen, the building appears to have incorporated two dressing rooms (at the north and south) from the start although the wall framing suggests that a total four symmetrically placed wings were planned from the start. The 1833 Field Notes for the Huntersville and Warm Springs Turnpike included a detailed sketch map of the entire complex. It shows only two dressing rooms attached to the octagonal bath house, similar to the mention of dressing rooms to each side in 1831 by John Bell.<sup>104</sup> It seems possible that the heated dressing rooms at the octagonal bath and the four dressing rooms in the adjacent smaller bath were initially intended to provide private entrances to

<sup>102</sup> Otis 1838.

<sup>103</sup> Wilson M. C. Fairfax. *Map of the Warm Springs Mt. Turnpike. Virginia Department of Public Works, 1828, Library of Virginia.*

<sup>104</sup> Huntersville and Warm Springs Turnpike. Field Notes, Virginia Board of Public Works, 1833, Library of Virginia.

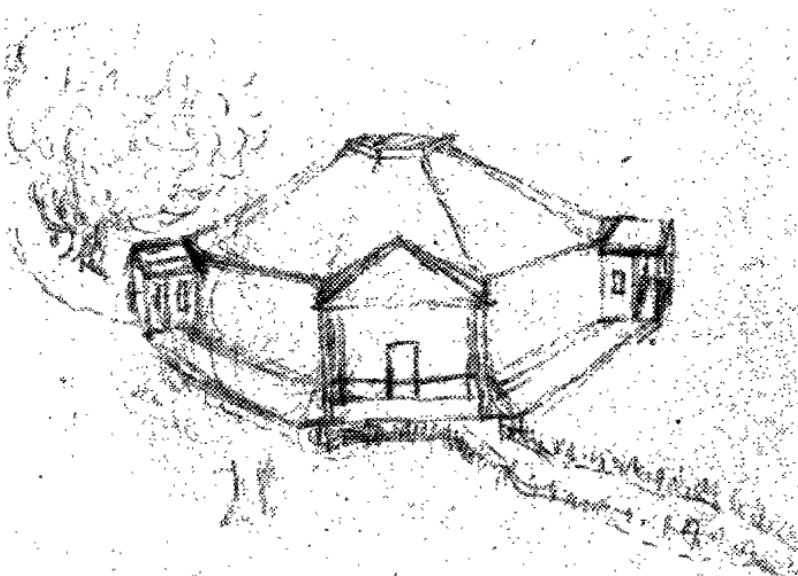
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rooms for blanket sweats from the exterior and from there into the pool. In practice, they served for quick changes of clothes and rubdowns.



Sophie DuPont. Sketch, Warm Springs Bath, c 1837. Hagley Museum and Library, Wilmington DE.

By 1837, two more dressing rooms had been added, as confirmed by a sketch made by Sophie DuPont. Looking from the south, her drawing shows a low crest around the oculus and three of the four changing rooms that were used by men and women in alternating time slots. Looking closely, it is possible to make out slender porch posts on each wing and a railing on the south wing where it overhangs the overflow. It also appears from her drawing that there was a deck around the exterior to permit bathers and the bath attendant to move easily between changing rooms.<sup>105</sup> Another visitor in 1838 described the full complement of wings.

"There are four small dressing rooms around and attached to this bath, in which everything is provided that is necessary for adjusting the apparel, etc. a servant stands ready the moment you ascend the steps from the water with a towel in his hand, with which he gives you a hasty and rather severe rubbing down, about this he is sometimes compelled to be in a hurry as he is much in demand. there are hours appointed to ladies during which a white handkerchief or flag is suspended on a pole at the Bath house and when that is not waving in the air, it is at all times accessible for gentlemen. . . ."<sup>106</sup>

*Spout Bath Addition (1840s)*

<sup>105</sup> Sophie DuPont. Sketch, Warm Springs Bath, c 1837. Hagley Museum and Library, Wilmington DE.

<sup>106</sup> Bolling 1838.

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According to Burke in 1851, at Warm Springs “there is now also a ‘Spout Bath,’” which was only being planned at the time of his 1846 edition. It seems likely that Dr. Brockenbrough added a new, more intense, spout bath to the great bath in the late 1840s, at the same time that he added the cold plunge.

It appears that he emulated the manager of the Red Sweet Springs in using the outfall of the bathing pool to project the full power of the water to envelop the body. This is confirmed by Burke’s description of the spout bath at the Red Sweet:

“The water is conveyed by trunks to the reservoirs, and, by reducing the depth of the basin to four feet, it affords the finest spout imaginable. After swimming about for two or three minutes, it was my custom to place myself under this noble stream, and let it fall on the chest and shoulders. I never was tempted to remain longer than five minutes; I then got onto the platform, took in hand a towel and dried the head and neck, while a servant was engaged in rubbing the body with all his might. In two minutes, when the water is likely to suit, the skin becomes as red as crimson under this operation, and the person feels as if he could jump over the moon.

Adding the spout bath at the Warm Springs involved making the little shed on the east side of the south dressing room containing a stair to the area of the outflow channel just beside the pool. According to an article in the Staunton Sentinel in 1871, “attached to the warm baths are douche or spout baths and cold water plunge or shower baths so any one here can pursue the Russian plan, although miles away from St. Petersburg and Moscow, and the so called ‘Russian baths’ of the city wash tubs.”

At some point in the later nineteenth century, a similar, but more gentle, spout bath to the one in the octagonal bath was added in a brick tank located in a former dressing room in the circular Ladies’ Bath.

*Cold Plunge (1840s)*

The eastern dressing room wing was apparently removed in the late 1840s in order to add a larger wing holding a cold plunge, removed in the 1980s:

"Dr. Brockenbrough is entitled to the entire credit of another addition to the bathing advantages of this establishment. Alongside the gentlemen’s bath, and as a wing to the building, he has erected a room containing a cold plunging bath, which is plentifully supplied with spring water from the neighboring hills. This enables the bather to use the Russian plan. After spending some 15 or 20 minutes in the warm pool, enjoying a luxury similar to that so eloquently described by Dr. Granville, the bather ascends a flight of steps and

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plunges into the cold reservoir, of a temperature ranging from 60 to 70 [degrees]. As may be supposed, the shock is great, but the reaction is prompt, energetic, and decided."<sup>107</sup>

A similar cold plunge was added to the Ladies' Bath at mid-century. In 1867, the sale handbill for the Warm Springs asserted that there were, "besides the warm baths, two cold plunges, alongside of the others, plentifully supplied with pure spring water from the neighboring mountain."<sup>108</sup>

*Additional Dressing Rooms (1840s-1880s)*

Additional shed-roofed dressing rooms were made on two of the remaining sides. The southeast addition probably dates from the 1840s. Based on physical evidence, the northeast addition likely dates from the 1880s. An historic photo shows that there was an unroofed enclosure along the southwest side of the building by the second quarter of the twentieth century, apparently accessed by the single batten door that remains today.

Three of the four gabled dressing rooms survive intact today, with nearly identical exterior trim and small cantilevered stoops sheltering exterior doors on each gable end. The north and south dressing rooms are sheathed on the interior with beaded boards, while the west one, used as the main entry today, has plain interior sheathing. Evidence of a stovepipe hole and part of a stovepipe survive in the ceiling of the room within the north wing, confirming the reports of "heated dressing rooms."

The Jed Hotchkiss drawing and map of 1867 mentioned above, as well as the related Beyer and Porte Crayon versions of the same view, are useful for understanding the bath layout during the antebellum period under the administration of John Brockenbrough. The octagonal Great Bath stands in a grove. Columns supporting the east dressing room and the parapet around the oculus are clearly visible in the Hotchkiss drawing, as is a diagonal exterior walkway around at least part of the bath, both of which were also visible in Sophie DuPont's sketch. Note also the square Ladies' Bath with an oculus on the site of the current Ladies' Bath and the two other structures nearby, the Drinking Spring and the Children's Spring, with its own small oculus. The pyramidal-roofed cottage at the upper right is Brockenbrough Cottage, where Robert E. and Mary Custis Lee stayed regularly after the Civil War.

**The Drinking Spring (1820s, 1850s, 1870s)**

The smallest of the three principal springs that emerge near each other at Warm Springs was probably harnessed at an early date to provide thermal water for drinking. The building that covered the spring changed several times over time, but the provision of benches appears to have been a constant. This spring was described c 1837 by Sophie DuPont: "There are several other

<sup>107</sup> Burke 1851.

<sup>108</sup> Hotchkiss 1867.

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springs of the same kind in the meadow—round one a platform is built with benches under shady trees, for those who drink the water, which notwithstanding its odour of half-spoiled eggs & its warmth, is not very nauseous to the taste.”<sup>109</sup>

The diarist Blair Bolling in 1838 noticed the poor condition of the bath house and the Drinking Spring: “the grounds and enclosures are very much neglected and the latter are in a state of dilapidation. The spring used for drinking is small ‘tho bold it is covered by an old and decayed shelter supported by some six or eight posts framed into sills upon which the floor is layed.”<sup>110</sup>

By the 1850s and 1860s, illustrations by Porte Crayon, Beyer, Ludwig, and Hotchkiss show it was covered by a domed temple. The only detailed image of the domed temple is a sketch from c 1859.<sup>111</sup> The domed temple was replaced c 1890 by the present structure, an open octagonal pavilion with a low, scooped pyramidal roof. Historic photographs show that the building, called a pagoda in a mid-20th-century brochure, had its entrance in the northwest bay facing the hotel.<sup>112</sup> At some point in the mid-20th century, the entry was moved into the northern bay.

### The Ladies’ Bath (c 1875)

On both the 1828 and 1833 turnpike drawings, and in the Porte Crayon and Beyer images from the mid-1850s, a second frame bath house is shown nearby, along the run, south of the main bath. This is likely the more modest bath adjacent to the large one mentioned by Bell in 1831 as close by the drinking and chalybeate springs: “Near to these is a warm bath similar in temperature and other properties to the first, but of small dimensions, and principally intended for the use of the more aged and infirm, and for children.” It was favored by another visitor in 1835: “When I was not so fortunate as to find the public bath vacant, I used to secure a more modest bath adjacent to the large one, in a very nice, and not a very small private place, where you are privileged to be alone.”<sup>113</sup>

Sophie DuPont later described and drew the interior of one of the four dressing rooms in this smaller bath house, which by that date (c 1837) had been fitted up as a spout bath with a hose containing spring water under pressure:

"Another bath house contains four small baths, into one of which a spout is arranged for the benefit of those who are recommended to take douches. I have tried this at Dr. Horner’s request & think it of service to me, as well as the bathing.”<sup>114</sup>

<sup>109</sup> DuPont, Spout Bath.

<sup>110</sup> Bolling, 1838.

<sup>111</sup> E.A. Ludwig “The Spring,” detail of drawing of the Warm Sulphur Springs, c 1859, Bath County Historical Society.

<sup>112</sup> Photograph of the bath buildings from west, late 1870s (?), Bath County Historical Society.

<sup>113</sup> Otis 1838.

<sup>114</sup> Sophie DuPont. Sketch, Spout Bath at the Warm Springs, c 1837. Hagley Museum and Library, Wilmington DE.

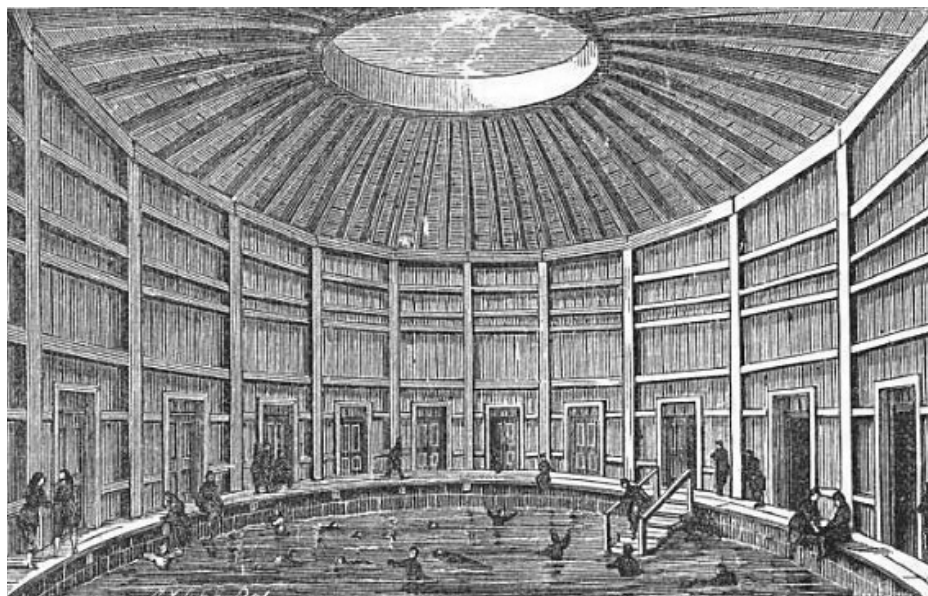
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William Burke in 1846 mentioned that “besides the large octagonal bath, there has lately been erected a “Lady’s Bath,” neatly furnished and of equal depth,” and in 1851 he added that in addition to the Ladies’ Bath “there is now also a ‘Spout Bath.’” The date often given for the construction of the current Ladies’ Bath is 1836. However, Dr. Burke and other writers in the 1830's and after never mentioned its impressive scale in comparison with the octagonal bath, which still got most of the attention. No travel account mentions the current Ladies’ Bath, including the very detailed account by J. Milton Mackie in his travel book of 1864. He makes it clear that there was only one large bath at the Warm Springs when he says that “one of these fountains used for bathing is protected by an amphitheater, having a circular opening in the roof, for light and ventilation.”<sup>115</sup> Another account in 1870 mentions only the forty-foot pool as “believed to be the largest warm bath in the world.”<sup>116</sup>



Warm Springs, Bath County, Virginia: In New Hands and Greatly Improved. Open on the First Day of June. Gary’s Steam Printing Est., 1875.

The first references to the current, polygonal Ladies’ Bath are found in promotional publications issued by post-war proprietor John L. Eubank for the renamed “Warm Sulphur Springs.” The Ladies’ Bath was celebrated in a brochures of 1875 and 1884. Both brochures used identical language to describe the facilities; “The Ladies Bath is a circular bath, fifty feet in diameter and one hundred and fifty in circumference. As a swimming pool it is very attractive and many ladies learn to swim....The cold baths attached to these warm baths enable the bather to use the Russian

<sup>115</sup> J. Milton Mackie. From Cape Cod to Dixie and the Tropics. New York: G.P. Putnam, 1864, 46..

<sup>116</sup> Edward Pollard. The Virginia Tourist: Sketches of the Springs and the Mountains, Philadelphia, J. B. Lippincott 1870.

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plan.”<sup>117</sup> The date of 1836 for the Ladies’ Bath that has been referenced in many histories corresponds with neither the documentary data nor the physical form of the building. The Ladies’ Bath was clearly constructed by the mid-1870s, when the Eubanks were attempting to rebuild the resort’s reputation as a thermal spa.



Interior of Ladies’ Bath before repairs, no date, from hotel brochure.

The original layout was rigorously geometrical. The central bath was surrounded by a ring of twenty-two small rooms, each with an exterior door. A detailed description of the Ladies’ Bath in 1879 makes it clear that the bathing arrangement at that date was very similar to the present. This account indicates that there were twenty two:

"In regard to the baths, which are after all the attraction that draws together this multitude, it may be said, I think, that they are among the most luxurious in the world. A great round Pantheon-like wooden building with a low dome, having a classic round aperture at the summit, encloses the circular pool, 59 feet in diameter, which is the ladies’ bath....

Many remain in the bath for an hour, swimming, floating, loitering, dreaming in the enticing waters, much, I suppose, as the old Romans luxuriated in their vast thermal baths in the magnificent days of the Emperors. When any one desires to return from this soft aquatic existence to terrestrial life, the presiding genius of the place appears at the stairway of the pool, holding out a soft blanket, and the bather taking refuge in it, drops the wet bathing dress, is enfolded within its friendly expanse, and retires to one of the twenty-two dressing rooms which encircle the pool. Now, if there were a lounge in that

<sup>117</sup> Warm Springs, Bath County, Virginia: In New Hands and Greatly Improved. Open on the First Day of June. Gary’s Steam Printing Est., 1875 and Warm Sulphur Springs, Bath County, Virginia. Richmond: Baughman Brothers, 1884.



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little apartment, on which the weary invalid could dream away a happy hour, before the fatigue of dressing, nothing would remain for any to wish for, and it seems ungracious to make even this suggestion amid the real comfort and luxury of these baths. Those who like a private bath better than a social plunge can descend into a very comfortable inner pool, and any who want more vigorous contact with the healing waters may try the spout bath, near at hand."<sup>118</sup>

The Ladies Bath House also housed a spout bath and a cold plunge, which were advertised as being attached to the main building: "private baths of the same temperature as the main bath-douche or spout baths, and cold-water plunge or shower baths."<sup>119</sup> It is clear that the number of dressing rooms were reduced in order to house the brick tank of the spout bath and an added concrete tank served by an invalids' lift. Much later, two other dressing rooms were converted into toilet rooms.

The current spout bath is housed in a brick tank located below floor level in the original dressing room to the south side of the spring outfall. Water is supplied by a pipe from the main bath. This tank probably served as both the private bath and the spout bath mentioned in the 1875 brochure. The adjacent room connects with it and probably served as a dressing room for it. The Cold Plunge no longer survives in the ladies' Bath House and it is not clear where it was accommodated.



Above: Invalids' Chair in the 1950s. Horace Tonsler demonstrates the use of the original invalids' chair at right. Rebuilt invalids' chair at center. An invalid is wheeled from the bath in the mid-twentieth century on the left. Collection of John T. Reddick. The present lift at center is a non-working representation of the original one, replaced in the later twentieth century.

<sup>118</sup> "In the Valley of Healing." By S. R. Friends' Intelligencer vol. 36. (Ninth mo. 9th, 1879) 489.

<sup>119</sup> Warm Springs 1875 and Warm Sulphur Springs 1884.



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Chairs affixed to ropes and pulleys were used in the nineteenth century to lower invalids into the water. Mary Custis Lee, who was plagued by arthritis, visited Warm Springs occasionally in the 1850s and early 60s, but was a regular in later years. Similar chairs existed at both the Healing and Hot Springs. The Hot Springs advertised invalid chairs in 1885: "Suitable machinery has been provided, by means of which invalids, who cannot walk or stand without inconvenience, may be lowered into the bath, either in a recumbent or sitting posture."<sup>120</sup> The lift arrangement in the Warm Springs Ladies' Bath has been interpreted as "Mrs. Lee's chair" for many years. It is a late twentieth-century reproduction of the earlier invalids' lift, not a working survival. The original was photographed in the 1950s, when it was likely still in regular use.<sup>121</sup> It appears that the small concrete tank in which it is placed was added or replaced an earlier masonry tank which occupied the former space of two original dressing rooms. Thermal water appears to enter the tank through the stone wall of the original spring enclosure.

In 1913, Tallulah Eubank, the manager of the Warm Spring, encouraged patrons to enjoy the large pool in the ladies' Bath for parties. One of these was written up in the New York Times. According to the headline, "Water Nymphs Dine from Floating Table at Unique Function" given by Mrs. Eubank in honor of the young Cornelia Otis Skinner, who was to become a popular American actress and novelist.<sup>122</sup> In the following year, Cornelia Otis Skinner and her parents were at the Warm Springs for an extended visit. Mrs. Eubank gave a thé dansant (tea dance) for Cornelia Skinner, who made her debut there.<sup>123</sup> In the 1920's the owners of the Hot Springs Co., the Ingalls family, gave an annual party in the Ladies' Bath. A set of photos from that event document the condition of the building at that time.<sup>124</sup>

### The Reception House (c 1890)

The current Reception House was built somewhat later as a frame one-room Queen Anne-style structure with the entry door in the gable end. By 1900, the building was being used to house Fanny Sheppard, the Ladies' Bath attendant. It was enlarged over time to better house its tenants. The Reception House was labeled "Aunt Fanny's House" on the map of the resort as is appeared in about 1900. John T. Reddick noted in a presentation to the Warm Springs Historical Society in 2015 that it is interesting that the bath buildings were all oriented at one point towards the west and hotel complex.<sup>125</sup> The Reception House appears to have been intended to appear as an entrance pavilion for the Ladies' Bath, performing much the same role that the west wing plays for the Gentlemen's Bath.

<sup>120</sup> Virginia Hot Springs 1885.

<sup>121</sup> Invalids' Chair demonstrated by Horace Tonsler, 1950s. Collection, John T. Reddick.

<sup>122</sup> Hot Springs "Pool Party" A New Wrinkle In Entertainments: Water Nymphs Dine from Floating Table at Unique Function in Honor of Mrs. Otis Skinner. New York Times (17 August 1913).

<sup>123</sup> Richmond Times-Dispatch, 23 August 1914.

<sup>124</sup> Ingalls family annual party, c1930.

<sup>125</sup> John T. Reddick. Interview by Bonnie Ralston. The Historic Warm Springs Pools – An African American History: A Pride of Place and Race. Shenandoah Public Radio broadcast, 25 Sept. 2015.

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### Gibson Cottage (1820s)

The two-room brick Gibson Cottage with its one-room frame addition stands at some distance from the hotel, baths and other resort cottages, so much so that it wasn't visible in the various mid-nineteenth-century views of Warm Springs. Tradition holds that it was built about 1840 and to have served as the manager's residence. This idea is undercut by the existence of a building in approximately the same location labeled "Doctor" on the survey field notes for the Warm Springs Mountain Turnpike, made in 1828. Three buildings in the same location are labeled "Dr. Strother" on the Field Notes for the Huntersville and Warm Springs Turnpike. Virginia Board of Public Works, 1833, [LOV]. Dr. Archer P. Strother, "a highly respected citizen who lived between Hot and Warm Springs,"<sup>126</sup> was the resort's resident physician.<sup>127</sup> It would appear likely that Strother lived in the Gibson Cottage before 1837, when he purchased the property known as Boxwood located midway between the Warm and Hot Springs.<sup>128</sup> He was also the uncle of General David H. Strother, who, using the pseudonym of "Porte Crayon," drew the first bird's eye view of the resort in 1855. In spite of this residential use, the building does resemble a typical multiple-room cottage at other Virginia springs. When George Mayse attempted to sell the resort in 1869, he reserved this structure, which he referred to as "a small brick cottage and lot adjacent to the Presbyterian church," as his own property.<sup>129</sup>



Gibson Cottage, early twentieth c., Bath County Historical Society.

<sup>126</sup> Frederic Oren Morton, Annals of Bath County, Staunton VA: McClure Co, 1918, 50.

<sup>127</sup> Otis 1836, 516.

<sup>128</sup> The Highland County Recorder, 120:3, (Jan 1997) 17.

<sup>129</sup> Hotchkiss, 1867.

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The historic name of the Gibson Cottage is derived from the Gibson family of Baltimore who occupied it year after year in the early twentieth century, although one contemporary account indicates that the opera-loving George T. M. Gibson referred to it as “Valhalla.”<sup>130</sup> Dr. George S. Gibson of Baltimore was listed as a guest at the Warm Springs as early as 1877.<sup>131</sup> His son, George T. M. Gibson of Baltimore and his wife, Eugenia McCall Gibson, made this Warm Springs cottage their summer residence during the first two decades of the twentieth century.

Baltimore papers chronicled the summer stay at the Warm Springs of “Mrs. George Gibson, Mr. and Mrs. George T. M. Gibson, and Misses Sarah and Louise Gibson” in 1911.<sup>132</sup> The Gibson family became an important part of the Warm Springs “summer colony,” and took the lead in amateur theatricals, musical events, and in daily entertainments. The Gibson Cottage was mentioned in a 1914 report of the social life at the Warm Springs.<sup>133</sup> George T. M. Gibson was a multi-talented amateur baritone singer and active supporter of the arts both at home and at the Warm Springs. He was photographed painting a Warm Springs scene the early 20th century [Margo Oxendine, *Images of America: Bath County, Virginia*, Arcadia Publications, 2003]. Another historic image shows a group of costumed party-goers in front of the cottage in the early twentieth century. This photograph shows not only a wood shingle roof, but a three-bay porch across the five center bays with a low roof-top parapet with a central pediment element. The porch survived in altered form until recent years, equipped with paired posts and curving boards framing the tops of the openings between the posts.

After the hotel was demolished in 1925, the Gibson Cottage became the home of a Bath County school teacher, Lucille Bonner Gleim, who occupied the house for 67 years until her death in 1992, one year before the Homestead sold the property on which it stood. The years that followed were very destructive to the building as the roof failed and the rear section decayed.

### Cottages One and Two (c 1880)

Three four-room cottages were built in the period after the Civil War under the ownership of Col. Eubank. These were located between the Hotel Annex and the Gibson Cottage. The westernmost one of these has been missing for many years, but two survive. They are nearly identical and could be adapted for families or to individuals by opening or closing the doors between adjoining rooms for flexibility in size and number of rooms. None of them had bathrooms or indoor toilets. When the Homestead demolished the hotel and other buildings in 1925, these building were considered in adequate condition to be retained and adapted for rental purposes, possibly for employees at the nearby Homestead Dairy. Both of the cottages and the similar structure called Rose Cottage received lean-to wings across the rear that accommodated a pantry and bathroom to either side of a concrete-floored back porch.

<sup>130</sup> Richmond Times-Dispatch 26 July 1908.

<sup>131</sup> The Warm Springs, Bath County Virginia, brochure, Richmond VA: George W. Gary, 1877.

<sup>132</sup> Baltimore Sun, 23 July 1911, 19.

<sup>133</sup> Warm Sulphur Springs, The Richmond Times-Dispatch, 23 August 1914.

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Postcard, Main Avenue, Warm Springs VA, no date, Library of Virginia. Cottages One, Two, and Three are visible from left to right.

### Cottage Three (Rose Cottage) (c 1890)

The structure labelled Rose Cottage on the c. 1900 map is almost identical to the two surviving four-room cottages immediately to the west. The cottage appear to have been built c 1890. The principal difference is the narrow weatherboard siding and the Victorian interior trim, both of which are original. Virginia novelist Ellen Glasgow rented “the old Rose Cottage” in Warm Springs during the summer of 1911 for her dying sister Cary “and stocked it with her sister’s favorite foods and European wines.”<sup>134</sup> Novelist Mary Johnston spent summers at “Rose Cottage,” where she wrote much of her novel, *Audrey*, published in 1902.<sup>135</sup> Rose Cottage was adapted for year-round occupancy after 1925 by the addition to the rear of a porch flanked by a bathroom and pantry.

### Cottage Four (c 1880)

A fifth cottage survives from the period when the hotel was in operation. The one-story frame, building began as a post-Civil War two-room cottage. The building was expanded over the years. The one-story frame, building began as a post-Civil War two-room cottage behind and uphill from the Warm Springs Hotel. The building was expanded over the years. The map from c 1900 suggests that servant’s quarters were in that location. As it stands today, it was expanded and refinished as a four-room single-family home in the period after the hotel was demolished in 1925.

<sup>134</sup> Susan Goodman, *Ellen Glasgow: A Biography*, JHU Press, 2003, 120.

<sup>135</sup> Richmond *Times*, 16 November 1902, 17.

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## **Garage and Multiple Root Cellar (c 1930)**

After the hotel was demolished in 1925 the surviving cottages appear to have been equipped to serve as rentals, possibly to Homestead Dairy employees. A nearby five-car garage was built, apparently to be shared by tenants of the Homestead, as well as an unusual, adjoining four-part root cellar structure.

## **Other Structures**

Other structures that are included in the survey of the site include a small shed built c 1940 near the southwestern corner of the property and a small roofless root cellar built of concrete block behind the Gibson Cottage built c. 1930. The function and history of the former is unknown, while the latter was built to serve the Gibson Cottage while it was occupied by Lucille Bonner Gleim after 1925. Two foot bridges over the outflow of the bath and over Warm Springs Branch have existed for over 75 years in those locations. The current structures were built in recent decades.

## **Archeological Potential**

The nominated property includes a portion of the six-acre public square that was proposed in the late eighteenth-century to be set aside for the baths. This springs tract was retained by the owners of the Homestead when the majority of the Warm Springs tract was sold off in 1993. This is the tract that was nominated to the National Register of Historic Place in 1969. An additional area of the original Warm Springs Hotel property is included in the current nomination.

The 1969 boundaries of the Warm Springs Bath Houses were evaluated for archaeological significance by the Virginia Department of Historic Resources in 2016. The brief report by State Archaeologist Michael Barber concluded:

The site containing the pool houses was evaluated for the potential for archaeological resources. With the buildings placed basically in the middle of an active streambed, the likelihood of intact prehistoric sites proved very low. This was reinforced by the area around the pool houses marked by undulating terrain, the result of flooding with some areas prone to scouring and others to flood load deposition. In addition, areas of high visibility were examined particularly along the stream bank following Route 220. The soil deposition here was marked by fractured mudstone with some shale and limestone inclusions, typical of flood deposition. Area around trees and walkways were also examined. Soils were wet and poorly drained.

Around the structures themselves were brick fragments from foundation repair with historic artifacts limited to 20<sup>th</sup> century whiteware, a green insulator

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fragment, and rodent chewed *Sus scrofa* (pig) and *Bos Taurus* (cow) bone fragments. Most were butchered ribs and appeared relatively recent.

The Warm Springs Bath Houses have little to no potential for prehistoric occupation. Although the warm waters may have been a focus of prehistoric peoples, the higher and drier terraces above, like that of the Warm Springs Inn, would have been more likely occupation areas. Potential for data recovery may be associated with the buildings in the sense of early construction information and/or artifacts associated with spa recreation. Should seriously impacting construction be required for building repair, site monitoring is recommended by a professional archaeologist.<sup>136</sup>

The 1969 boundaries included only bath buildings and, as Michael Barber observed, the geographic characteristics of the low-lying site reduce the likelihood that significant pre-historic or historic resources survive in that area. It is more likely that archaeological features will be intact in the higher ground to the northwest. In addition to historic archeological resources associated with the thermal water, the proposed boundaries may include the foundations and other subsurface features associated with the eighteenth- and nineteenth-century log, brick and stone houses, stores, cottage rows, and hotel buildings that were located on both sides of Church Road, the historic stage road that bisects the nominated property. Six structures remain from the demolition of 1925, but significant archeological resources, including the foundation of the hotel, its annexes, and secondary structures, may survive as well.

<sup>136</sup> Michael Barber, Warm Springs Archeological Evaluation, Virginia Department of Historic Resources, 2016.

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Sketch, Spout Bath at the Warm Springs, c 1837. Hagley Museum and Library, Wilmington DE.

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**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 # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: Virginia Department of Historic Resource, Richmond, VA

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**Historic Resources Survey Number (if assigned):** DHR ID 008-0007

## 10. Geographical Data

**Acreage of Property** 10.83 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |                            |                       |
|----------------------------|-----------------------|
| 1. (A) Latitude: 38.054176 | Longitude: -79.779617 |
| 2. (B) Latitude: 38.052689 | Longitude: -79.781216 |
| 3. (C) Latitude: 38.053908 | Longitude: -79.782705 |
| 4. (D) Latitude: 38.055580 | Longitude: -79.781113 |
| 5. (E) Latitude: 38.054994 | Longitude: -79.780121 |
| 6. (D) Latitude: 38.054722 | Longitude: -79.780375 |

**Or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927    or    ☐ NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

### Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at point A, at the NE corner of the property, extending 762 feet NW to point B, thence 356 feet SE to point C, thence, SW 123 feet to point at the NE corner of the Omni

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Homestead tract, thence 295 feet along the line dividing the Omni Homestead tract from the Natural Retreats tract to point at the SE corner of the Omni Homestead tract, thence SW 710 to point F with the meanders of Warm Springs Branch before it enters a culvert at Rt. 39, thence 617 feet to the NW, terminating at the point of origin.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary has been selected to include all of the significant structures associated with the Warm Springs Resort, including the historic landscape around the Warm Springs Bath Houses.

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**11. Form Prepared By**

name/title: Gibson Worsham

organization: Glavé & Holmes Architecture

street & number: 2100 East Main Street

city or town: Richmond state: VA zip code: 23221

e-mail: gworsham@glaveandholmes.com

telephone: 804 898-5852

date: 15 February 2017

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Warm Springs Bath Houses 2017 Update and  
Boundary Increase

Name of Property

Bath County, VA

County and State

Name of Property: Warm Springs Bath Houses 2017 Boundary Increase

City or Vicinity: Warm Springs

County: Bath County

State: VA

Photographer: Gibson Worsham

Date Photographed: 2 February 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0001

View: Gentlemen's Bath House, west elevation, camera facing east.

Photo 2 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0002

View: Gentlemen's Bath House, south elevation, camera facing north.

Photo 3 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0003

View: Gentlemen's Bath House, interior, camera facing southwest.

Photo 4 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0004

View: Ladies' Bath House, east elevation, camera facing west.

Photo 5 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0005

View: Ladies' Bath House, south elevation, camera facing north.

Photo 6 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0006

View: Ladies' Bath House, partial north elevation, camera facing west.

Photo 7 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0007

View: Ladies' Bath House, interior, camera facing northwest.

Photo 8 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0008

View: Reception House House, northeast elevation, camera facing south.

Photo 9 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0009

View: Reception House, southwest elevation, camera facing north.

Photo 10 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0010

View: Drinking Spring House, east elevation, camera facing west.

Photo 11 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0011

View: Drinking Spring House, south elevation, camera facing north.

Photo 12 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0012

View: Gibson Cottage, northeast elevation, camera facing west.

Photo 13 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0013

View: Gibson Cottage, southwest elevation, camera facing east.

Warm Springs Bath Houses 2017 Update and  
Boundary Increase

Name of Property

Bath County, VA

County and State

Photo 14 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0014  
View: Gibson Cottage, interior, west room, camera facing southwest.

Photo 15 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0015  
View: Cottage One, southeast elevation, camera facing north.

Photo 16 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0016  
View: Cottage Two, southeast elevation, camera facing west.

Photo 17 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0017  
View: Cottage Three, southeast elevation, camera facing north.

Photo 18 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0018  
View: Cottage Four, southwest elevation, camera facing east.

Photo 19 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0019  
View: Garage, southwest elevation, camera facing north.

Photo 20 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0020  
View: Multiple Root Cellar, southeast elevation, camera facing west.

Photo 21 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0021  
View: Shed, northeast elevation, camera facing southwest.

Photo 22 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0022  
View: Large Footbridge, west elevation, camera facing east.

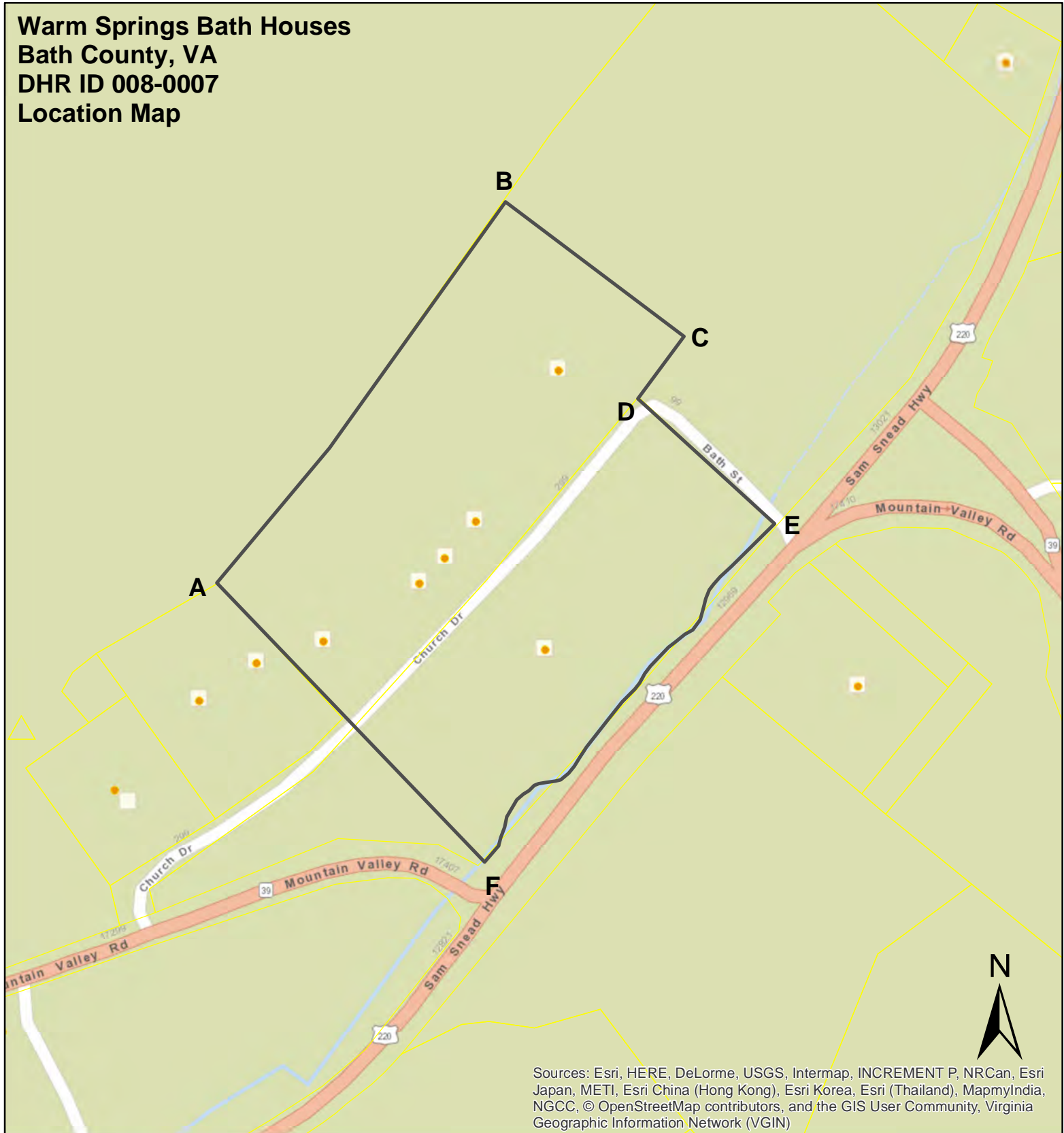
Photo 23 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0023  
View: Small Footbridge, north elevation, camera facing south.

Photo 24 of 24: VA\_Bath County\_Warm Springs Bath Houses\_0024  
View: Root Cellar, southeast elevation, camera facing north.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Warm Springs Bath Houses**  
**Bath County, VA**  
**DHR ID 008-0007**  
**Location Map**



**Longitude/Latitude Coordinates**

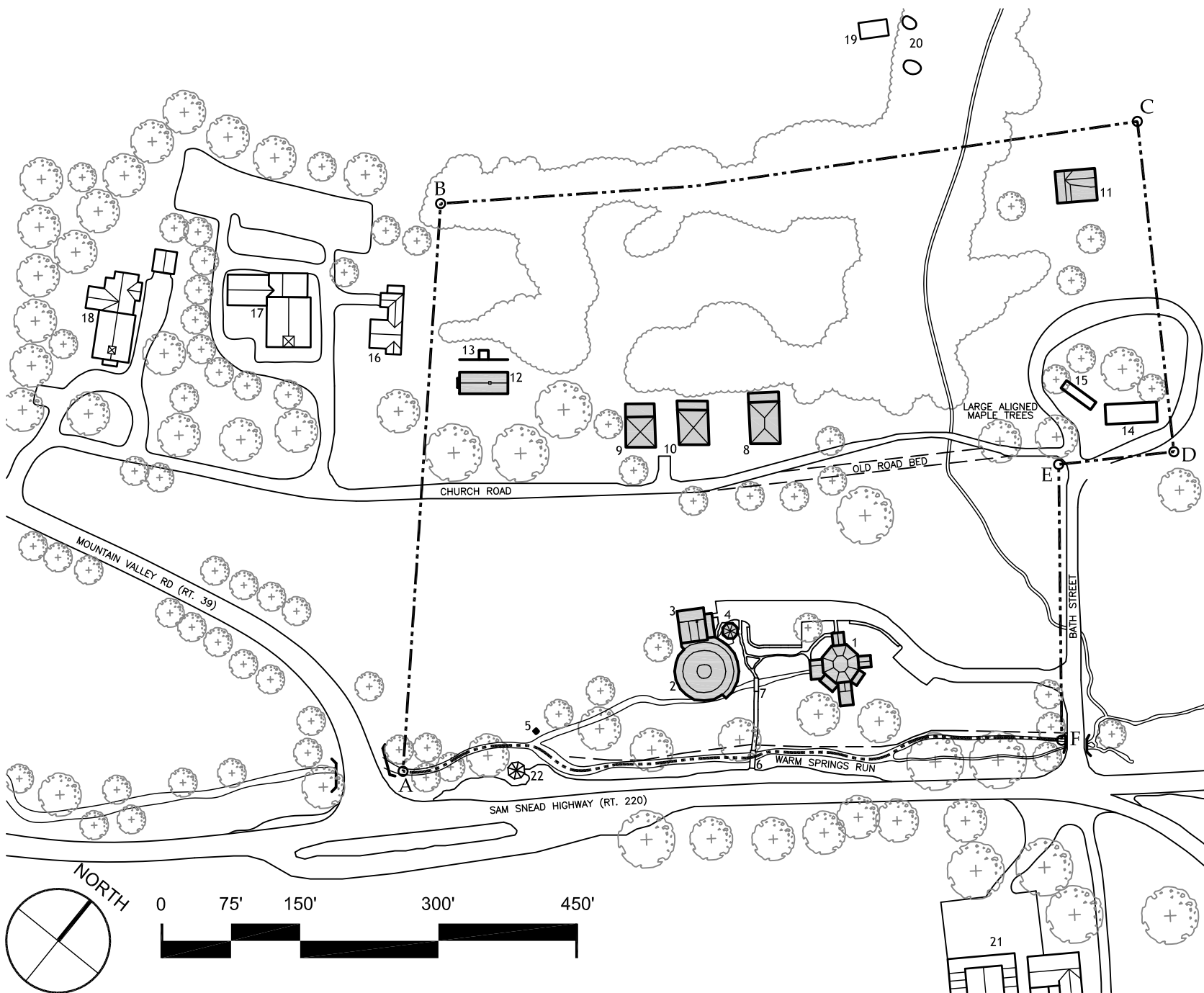
<b>A</b>	<b>Latitude: 38.054176</b>	<b>Longitude: -79.779617</b>
<b>B</b>	<b>Latitude: 38.052689</b>	<b>Longitude: -79.781216</b>
<b>C</b>	<b>Latitude: 38.053908</b>	<b>Longitude: -79.782705</b>
<b>D</b>	<b>Latitude: 38.055580</b>	<b>Longitude: -79.781113</b>
<b>E</b>	<b>Latitude: 38.054994</b>	<b>Longitude: -79.780121</b>
<b>F</b>	<b>Latitude: 38.054722</b>	<b>Longitude: -79.780375</b>

Sources: VDHR 2013, USGS 2002  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation data and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 inch = 208 feet







# **HISTORIC PROPERTIES KEY**

1. GENTLEMEN'S BATH HOUSE (C)
2. LADIES' BATH HOUSE (C)
3. RECEPTION HOUSE (C)
4. DRINKING SPRING (C)
5. SHED (NC)
6. LARGE FOOT BRIDGE (NC)
7. SMALL FOOT BRIDGE (NC)
8. ROSE COTTAGE (C)
9. COTTAGE ONE (C)
10. COTTAGE TWO (C)
11. COTTAGE THREE (C)
12. GIBSON COTTAGE (C)
13. ROOT CELLAR (NC)
14. GARAGE (NC)
15. MULTIPLE ROOT CELLAR (NC)

## OUTSIDE OF DISTRICT

16. PARSONAGE
17. WARM SPRINGS PRESBYTERIAN CHURCH
18. OLD CHRIST EPISCOPAL CHURCH (RESIDENCE)
19. STONE WATER TANK
20. ICE HOUSE PITS
21. OLD BATH COUNTY COURTHOUSE (WARM SPRINGS INN)
22. BATH CO. VISITOR KIOSK

SITE PLAN  
MARCH 21, 2017

## **WARM SPRINGS BATH HOUSES** EXPANDED NATIONAL REGISTER NOMINATION BOUNDARY SITE NO. 008-0007, BATH COUNTY, VIRGINIA




- CONTRIBUTING
- NON-CONTRIBUTING
- BOUNDARY



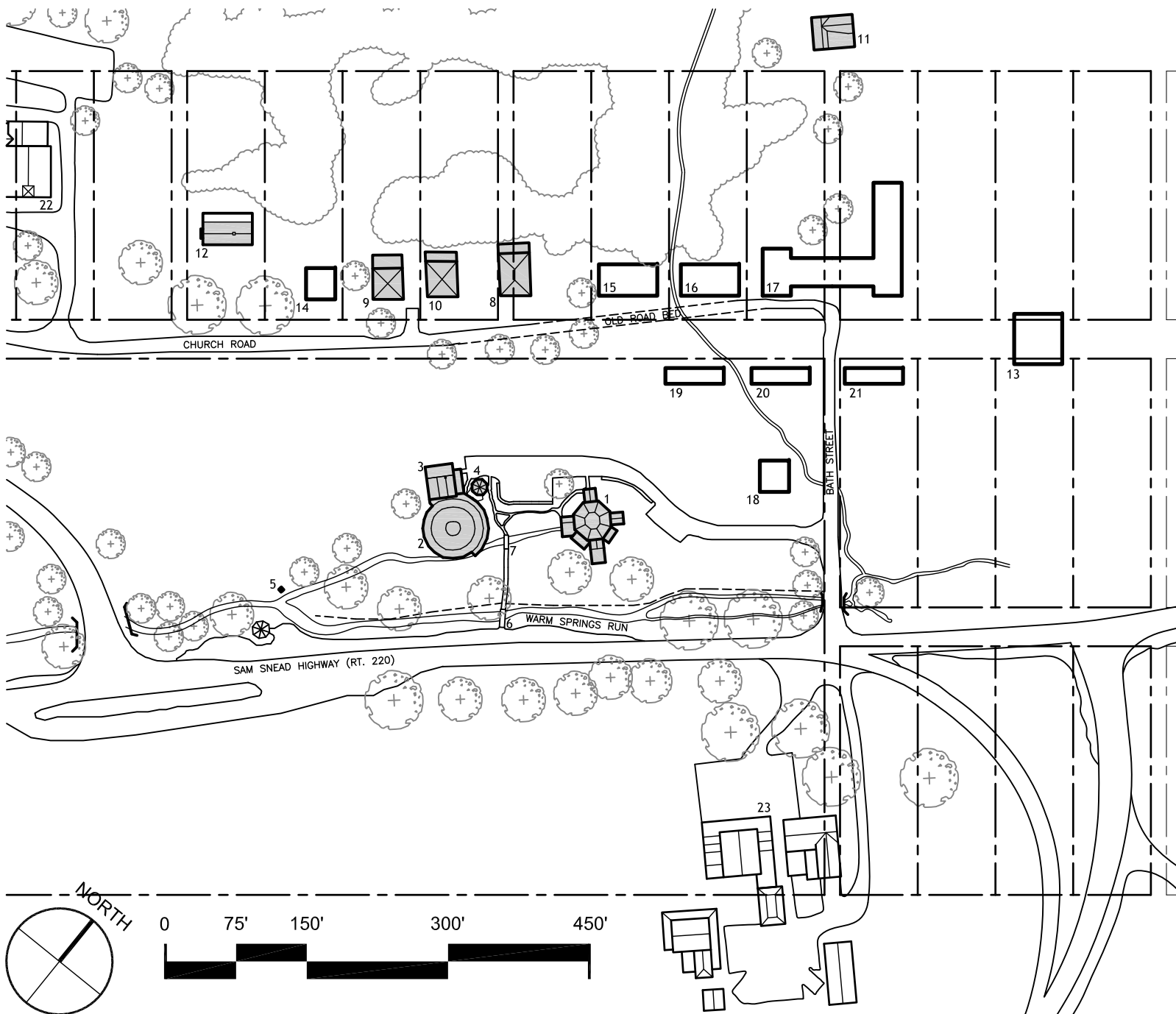


PHOTOGRAPH KEY  
MARCH 21, 2017

# WARM SPRINGS BATH HOUSES EXPANDED NATIONAL REGISTER NOMINATION BOUNDARY SITE NO. 008-0007, BATH COUNTY, VIRGINIA

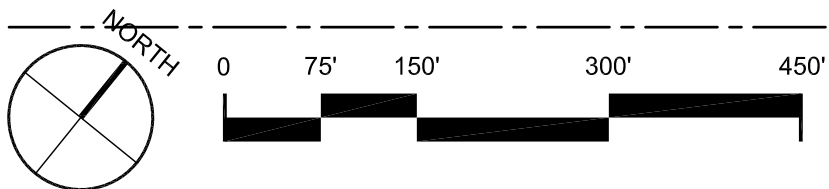
 CONTRIBUTING  
 NON-CONTRIBUTING  
 BOUNDARY





# **HISTORIC PROPERTIES KEY**

1. GENTLEMEN'S BATH HOUSE
2. LADIES' BATH HOUSE
3. RECEPTION HOUSE
4. DRINKING SPRING
5. SHED
6. LARGE FOOT BRIDGE
7. SMALL FOOT BRIDGE
8. ROSE COTTAGE
9. COTTAGE ONE
10. COTTAGE TWO
11. COTTAGE THREE
12. GIBSON COTTAGE
13. CASINO
14. COTTAGE
15. ANNEX OR CAROLINE
16. COLONNADE
17. HOTEL
18. BROCKENBROUGH
19. BRICK ROW
20. HOLLYHOCK ROW
21. MULBERRY ROW
22. PRESBYTERIAN CHURCH
23. OLD COURTHOUSE

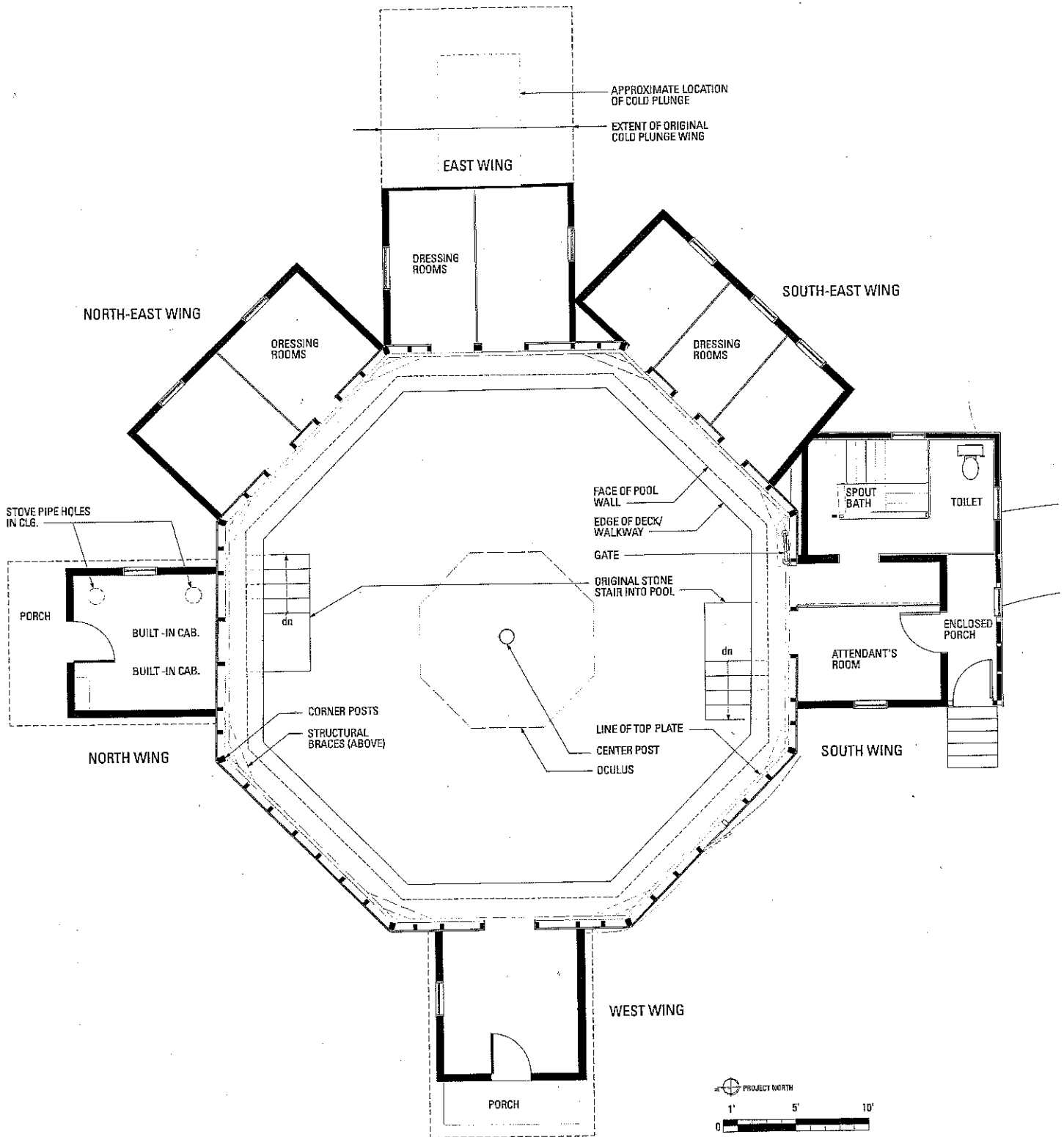


HISTORIC SITE PLAN  
APRIL 24, 2017

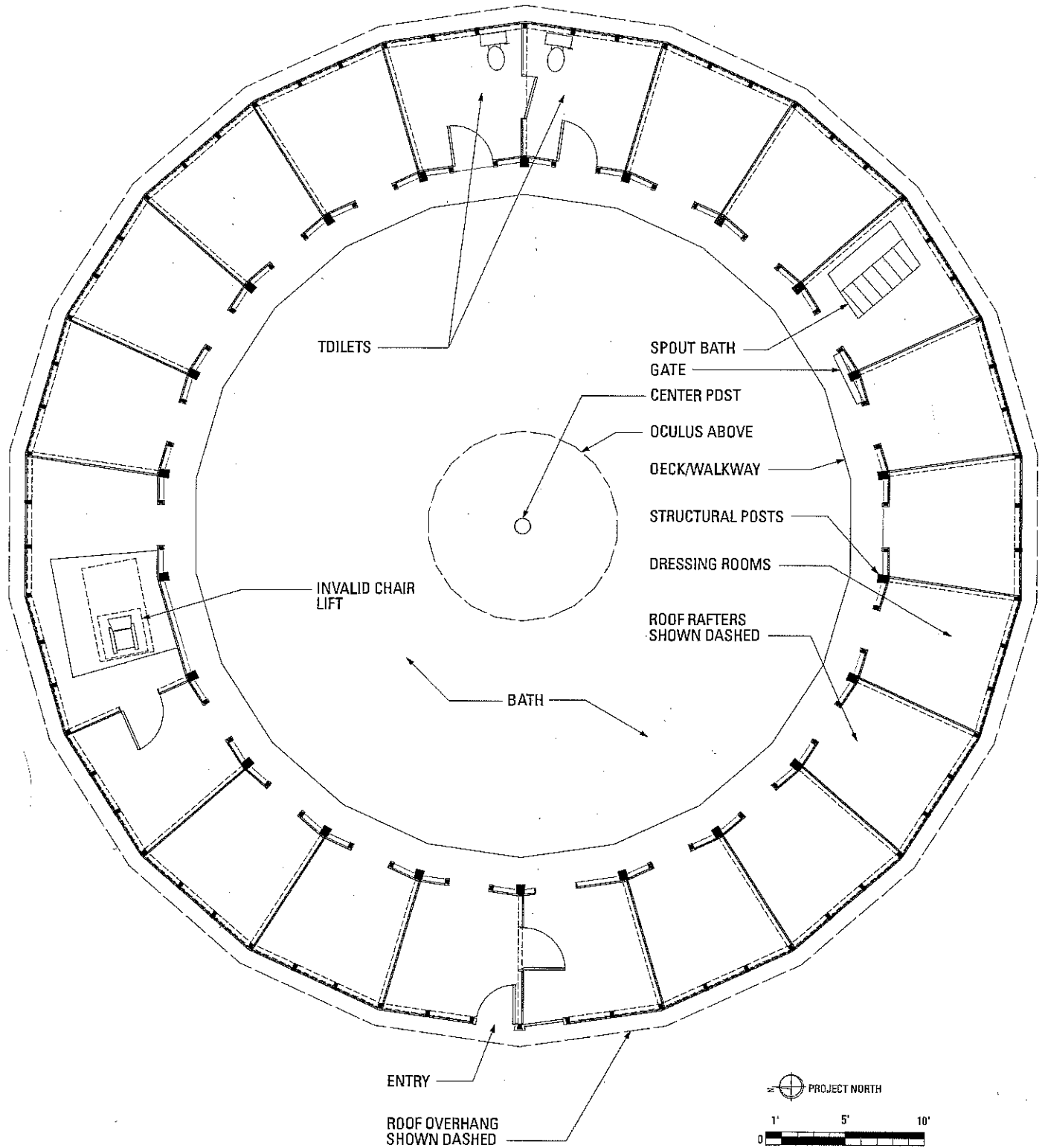
## **WARM SPRINGS BATH HOUSES** HISTORIC SITE PLAN SITE NO. 008-0007, BATH COUNTY, VIRGINIA

- EXISTING
- DEMOLISHED
- PRE-1786 TOWN PLAT

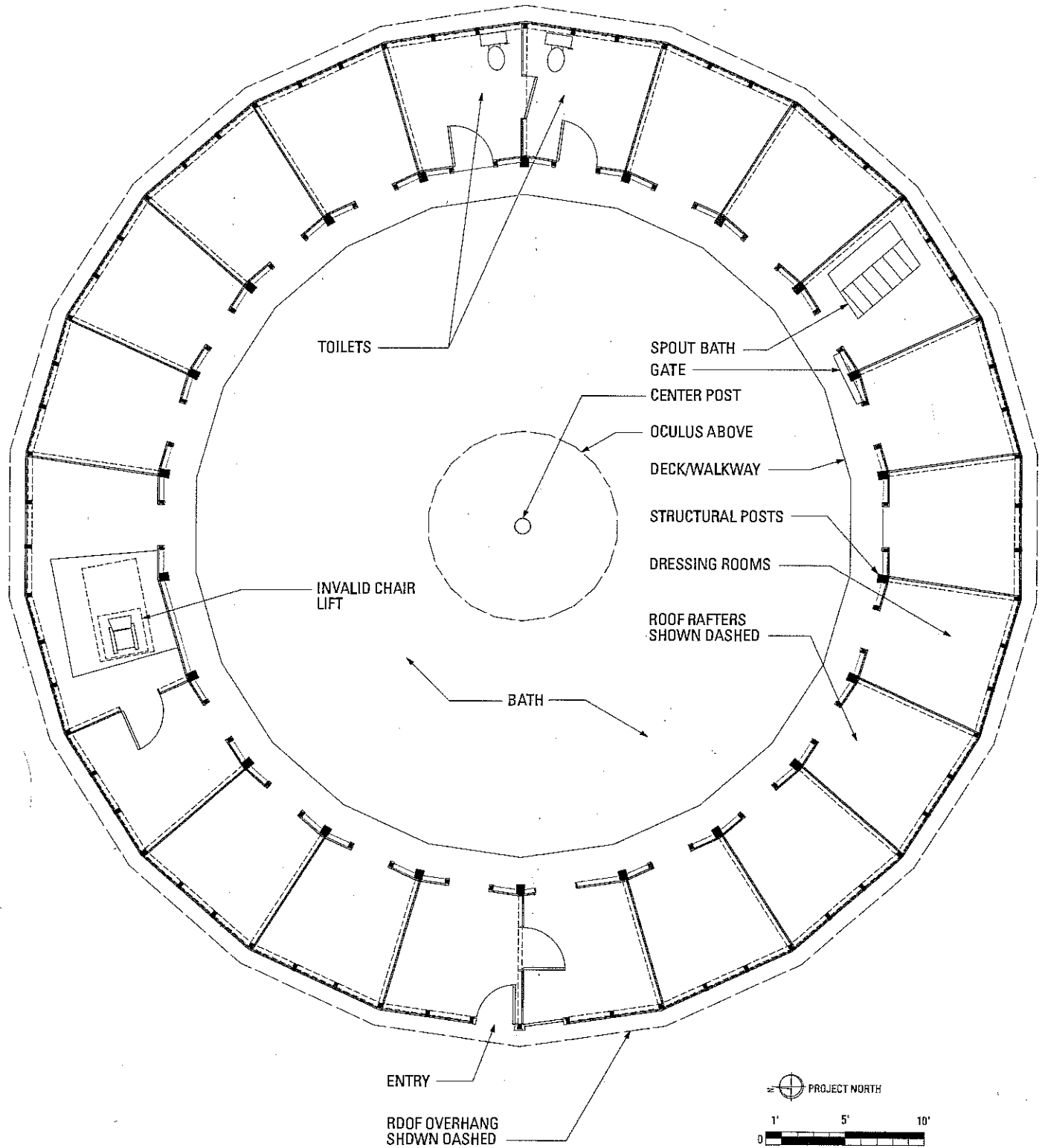




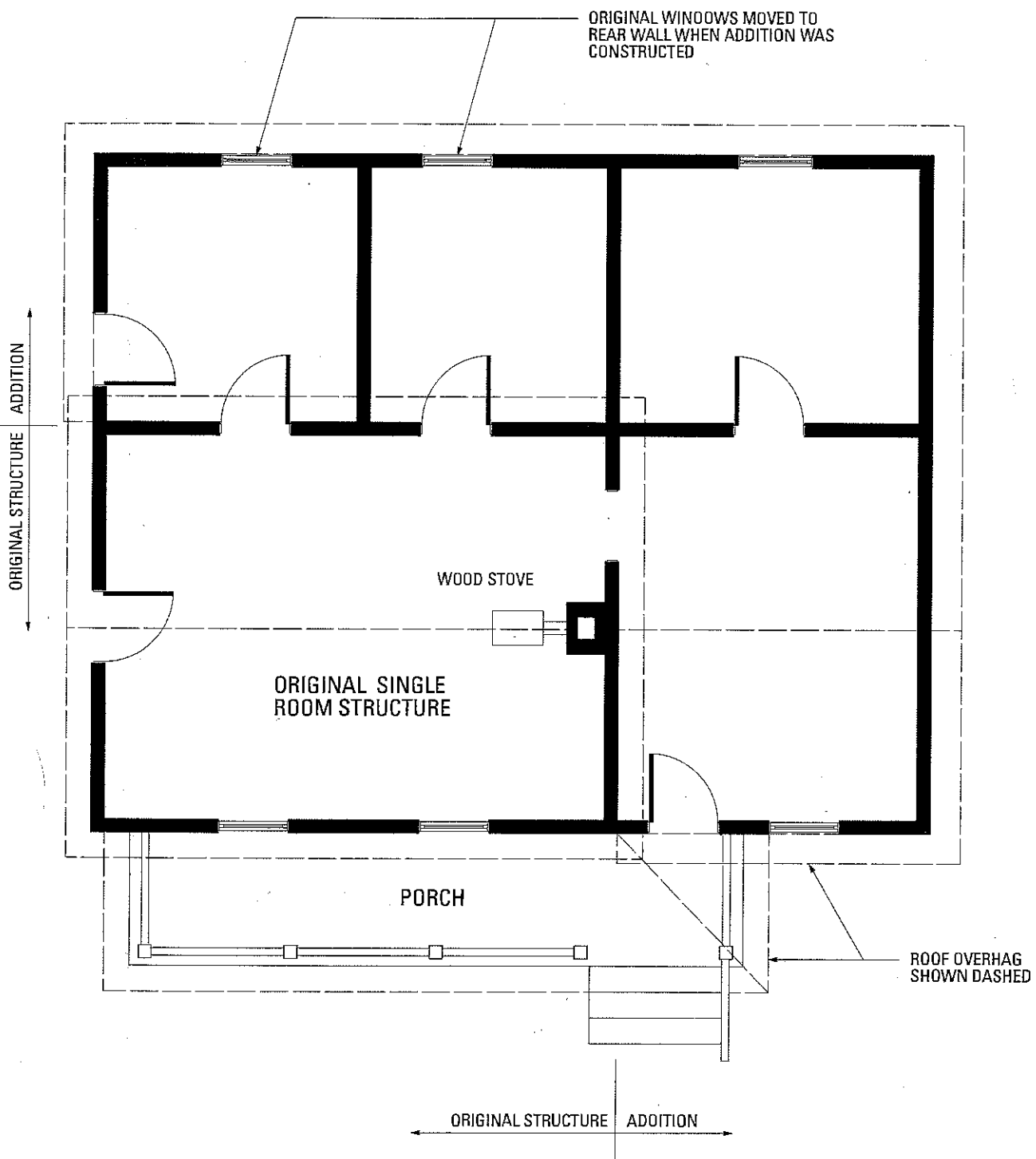
GREAT BATH FLOOR PLAN



WOMEN'S BATH FLOOR PLAN



WOMEN'S BATH FLOOR PLAN



RECEPTION HOUSE FLOOR PLAN

007-0008

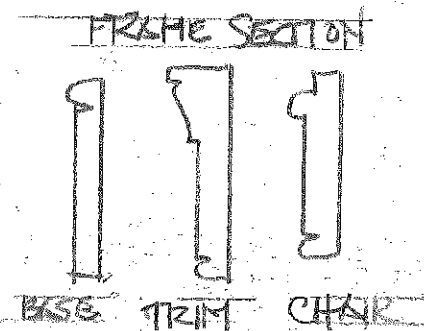
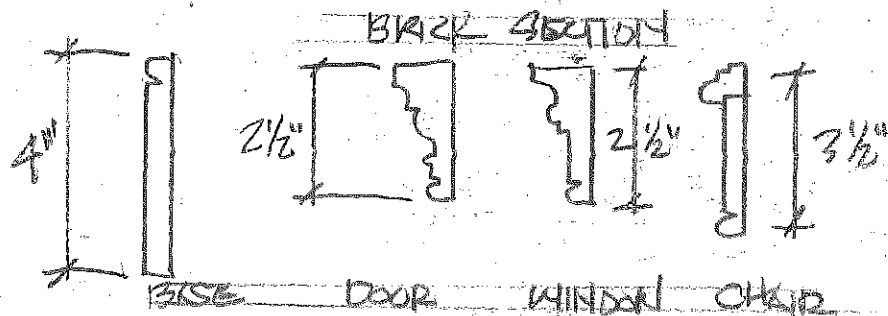
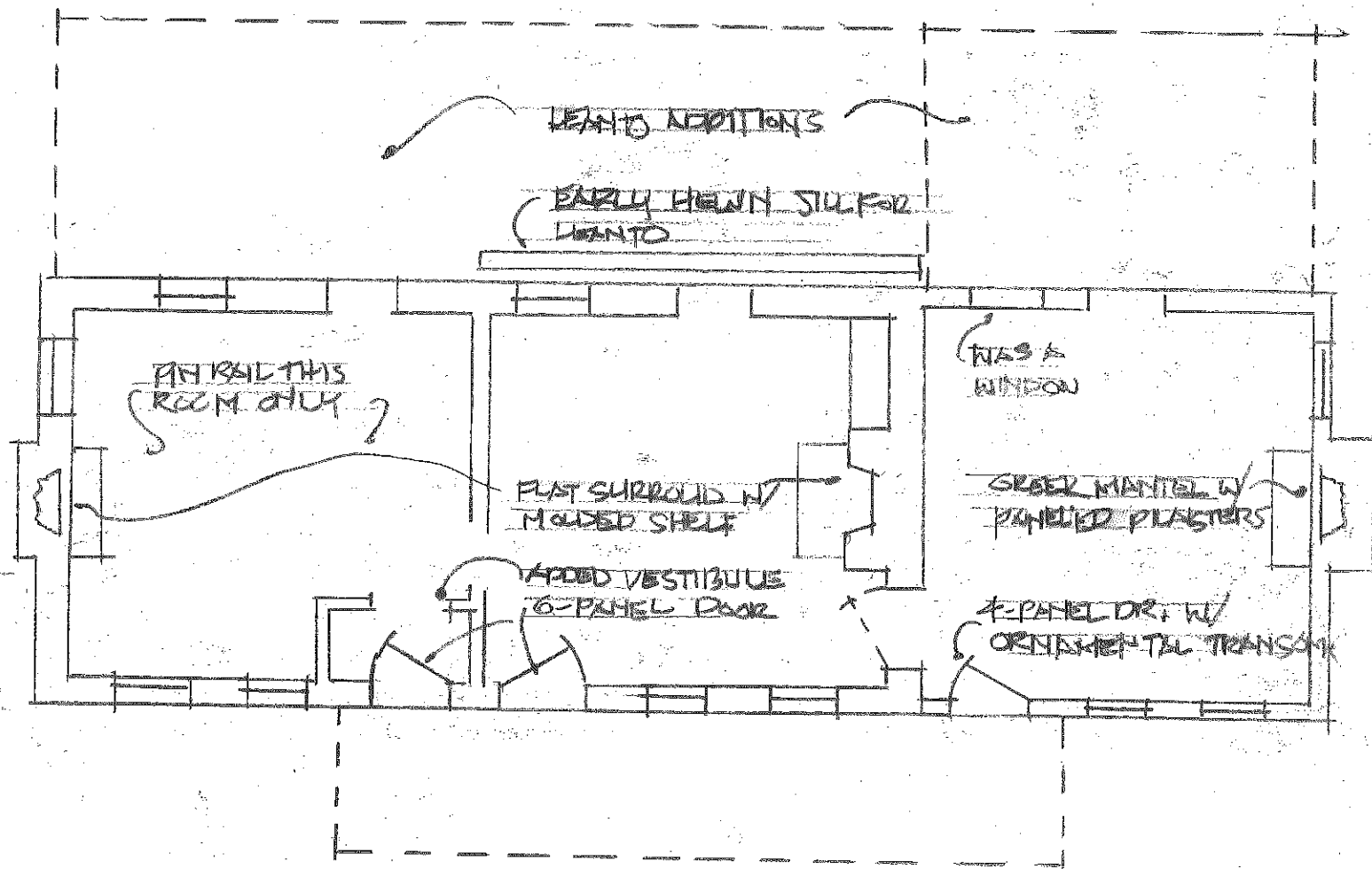
WARM SPRINGS

BATH HOUSES

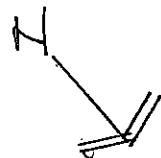
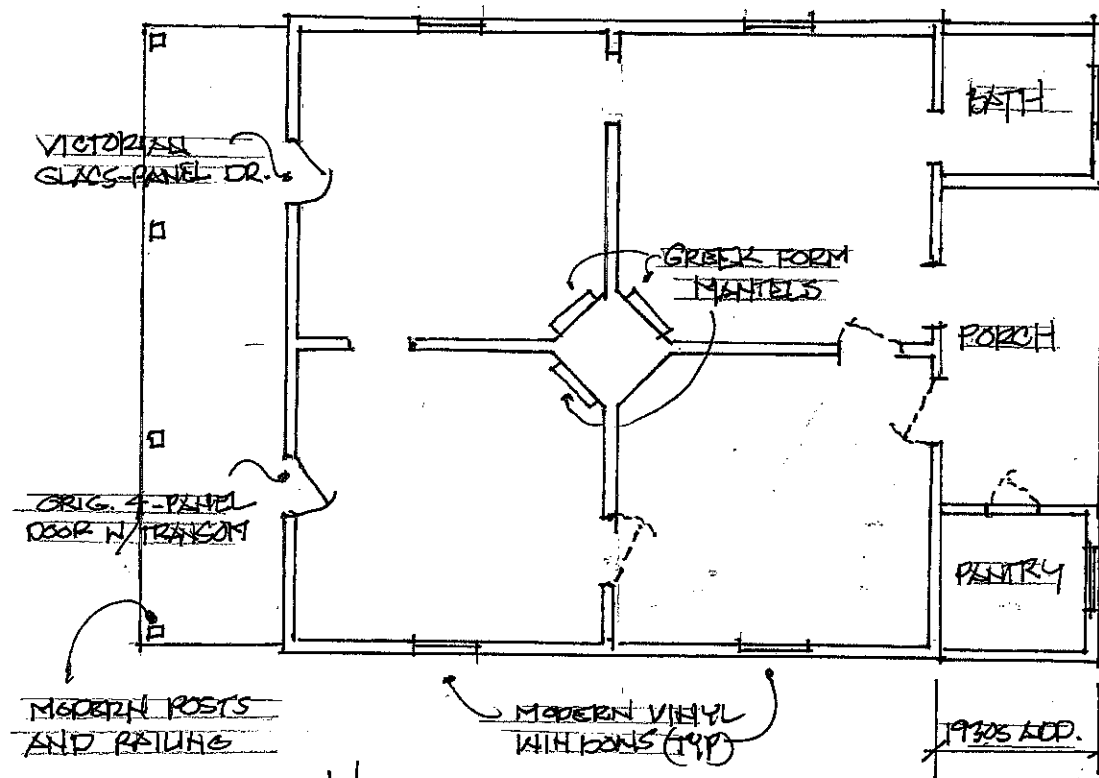
GIBSON COTTAGE

2/2/17

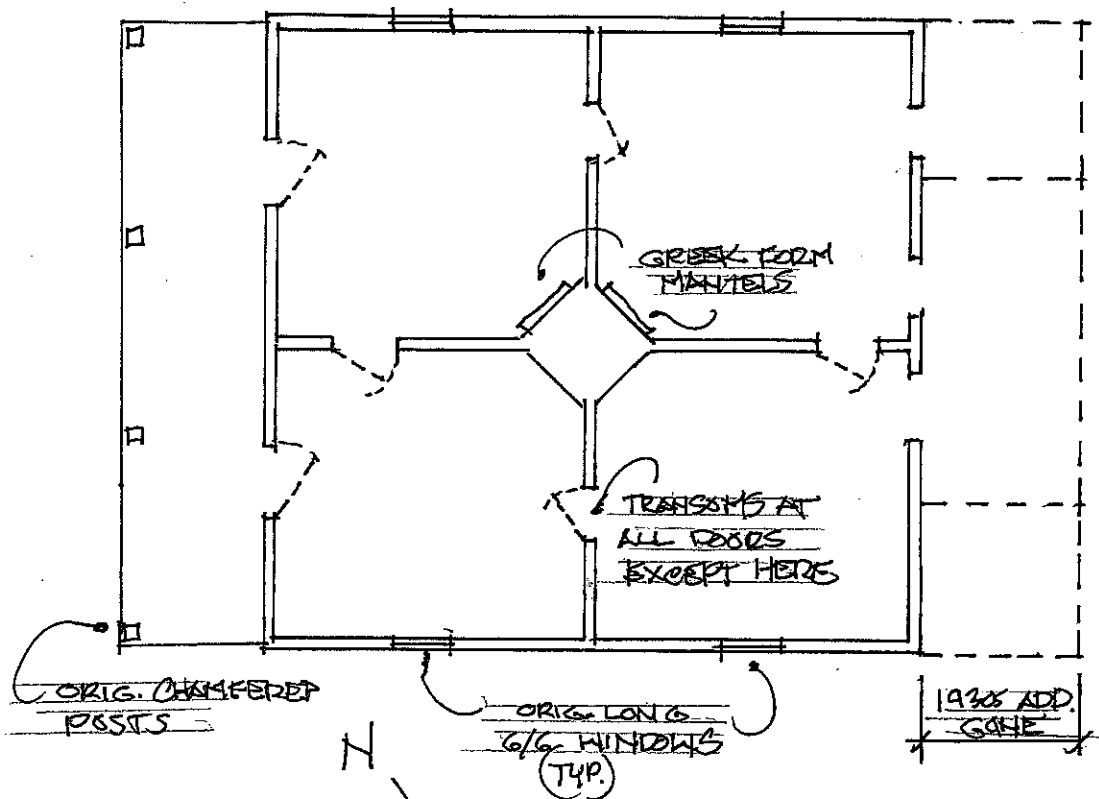
NOT TO SCALE



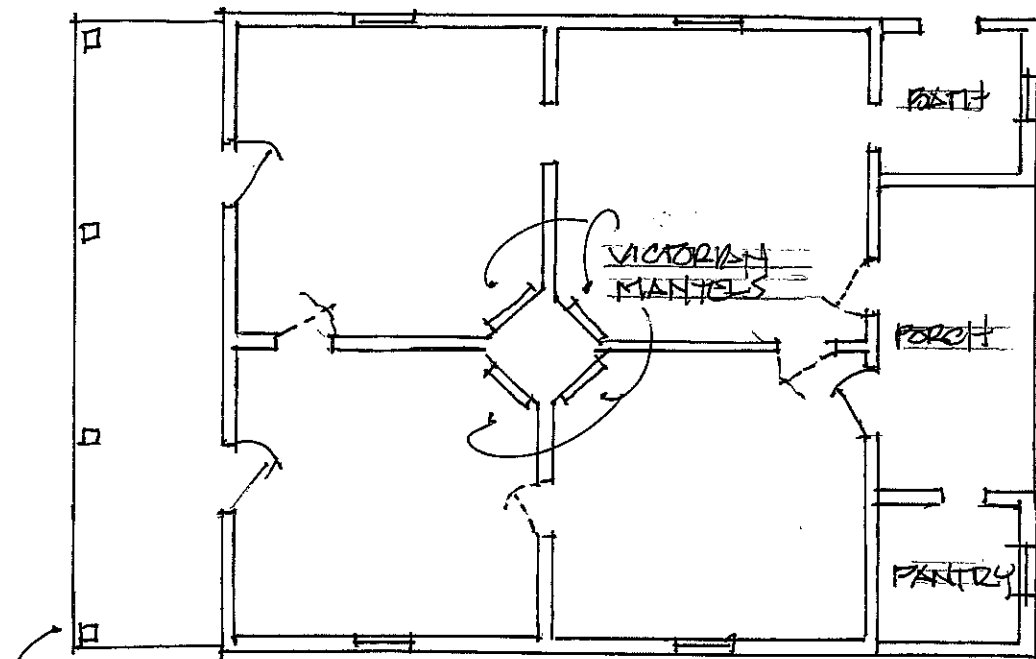




COTTAGE ONE  
H.T.B.



COTTAGE TWO  
A.T.S.



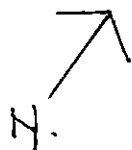
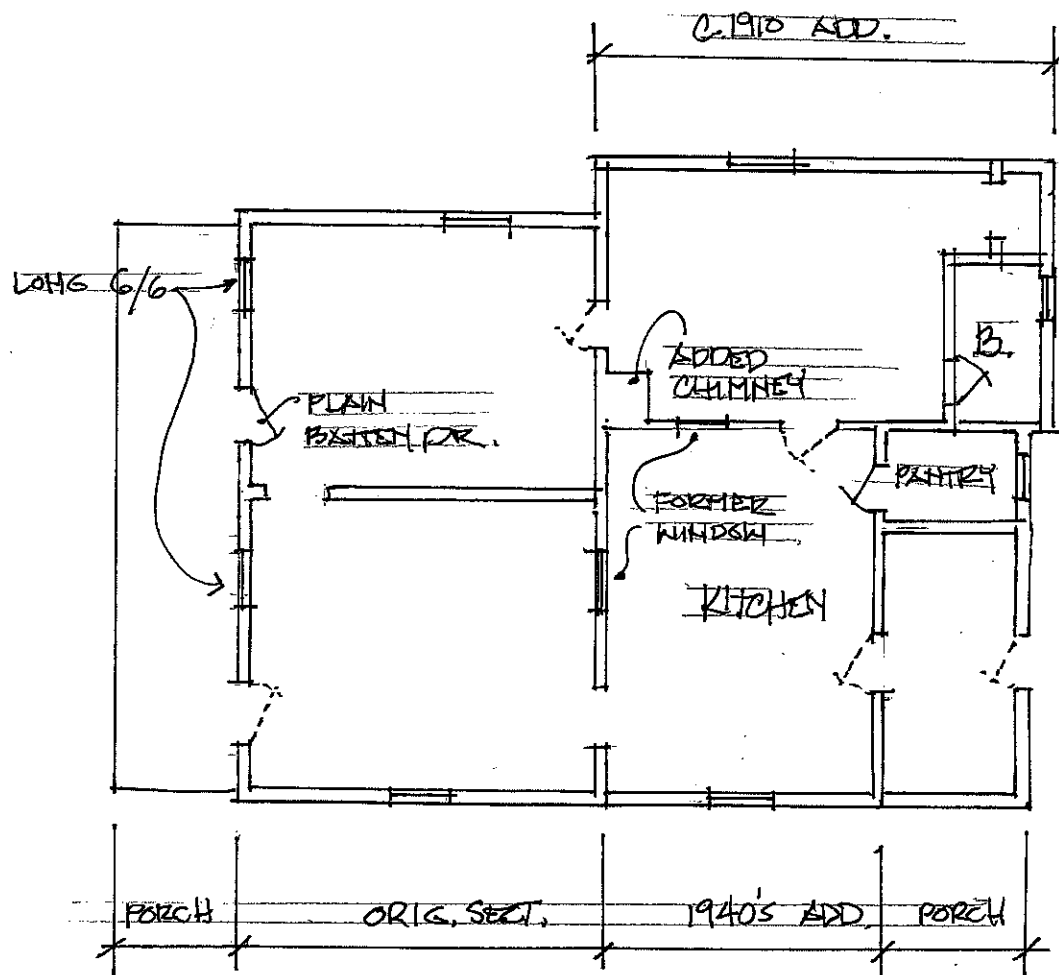
ORIG. CHAMFERED  
POSTS.

ORIG. 6/6 SASH  
WINDOWS (TYP.)

1930S ADD

COTTAGE THREE

N.T.S.



COTTAGE FOUR

N.T.S.