

United States Department of the Interior
National Park Service**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 PropertyHistoric name: Hot Springs Historic DistrictOther names/site number: VDHR ID #008-5088Name of related multiple property listing: N/A

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

2. LocationStreet & number: Sam Snead Highway, Main Street, Rock Cut Road, Frenchs Hill Drive, Virginia Hill Heights Drive, Virginia Avenue, Park Lane, Park Drive, Shady Lane, Hemlock Lane, Ski Lodge Drive, Old Greenhouse Road, Homestead Drive, Sunset Hill RoadCity or town: Hot Springs State: VA County: BathNot For Publication: Vicinity: **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: national statewide X local

Applicable National Register Criteria:

X A B X C D_____
Signature of certifying official/Title:_____
DateVirginia 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:) _____

Signature of the Keeper

Date of Action

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>105</u>	<u>27</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>3</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>110</u>	<u>29</u>	Total

Number of contributing resources previously listed in the National Register 20

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple dwelling
DOMESTIC: Hotel
COMMERCE/TRADE: Business
COMMERCE/TRADE: Financial institution
COMMERCE/TRADE: Department store
SOCIAL: Meeting Hall
RELIGION: Religious facility

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple dwelling
DOMESTIC: Hotel
COMMERCE/TRADE: Business
COMMERCE/TRADE: Restaurant
COMMERCE/TRADE: Specialty store
RELIGION: Religious facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19th CENTURY: Gothic Revival

LATE VICTORIAN: Queen Anne

LATE 19th AND 20th CENTURY REVIVALS: Georgian Revival, Colonial Revival,
Classical Revival, Neo-Classical Revival, Tudor Revival

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS: Commercial Style,
Bungalow/Craftsman

OTHER: Vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD; BRICK; STONE; STUCCO

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 Hot Springs Historic District, located in the south central section of Bath County, Virginia, contains residential, commercial, and religious resources associated with the late-nineteenth and twentieth-century development of the village. The 1891 arrival of the Chesapeake & Ohio (C&O) Railway branch from Covington to Hot Springs, the Virginia Hot Springs Company's purchase of The Homestead property, and the subsequent infrastructure built by the company were the catalysts that gave rise to commercial and residential development that resulted in the Hot Springs village as it appears today. The natural environment continues to play an important role in the district's character, as well. The district is generally bounded by parcel lines of properties that line Sam Snead Highway (U.S. Route 220), the roads leading to The Homestead property, Main Street (State Route 615), Virginia Avenue, and the roads that access residential properties on the adjacent hillsides and have been chosen to encompass the highest concentration of historic buildings with the fewest modern intrusions. The commercial area, concentrated along Main Street (formerly Liberty Street), occupies a level terrace in a natural gap of Little Mountain with steep hillsides on the northeast and southwest sides. Hot Springs Run, a thermal spring-fed branch, extends east-to-west from the hotel property through the commercial area.

Beginning in the 1890s, the Virginia Hot Springs Company, which had business ties with the railway, controlled much of the property in the village and built many of the buildings that are still standing in the district. With the rise in The Homestead's reputation and grandeur, wealthy financiers and society

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elites also began to build seasonal vacation houses in Hot Springs. These villas or cottages, many of which were architect designed, are comparable to those built in the notable Northern resort towns of Newport, Saratoga Springs, and Tuxedo Park, and reflect nationally popular architectural styles such as Georgian Revival, Classical Revival, Tudor Revival, Craftsman Bungalow, and Mediterranean Revival. Other dwellings built by local residents were frame and brick structures executed in Colonial Revival, American Foursquare, and vernacular expressions of regional forms. The houses built by the Virginia Hot Springs Company for its upper level employees were generally modest in scale and included frame, stucco-clad duplexes and two-story frame and brick dwellings executed in vernacular forms with late Victorian details. The company built utilitarian dormitories for its African American workforce, housing them separately from White workers. The company also constructed support buildings such as the boiler building, laundry, and livery/stable operations. Most of those buildings remain extant and continue to function as part of the current hotel operations, while others have been sold into private ownership or have been demolished. Three churches were also built in the historic district during the late nineteenth century and continue to offer year-round services for hotel guests and local residents.

The commercial area that developed along Main Street generally supplied goods and services to area residents, but also provided hotel guests with shopping options and diversions. General stores, grocery stores, clothing stores, pharmacies, medical offices, restaurants, a social hall, and a movie theatre were among the thriving enterprises that lined the street during the period of significance (1891-1960). The present bank and post office buildings in the district, while not of historic age, continue functions that have historically been located in the village. Commercial buildings in the district tend to be examples of one- or two-part commercial block buildings with glazed storefronts moderately embellished with decorative brick or wooden details. Some multi-story commercial buildings house mixed uses with commercial activities (e.g. store, business offices) on the first floor and residential or other use above. Some historical uses have changed, but the majority of the historic buildings remain extant. The railbed is the only visible trace of Hot Springs' railroad operations, which were critical to the village's late-nineteenth to mid-twentieth century growth. Rail service to Hot Springs ended in 1970.

The Hot Springs Historic District resources are a significant concentration of buildings and structures that are united historically through their physical development in response to the arrival of the railroad and the successful and expanding operations of The Homestead hotel and spa. The village became the county's most populated community and provided commercial services for hotel guests, village residents, and residents of the surrounding rural area. Of the 83 properties recorded in the district, 70 were built during the period of significance. The district and its contributing resources retain a high level of overall integrity. The historic district includes 20 resources (19 buildings, 1 object) that have been previously listed in the NRHP. Newly recorded resources in the district consist of 105 contributing buildings, 27 non-contributing buildings, 3 contributing structures, 2 non-contributing structures, and 2 contributing sites (total resource count=159). The contributing resources were constructed between 1891 and 1960, and form a unified entity that represents the residential and commercial development of the village of Hot Springs during that period. Non-historic resources were either built after the period of significance or are historic resources that lack sufficient integrity to convey their historical appearance.

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Narrative Description

Location and Setting

Bath County was formed in 1790 from sections of Augusta, Botetourt, and Greenbrier (now West Virginia) counties. At the time, the county was located near the center of Virginia, but following the division of the state at the onset of the American Civil War, it became a county on the border with West Virginia. The county is believed to have been named after the resort town of Bath, England, and also refers to the numerous natural thermal mineral springs located throughout the region. The county remains largely rural with small crossroads communities that serve rural residents. Although much of the area's mountains are now covered in second- or third-growth forests following the impact of the chestnut blight and intensive logging throughout the 1920s, approximately half of the county's 338,560 acres (529 square miles) is in federal ownership (primarily the George Washington National Forest), which contributes to Bath's scenic character.¹ The 2025 federal census estimates Bath's population at 4,076, making it the second least populated county in the state behind neighboring Highland County. Hot Springs is the most populous community in the county with about 525 residents. No interstate highways traverse the county and Bath is one of few counties in the Commonwealth that has no stoplights.²

The Hot Springs Historic District stands at the southern end of the Warm Springs Valley in Bath County and is situated between Warm Springs Mountain to the east and Little Mountain to the west, which are part of the Allegheny Mountains. The Allegheny range is generally characterized by high, narrow, mountain ridges that run northeast to southwest and form relatively narrow river valleys with level areas on the terraces adjacent to streams and rivers.³ Hot Springs is located on one such level area along the course of Hot Springs Run, a geothermally-heated, mineral-water spring. Flooding from the creek, which extends east-to-west through the district, has inundated the commercial area (Main Street) several times, including significant events in the twentieth and twenty-first centuries.

Steep hillsides flank the district's primary transportation corridor of U.S. Route 220/Sam Snead Highway, which enters Hot Springs village from the south. Hot Springs is located between Healing Springs, about two miles to the south, and the county seat of Warm Springs (VDHR #008-5025), about 5 miles to the north (Figure 1). The Hot Springs Historic District encompasses an intact collection of historic residential, religious, and commercial buildings in an area that developed in the late-nineteenth and early-twentieth-century as The Homestead (VDHR #008-0025), a National Historic Landmark (NHL), gained national popularity as a hotel, spa, and vacation resort. Houses in the district are located along Sam Snead Highway and on the adjacent hillsides; the latter are accessed

¹ Laura Purvis, National Register of Historic Places Registration Form "Village of Bacova, VDHR #008-0014," 2026. Nomination pending. Copy on file, Virginia Department of Historic Resources Archives, Richmond.

² Bath County's population is overwhelming White (93.6%), followed by Black (3.7%) and Latino (2.6%). U.S. Census Bureau, "Quick Facts, Bath County, Virginia," <https://www.census.gov/quickfacts/fact/table/bathcountyvirginia/PST045224>, accessed on May 6, 2026; Hot Springs Population, [https://data.census.gov/table/DECENNIALPL2020.P1?q=hot%20springs,%20va&y=2020&d=DEC%20Redistricting%20Data%20\(PL%2094-171\)](https://data.census.gov/table/DECENNIALPL2020.P1?q=hot%20springs,%20va&y=2020&d=DEC%20Redistricting%20Data%20(PL%2094-171)).

³ Central Shenandoah Planning District Commission, "Bath County: Geography," 2023. Accessed online at <https://cspdc.org/bath-county/>.

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by winding secondary roads that respond to the hilly topography. Many of the grander houses, built as seasonal retreats by wealthy springs patrons, feature manicured lawns and expansive views of the surrounding mountain landscape or The Homestead. Commercial development lines both sides of Main Street (State Route 615), which extends west from Sam Snead Highway at a sharp fork in the road.

Prior to the extension of a railroad branch line from Covington, Virginia, about 25 miles to the southwest, Hot Springs was a small enclave of a few houses and buildings associated with operations at the mineral springs. Though well known to indigenous inhabitants and early explorers, it was not until about 1766, the date of origin cited by The Homestead resort, that accommodations were built in the Hot Springs area for visitors who came to “take the waters.” The location was known for centuries for its professed medicinal and healing qualities. The waters of the “hot” springs hold numerous minerals and salts and are naturally heated to about 104°F. The “warm” springs of the valley are naturally heated to 98°F (Warm Springs) and 84°F (Healing Springs). Despite a century and a half of manmade development, the description of the Hot Springs area written in 1857 continues to be applicable: “The scenery around is wild, romantic and beautiful; and the climate in summer delightful, salubrious and invigorating.”⁴

⁴ S. Goode, *Some account of the medicinal properties of the Hot Springs, Virginia: also an analysis of the water, with cases of cure...* (Richmond, VA: Printed by C.H. Wynne, 1857), 1. Goode’s report also included an analysis of the mineral content of the various springs. Gibson Worsham (Glave & Holmes Architecture), National Register of Historic Places Registration Form, “Warm Springs Bath Houses 2017 Update and Boundary Increase, VDHR #008-0007,” 2017:Section 8:28. Copy on file, Virginia Department of Historic Resources Archives, Richmond.

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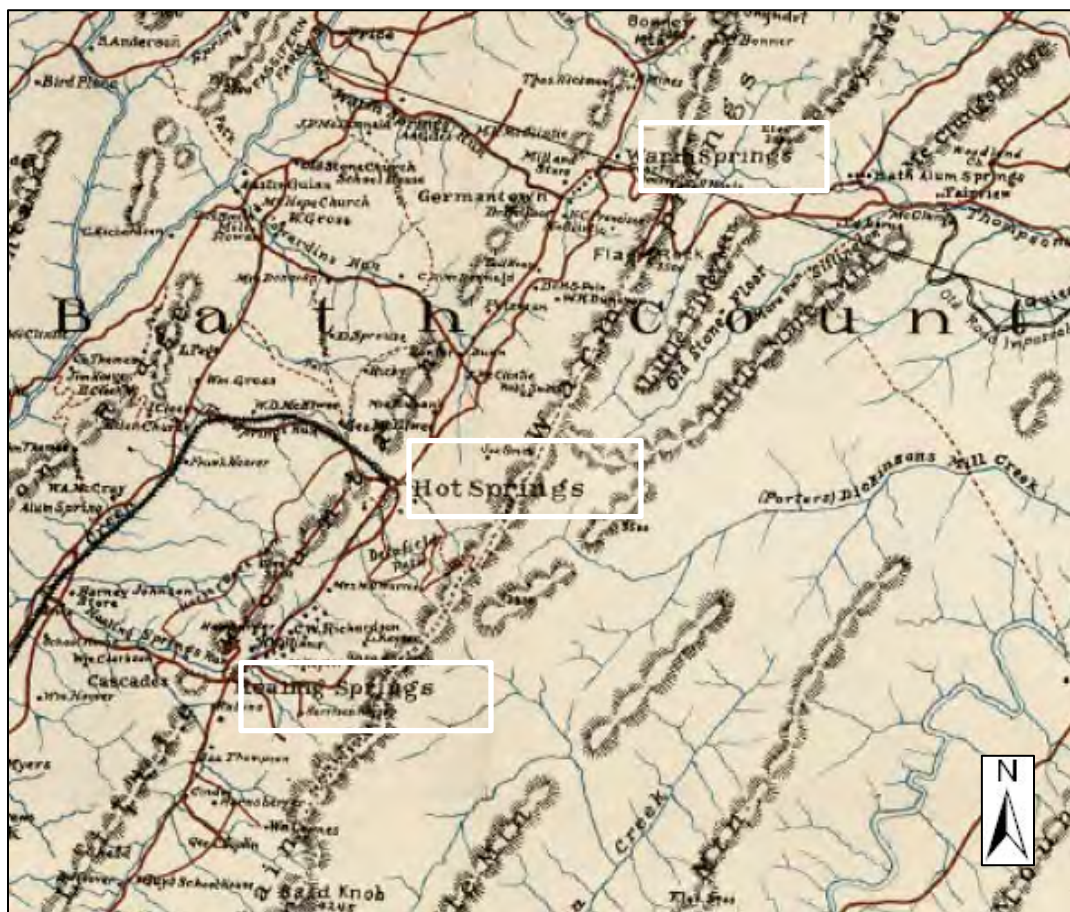


Figure 1. Detail, Virginia Hot Springs Company Map of the Warm Springs Valley, 1903, showing locations of Healing Springs, Hot Springs, and Warm Springs. Source: Courtesy of Bath County Historical Society (BCHS)

The three factors of The Homestead development, the railroad, and the surrounding mountainous topography influenced the spatial organization and layout of the village. Owners of The Homestead controlled much of the real estate in the area, and from those holdings sold residential lots, leased to commercial interests, and donated parcels for the establishment of local churches. Arrival of the railroad in 1891 resulted in construction of a passenger station in what would become the commercial area, and also increased access to the mountainous location. Throughout the eighteenth and nineteenth centuries, a toll road turnpike was the sole access into the region. By the mid-nineteenth century, visitors to the springs could arrive by train to the Millboro Depot (about 20 miles to the northeast and across the mountain), then transfer to stage coach and travel across Warm Springs Mountain and down the valley. As noted, vehicular access to Hot Springs is still primarily restricted to U.S. Route 220.⁵ At present, all streets and roads in the district are hard surfaced, and side streets tend to be without sidewalks. A series of walkways through The Homestead property connects to the downtown

⁵ Main Street (historically known as the Cedar Creek Road and for a time Liberty Street) extends west to the Jackson River Road (State Route 687) at Bacova Junction. Jackson River Road is a historic transportation route on the west side of Little Mountain and extends south to Covington and north to the village of Bacova. S. Goode, 1.

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commercial area. Stone walls and retaining walls are present along the roads and on some residential properties and many houses have paved driveways.

Architectural Description

The architectural resources in the Hot Springs Historic District represent the late-nineteenth and twentieth-century residential, commercial, and industrial development that occurred in this area engendered by the 1891 arrival of the railroad and the acquisition and enlargement of The Homestead property by the Virginia Hot Springs Company (formed from the Southern Improvement Co.). Private residences include examples of the Tudor Revival, Classical Revival, Colonial Revival, Georgian Revival, and Craftsman bungalow styles, as well as vernacular cottages and popular forms such as the American Foursquare. The majority of properties in the historic district (about 84%) date to the period of significance (1891-1960). The earliest buildings (1890s) include buildings associated with The Homestead, the three churches in the district, and residences built by wealthy seasonal patrons. The oldest section of the present Homestead dates to 1902 when the hotel was reconstructed following the devastating fire of 1901. Several prominent houses in the district were architect designed and two (The Yard, VDHR #008-0125, and Barton Lodge, VDHR #008-0027) have been individually listed in the National Register of Historic Places (NRHP). The commercial area retains a concentration of shops and offices dating from 1900 through the end of the period of significance.

Hotels and Guest Lodgings

Although **The Homestead, 1766 Homestead Drive** (VDHR #008-0025/008-5088-0084), traces its origin back to 1766, no part of the original structure survives. The current building consists of sections built between 1902 and 1973 that exhibit Georgian Revival, Colonial Revival, and Modernist architectural features. The hotel landholdings within the historic district occupy a large-acreage parcel on the east side of the historic district. The hotel is situated atop a gradually rising hill surrounded by manicured lawns dotted with trees and shrubbery. In the 1920s, the landscape architectural firm of the Olmsted Brothers designed formal gardens and other amenities for the property.⁶ A late-twentieth-century building expansion replaced the gardens. At present, entry to the hotel is from Homestead Drive, a private roadway extending from Shady Lane. Although The Homestead anchors the historic district, the entry portico and porte cochere face southeast rather than towards the main road or towards the commercial area, which lies to the northwest (Figure 2).

⁶ Olmsted Brothers, Landscape Architects, Brookline, Massachusetts, "Job #7132, Virginia Hot Springs Company, Hot Springs, Virginia," Plans and Photos, 1923. Courtesy of the National Park Service, Frederick Law Olmsted National Historic Site. Accessed online at https://www.flickr.com/photos/olmsted_archives/albums/72157669873488031/ and https://www.flickr.com/photos/olmsted_archives/albums/72157646053487737/.

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Figure 2. Present entrance drive to The Homestead, looking west

A fire in 1901 entirely destroyed the frame hotel that stood at this site, but it was quickly rebuilt. The earliest section of the present hotel building, dating from 1902 and designed by Elzner and Anderson, architects, of Cincinnati, Ohio, is the three-story, 14-bay-wide, rectangular-shaped, brick block that contains the main entry fronted by an impressive, six-bay, double-height Ionic portico. This section of the hotel exhibits such characteristic features of the Georgian Revival style as a symmetrical facade, hipped roof, central projecting pedimented pavilion, stone belt course, modillioned cornice, and tall brick pilasters. Single-story, five-bay verandas with Doric columns and turned balustrades flank each side of the grand portico, which creates a symmetrical colonnade that extends across the entire front of the wing. Additions to the hotel include the 1903 Colonial Revival-style west wing and the 1914 east wing, both of which were designed by Elzner and Anderson. In the early 1920s, a new dining room, banquet rooms, and a theatre were added to the hotel. The most striking, and most recognizable, section of the hotel is its 10-story tower, which dates from 1929 and was designed by the prestigious architectural firm of Warren and Wetmore of New York. In 1973, a convention wing was added on the west end of the complex.⁷

Clustered about the hotel are several buildings associated with the resort that were built in 1892 and survived the 1901 fire including the historic spa/bathhouse, which stands on the north side of the hotel and is attached to the main building by a viaduct; the Casino building, now a restaurant and golf pro shop; and six frame cottages along Cottage Row, which until the late twentieth century were rented

⁷ Virginia Historic Landmarks Commission Staff, National Register of Historic Places Registration Form, "The Homestead, VDHR #008-0025," December 1990:4-7. Edited by Carolyn Pitts, National Park Service. Copy on file, Virginia Department of Historic Resources Archives, Richmond.

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seasonally by families who visited the resort. These buildings retain much of their historical character and appearance and remain integral parts of the hotel operations, contributing significantly to the physical and historical integrity of the historic district. In 1991, The Homestead was listed as a National Historic Landmark (NHL) and the property and its associated buildings, structures, and objects are contributing elements to the Hot Springs Historic District. The presence and successful operation of The Homestead stimulated the construction of the architectural resources that became the village of Hot Springs.

In addition to those resources documented by the NHL nomination, the Hot Springs Historic District also includes the resort's **Mountain Lodge, 625 Ski Lodge Drive** (VDHR #008-5088-0082), which was built in 1959 to service the newly constructed ski slope. The slope was created on the site of a former golf course known as the Goat Course due to its steep aspect. The lodge, located east of the main hotel, is a one-story, frame building that stands on a raised basement, is clad with wooden novelty siding, and is covered by a gable roof with extended side slopes and overhanging eaves supported by exposed rafters (Figure 3). The southeast elevation facing the ski slope is distinguished by large plate glass windows with fixed glass transoms in the gable end. A deep wooden deck extends from the elevation and around the north side of the building, and holds an outdoor stone fireplace on the south side. Both the exterior and interior of the lodge are little changed and retain their historical material and appearance, as evidenced by historical photographs and maps. Around 1980, a modern chair lift replaced the original trestle car system that transported skiers to the top of the slope. The current lift follows the same route up the hillside. The ski slope and associated skating rink and sun deck provided additional recreational amenities for the hotel and succeeded in extending the resort season through the winter months.

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Figure 3. Postcard showing skiers in front of the newly completed Mountain Lodge at The Homestead Ski Slope, c. 1960. Source: Laura Purvis

Other Tourist Lodgings

The **Virginia, 7729 Sam Snead Highway** (VDHR #008-0047/008-5088-0029), also known as the Virginia Hotel, is part of The Homestead NHL-listed property and is one of the buildings that survived the 1901 at the hotel property. Built in 1892-1893 to designs by Richmond-based architect George W. E. Field, this imposing Queen Anne-style hotel is situated west across the road (U.S. Route 220) from the main hotel grounds. Under manager M. E. Ingalls, the Virginia was built to provide “swank” accommodations for guests while the older Homestead hotel was being refurbished and upgraded. In 1901, when The Homestead burned, guests were rapidly moved into rooms in the Virginia “where the kitchen and dining room immediately began to function.”⁸ The hotel, which was connected to the railway station by a covered walkway, boasted modern conveniences including steam heat and interior plumbing; however, its location near the station made it a noisy, smoky, dusty site and was less attractive to long-term guests.⁹ For decades, the Virginia was a dormitory housing hundreds of Homestead employees. The lower level housed offices of doctors, dentists, lawyers, and real estate sales, and shops for barbers, dry cleaners, shoe shop, women’s clothing, and others.¹⁰ At

⁸ Fay Ingalls, *The Valley Road: The Story of Virginia Hot Springs* (New York: The World Publishing Company, 1949), 91.

⁹ Fay Ingalls, 64.

¹⁰ Hugh Gwin, *Historically Speaking: True Tales of Bath County, Virginia* (Warm Springs, VA: The Bath County Historical Society, Inc., 2011), 52; David Edwards, Virginia Historic Landmarks Commission

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present, the building is vacant and in fair condition; however, it is a contributing resource to the historic district for its direct and important role in the development of Hot Springs.

The Virginia is a four-and-a-half-story, frame structure that stands on a brick and stone raised foundation and is presently clad with asbestos shingle siding (except on the ground level, which is painted brick). Although the original cladding materials of shaped wooden shingles and weatherboard are no longer visible, the building retains many of its architectural features such as projecting bays, dormers, deep overhanging eaves, bracketed canopies, and stately corbelled interior brick chimneys. The principal roof is a hipped roof with deeply overhanging flared eaves that are boxed except where windows rise underneath the eaves. The windows throughout the building are one-over-one, double-hung, wooden sashes. A two-story turret covered by a metal-clad conical roof stands at the northeast corner of the building. A terracotta plaque with foliage-inspired details and the text "The Virginia/1893" is present on the front (southeast) elevation (Figure 4). In 1920, the three-story frame annex was constructed to the rear (west) of the building and connected to the main building by a one-story, hip-roofed hyphen that stands on stone piers and a brick foundation. The annex is on a stone foundation and is clad with asbestos shingle siding. Windows are two-over-two wooden sash. The one-story, hip-roofed porch on the north end of the annex historically would have overlooked the railroad station. Details on the annex include turned wooden post supports and a picket railing on the porch, and wooden knee braces with saw tooth edges along the roof eave.



Figure 4. Detail, Date Plaque on the Southeast Elevation of the Virginia Hotel (VDHR #008-0047)

Besides the Virginia, the historic district includes several buildings that have historically been used for guest lodging to complement accommodations at The Homestead. Primary among these is the **Vine Cottage Inn, 7402 Sam Snead Highway** (VDHR #008-0067/008-5088-61) constructed in 1901 by the Virginia Hot Springs Co. and located near the present hotel entrance at U.S. Route 220. Initially, the company leased the building to attorney J. T. McAllister as a private home. In 1930, the

Survey Form, "Virginia Hotel, VDHR #008-0047," 1979. Copy on file, Archives, Virginia Department of Historic Resources, Richmond.

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company sold it into private ownership and Thomas A. Sterrett, Jr., began operating it as an inn.¹¹ Advertisements of the time suggest that guests at the inn could also enjoy the amenities at the hotel including tennis, golf, and the springs (Figure 5 and Figure 6). By 1938, additional rooms and a larger kitchen were added to the building. Sterrett's daughter retained ownership of the inn until 1955, and in 1974, it was restored by Henri Ribet, who had been the pastry chef at The Homestead for 43 years.¹² The Vine Cottage Inn continues to be operated as a bed-and-breakfast inn and is a contributing resource in the historic district.



Figure 5. Advertisement for the Vine Cottage Inn (VDHR #008-0067). Source: *Richmond Times-Dispatch*, June 2, 1935

¹¹ Sterrett's uncle, J. Tate Sterrett, was the livery operator for The Homestead in the 1890s, and in the early 1900s operated his Bath County properties of Fassifern Farm and Oakley as recreational country dining establishments for hotel guests and others who were transported by horse-drawn buggies. J. Daniel Pezzoni, National Register of Historic Places Registration Form, "Oakley Farm, VDHR #008-0040," 2007. Copy on file, Archives, Virginia Department of Historic Resources, Richmond.

¹² "Vine Cottage Has Expanded Its Capacity," *Richmond Times Dispatch*, June 12, 1938: 15; Roy T. Stephenson, "Couple takes over Vine Cottage Inn," *The Staunton Leader*, November 29, 1978: Section B, Page 15; David Edwards, Virginia Historic Landmarks Commission Survey Form, "Vine Cottage Inn, VDHR #008-0067," 1979. Copy on file, Archives, Virginia Department of Historic Resources, Richmond.

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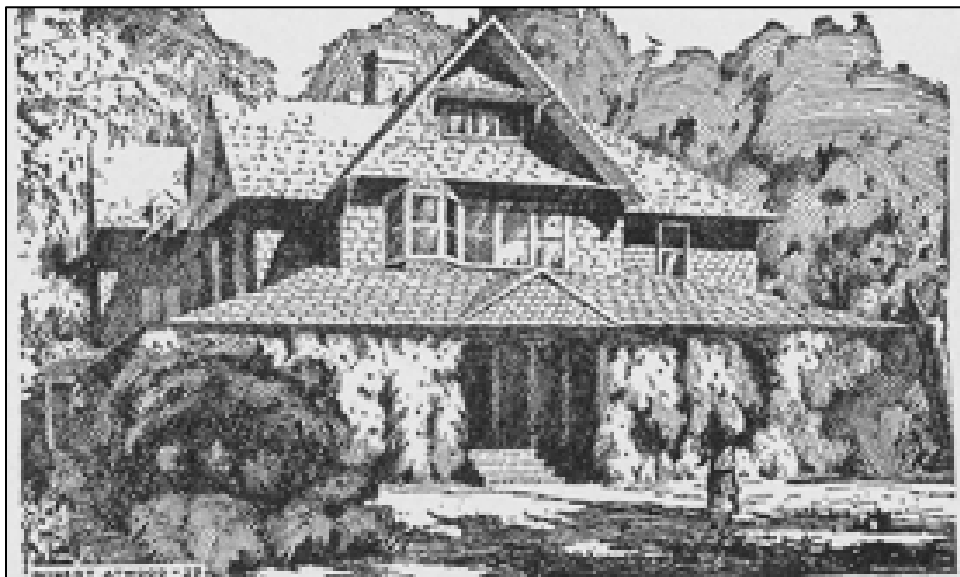


Figure 6. Artist's Rendering of the Vine Cottage Inn as featured in the Guild House Association (Jacksonville, FL), *Directory of Guest Homes, Inns, Informal Resort Hotels, Unusual Eating Places and Points of Interest*, 1936. Source: State Archives of Florida, Florida Memory, <https://www.floridamemory.com/items/show/351099>

The inn is an evolved, turn-of-the-century, two-and-a-half-story, frame vernacular dwelling with Victorian period details. The house stands on a brick foundation, is covered by a complex roof with projecting hip- and gable-roofed wings and dormers, and is currently clad with aluminum siding. The one-story, hip-roofed front porch extends across the width of the facade and extends around the north side of the building. Porch details include chamfered wooden supports and a picket-like railing. A centrally

located cross gable marks the entrance bay, which is accessed by a wide set of wooden steps. Most windows on the house are one-over-one wooden sash. The front-gable form at the front of the house retains its three-sided bay window on the second floor and the small attic windows above that are sheltered by a bracketed shed roof. Other details include two large interior brick chimneys, a shed-roofed dormer, and shaped rafter tails beneath the roof eaves. The house, which is depicted on 1920 and 1927 Sanborn Fire Insurance Co. maps, appears to have originally had an L-shaped plan with the front porch wrapping around both sides of the house, and one-story appendages at the back. Later, a three-story, side-facing gable-roofed wing was constructed across the rear of the building with a one-story porch on the north side of the wing.

Residences

Single dwellings, duplexes, and apartment buildings account for 53 buildings in the historic district. These dwellings retain their historic uses. The following narrative describes some of the prominent residential resources in the district.

Virginia Hill

The first houses built on Virginia Hill, overlooking the commercial area to the northeast, were private residences constructed in the 1890s and during the first decade of the 1900s on Virginia Avenue (formerly known as Hillside Avenue). These houses, **117-183 Virginia Avenue** (VDHR #008-5088-

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0033/0036), are one-and-a-half- to two-story frame vernacular buildings that exhibit Dutch Revival and Colonial Revival details (Figure 7). The oldest may be the house at **129 Virginia Avenue** (VDHR #008-5088-0033), which is a two-story, frame Dutch Revival-style dwelling. The house is covered by a cross-



Figure 7. General view of houses along Virginia Avenue, looking southeast

gambrel roof with an overhanging eaves and features a full-width, enclosed front porch, brick chimneys, and original two-over-two wooden sash windows.

By 1920, the Virginia Hot Springs Co. had constructed two stucco-clad, one-and-a-half-story cottages on the hillside, presumably for employee housing, **107 Virginia Avenue** and **117 Virginia Avenue** (VDHR #008-5088-0031, 008-5088-0032). The next houses built by the company were two single dwellings, **18 Virginia Hill Heights Drive** (now a duplex), and **67 Virginia Hill Heights Drive** (VDHR #008-5088-0030, 008-5088-0042) and a series of duplex cottages arranged along Virginia Hill Heights Drive, which was a winding extension of Virginia Avenue that created a terrace above the Virginia Avenue houses, **75-101 Virginia Hill Heights Drive** (VDHR #008-5088-0038/0041) (Figure 8). All houses built by the Virginia Hot Springs Co. were sold into private ownership by about 1940, except 67 Virginia Hill Heights Drive .

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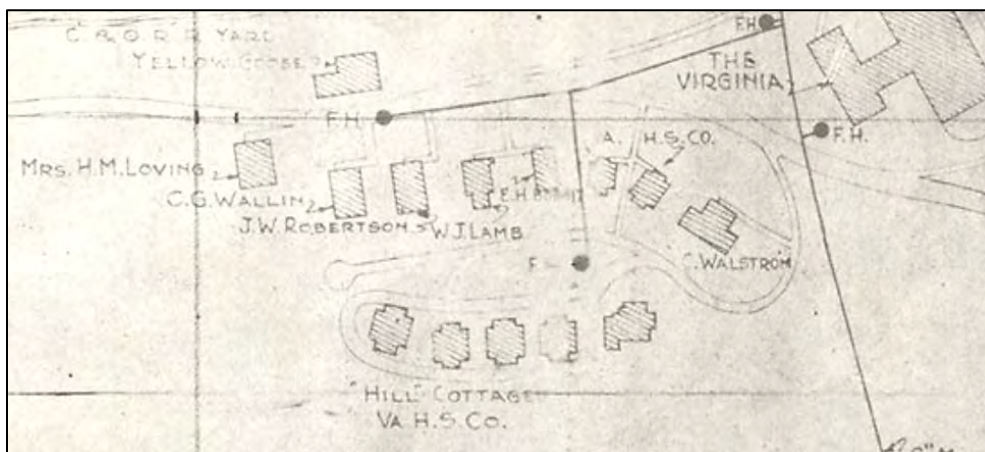


Figure 8. Detail of Fire Protection Plan Map, Virginia Hot Springs Company, Engineering Department, 1923, Showing Houses built along Virginia Avenue (top) and duplex cottages built by Virginia Hot Springs Company. Source: Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site, 7132-52-pt1

The single dwelling at **67 Virginia Hill Heights Drive** (VDHR #008-5088-42) is more elaborately detailed than the duplexes and is constructed of brick rather than frame, suggesting the dwelling was intended for a high level manager. The house, rather than being oriented towards the commercial area like the other dwellings on the road, faces southeast towards The Homestead property. The house is two-and-a-half-story, vernacular dwelling that stands on a raised concrete basement (or possibly parged stone), and is sheathed with brick (stretcher bond) on the first-floor level and wooden shingles on the second-floor level. Its side-facing gable roof has deep, overhanging eaves and a centrally located cross-gable on the front. Exterior brick chimneys stand on the north and south ends of the dwelling and feature alternating projecting brick bands along the stack and cast stone shoulders—a detail that is similar to brick details observed at The Homestead hotel. The chimneys project through the overhanging roof eaves and the bases are parged at the basement level. The three-bay-wide facade (facing southeast) features a centrally located, one-story, shed-roofed entrance porch that is accessed by a wide set of concrete steps with replacement railings.

The house at **18 Virginia Hill Heights Drive** is a one-and-a-half-story, frame cottage covered by a side-facing gable roof with a steep cross gable at the front and two interior brick chimneys on the ridge. The one-story, side-gable wings that project from the ends of the house are original, and although the house originally featured a front porch, the present porch appears to be a replacement. Additions to this house include one-story wings on the sides and the installation of aluminum siding.

The duplexes, two of which have since been converted to single dwellings, retain their historical appearance and form, although material alterations have been made to some. Generally, the duplexes stand on concrete foundations, are clad with stucco, and are covered by side-facing gambrel roofs with steeply pitched, dormers on the front and rear slopes of the roof, and interior slope chimneys. The front and rear porches feature an interior dividing wall and entry into each side of the duplex is through the front porch. The stucco finish is likely the original cladding on these dwellings, and some original wooden sash windows are intact (Figure 9).

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Figure 9. Duplexes along Virginia Hill Drive, looking west

The **Alphin House, 7386 Sam Snead Highway** (VDHR #008-5088-0060), was built in 1918 for Lacy C. Alphin and was designed by Washington, D.C.-based architect Maurice F. Moore. The house stands on the east side of Sam Snead Highway and is on the southern end of the historic district. The imposing three-story, concrete and stucco-clad building cost a reported \$20,000 (equivalent to almost \$500,000 in 2026). Perhaps the building materials were selected following the early-twentieth-century fires at both The Homestead and at Alphin's own hotel, which made area residents, and especially businesses, aware of fire hazards. The house stands on a full-height, raised basement, giving it a stately presence along the road. The side-facing gable roof is covered with terra cotta tiles with high bump ends. Original terra cotta gable-roofed dormers are present on the front and back slopes of the roof and an exterior, stucco-clad chimney rises along the south side elevation where it pierces the roof eave. The basement level of the facade (west) holds a pair of hinged wooden garage doors in the north bay and a pair of multi-pane windows in the south bay. The three-bay-wide, centrally located, front porch is covered by a metal-clad hipped roof, is accessed by a set of wide concrete steps with stucco-clad sidewalls and fluted tapered wooden columns. A one-story, detached building at the rear of the property appears to be original and possibly served as a secondary dwelling or kitchen.

The **Gardener's Cottage, 181 Old Greenhouse Road** (VDHR #008-5088-0056), is so called for its historical association with the Homestead gardens and greenhouses that formerly stood on the hillsides surrounding the cottage to the north and west. Sanborn Fire Insurance Co. maps from the 1920s, and Virginia Hot Springs Company maps from the early 1920s depict this stucco-clad bungalow and some of the ancillary buildings and plantings in this location.

A group of late-nineteenth and early-twentieth-century villas, or "cottages," built for Homestead or railroad officials and by wealthy seasonal visitors, stand on the hillsides south of The Homestead property and date from the height of the resort's national popularity prior to World War I. The house known as **The Pillars, 1525 Shady Lane** (VDHR #008-0065/008-5088-0078) was constructed about

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1886 and in 1894 was purchased by Frederic (Fred) Sterry, then-manager of the Homestead. The building stands adjacent to the southern edge of the Homestead property and overlooks the lawn of the hotel to the north. The two-and-a-half-story, frame house stands on a stone foundation, is clad with weatherboards and is covered by a side-facing gable roof clad with standing-seam copper. The front, double-height portico, which is raised on stone piers, features six Ionic columns with turned balusters between them. The columns carry a full entablature with a wide frieze and dentils; a wooden roofline balustrade extends around the portico's flat roof. Other details on the house include Palladian-motif windows in the side gable ends, corner pilasters, brick chimneys, and round-topped dormers on both roof slopes. The Pillars is an elaborate display of Georgian Revival and Classical Revival elements and motifs and although a large house, is well balanced and one of the most distinguished architectural examples in the district. In 2013, New York-based architect Allan Greenberg and Charleston, South Carolina-based interior designer Amelia Handegan completed a restoration of the house (Figure 10).¹³

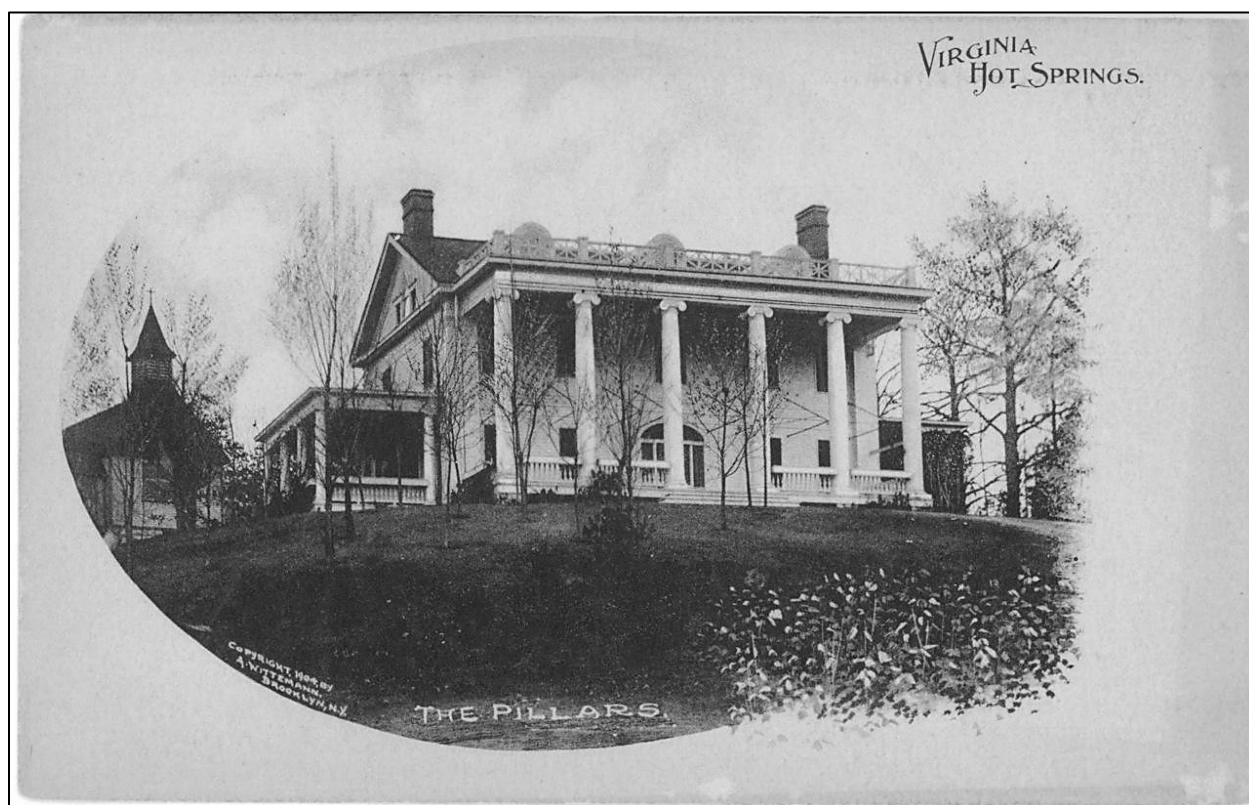


Figure 10. Postcard Image of "The Pillars," c. 1900. The Shrine of the Sacred Heart is visible in the background. Source: BCHS

The house known as **Pink Cottage**, also known as **Kay Cottage**, **30 Hemlock Lane** (VDHR #008-5088-0081), is a two-and-a-half-story, masonry, Mediterranean-style dwelling that was built about 1900 for C&O Railway engineer Decatur Axtell, who was also president of the Virginia Hot Springs Company upon its formation in 1892, and was the first president of the Homestead Hotel. In the late twentieth century, the house was the summer home of James H. S. Ellis (1893-1978), retired president

¹³ Sally Brady, "House Tour: A Historic Restoration in Virginia," *Veranda*, July 31, 2013.

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of the Kudner Advertising firm of New York and his wife, Catherine “Kate” (1907-2005), where the couple entertained often.¹⁴ Standing at the northeast corner of the intersection of Delafield Road and Hemlock Lane on a sloping and terraced site that overlooks the Homestead hotel property, the house stands a raised basement and features a smooth stucco exterior with corner quoins that retains its eponymous exterior color. The building is covered by intersecting hipped roofs that are pierced by tall, slender stucco-clad chimneys. Numerous windowed sunrooms are present and a Palladian motif doorway on the south side of the house opens onto a narrow balcony. The raised, wraparound porch features Corinthian columns and a turned balustrade; arched openings on the lower level provide access to and from that level. A two-story, stucco-clad detached garage/apartment, also painted pink, stands behind (east) the house.

Just south of the Pink Cottage across Delafield Road stands **Woodland Cottage, 1590 Shady Lane** (VDHR #008-5088-0080), a large, two-and-a-half-story, frame Craftsman-style bungalow lodge, built in 1914. The asymmetrical exterior is clad with stonework on the first floor and wooden (redwood) shingle siding above. The side-gable roof and front projecting gable roof feature deep overhanging eaves with oversized wooden knee brackets and robust stickwork in the gable ends. Large stone exterior chimneys are present on the ends and rear of the house. The expansive, stone-walled, wraparound porch provides views of the Homestead hotel and the mountain ridges beyond. A porte cochere at the rear of the house extends across the paved driveway leading to the detached garage. In 1909, Thomas O’Brien leased the property from the Virginia Hot Springs Co. and opened the “Woodland Club” (also dubbed the “Millionaires’ Club” due to its wealthy clientele). The club was purportedly a “fashionable restaurant;” however, a year later, a police raid on the building found that the club was a cover for a gambling operation, which made front page news as far away as New York City. O’Brien was arrested and the Virginia Hot Springs Company, by enforcing its lease restriction on the sale of “wine, cider, or any spiritous intoxicating, malt or fermented liquor,” regained control of the property.¹⁵

The smaller, but charming **Chestnut Cottage, 1461 Shady Lane** (VHDR #008-5088-0076), stands on a wooded lot of nearly an acre and within easy walking distance of The Homestead. Built about 1903, the one-and-a-half-story, frame bungalow has a raised stone foundation, is clad with wooden shingle siding, and is covered by a hipped roof with shed-roofed dormers on all sides. Shed-roofed porches with large wooden knee braces are present on the east and west sides of the house, and a brise soleil covers the porch on the south side. A large stone chimney rises from the center of the roof and an exterior stone chimney has been added to the west side of the open porch. Windows on the house are mostly six-over-six wooden sash with louvered wooden shutters, and the dormers hold four- and six-pane wooden casements. The house obtained its name from the chestnut wood used to complete its interior furnishings and finishes (floors, stairs, and paneling).

A prominent and early architectural masterpiece in the district is **Barton Lodge/Malvern Hall/French House, 373 Frenchs Hill Drive** (VDHR #008-0027/008-5088-0050). Due to its

¹⁴ Mr. Ellis wrote a memoir of his advertising career, *Billboards to Buicks: Advertising as I Lived It* (London ; Abelard-Schuman, 1968); “James Ellis, An Ex-Chief of Kudner Advertising,” (Obituary) *New York Times*, June 14, 1978, Section D:21; Catherine “Kate” Jones Wheeler Ellis Obituary, *New York Times*, February 20, 2005, Section 1:42.

¹⁵ “Raided For Gambling at Hot Springs, VA,” *New York Times*, September 29, 1910:1. The article stated that “members of the hotel and cottage colony” read with “keen interest” the story of a raid earlier in the season at an establishment in Narragansett Pier, Rhode Island.

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prominent location on the eastern slope of Little Mountain, the house is often visible in early photographs of the village. Accessed by a long, curving, paved driveway that leads past St. Luke's Episcopal Church, Barton Lodge was built between 1898 and 1900 for Seth Barton French, an elite New York businessman with connections to financier J. P. Morgan and investments in the C&O Railway. The unattributed house design exemplifies early-twentieth-century building technology in its steel frame and national design trends influenced by the 1893 Columbian Exposition's White City in Chicago. Barton Lodge was adapted to the needs of a vacationing gentry class whose servants were separated through architectural hierarchy and spatial organization. Most character-defining features of the house remain intact, although interior alterations, a west (rear) addition, and the one-story side wings date from the period of the house's second owner, Letitia Pate Whitehead Evans, who purchased the property in 1927.

The impressive five-bay, double-pile, two-and-a-half-story, Neo-Classical Revival-style house has a temple front featuring a pedimented portico. The impressive, double-height, pedimented tetrastyle portico on the east elevation features fluted Corinthian columns and a lunette window in the tympanum. The porch features a coffered ceiling. The portico terminates in Corinthian pilasters framing the house's three central bays. The original section of the house features a hipped roof with hipped-roofed dormers and four interior brick chimneys. Tall, triple-hung, wooden sash windows extend along the first floor level and open onto the front porch.

Letitia Pate Whitehead Evans, a native of Bedford County, Virginia, purchased the house in 1927, and added the one-story side wings, made interior modifications, and changed the name to Malvern Hall. Mrs. Evans was one of the first women to serve on the board of a major American Company, The Coca-Cola Company. She is also significant for her philanthropic efforts in Hot Springs, throughout the Commonwealth of Virginia, and beyond. The 2.8-acre site retains several original landscape features including a portion of the stone retaining wall that was once capped with a pipe and concrete post fence. The property was listed in the NRHP in 2013 (Figure 11).¹⁶

¹⁶ Bill Frazier, Beth Scripps, and Laura Purvis [Frazier Associates], National Register of Historic Places Registration Form, "Barton Lodge, 008-0027," 2013. Copy on file, Virginia Department of Historic Resources Archives, Richmond. Although Stanford White of the notable architectural firm of McKim, Mead, and White is often credited with the design of Barton Lodge, no documentary proof has been found to affirm the attribution.

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Figure 11. Postcard image from 1908 showing Homestead Springhouse (foreground), St. Luke's Episcopal Church (center), Barton Lodge at the top of the hill. On the hillside below the mansion are Fearn Cottage (later, Canary Cottage) and the Carpenter Greenhouses. Source: Laura Purvis

Other buildings constructed on French's property also contribute to the historic district. **Canary Cottage, 240 Frenchs Hill Drive** (VDHR # 008-5088-0047), was originally named Fearn Cottage after Mary Walker Fearn, who in 1893 married Seth Barton French. After French's death in 1910, Mrs. French continued to use the property and leased Fearn Cottage to other summer guests. Her son, W. Barton French, purchased the property from his mother in 1916 and continued renting the house.¹⁷ This period established Fearn Cottage as one of the elite rental cottages not associated with the Homestead or its management.¹⁸ The building exterior has been painted yellow since 1929 when the society pages reported that Mrs. Letitia Pate Whitehead Evans, who purchased Barton Lodge in 1927 and renamed the residence Malvern Hall, updated Fearn Cottage as part of her renovations.¹⁹ The exterior color likely led to the name change over time (Figure 12).

¹⁷ "Buys Estate at Hot Springs" *The Daily Star* [Fredericksburg, Virginia], October 21, 1916:2.

¹⁸ "Summer Colony at Hot Wearing Harem Veils" *Richmond Times-Dispatch*, August 8:1915:4.

¹⁹ "At the Homestead" *Covington Virginian*. Covington, Virginia. 8 January 1929. 5.

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Figure 12. Canary Cottage (VDHR #008-5088-0047) looking northeast

Rosemary Cottage, 257 Frenchs Hill Drive (VDHR #008-5088-0048), and its associated stable and carriage house, 289 Frenchs Hills Drive, also were once part of the Barton Lodge estate. An on-site stable ensured easy access to transportation by horse since other livery facilities were located on the western end of Main Street. While the location of Rosemary Cottage and Fearn Cottage (Canary Cottage) are sometimes ambiguous in the society papers, a map of the area from 1923 clearly identifies Fearn Cottage on the north side of French's Hill Drive and Rosemary Cottage on the south side of the road. The stable is also included and labelled in its current location. In 1916, Mrs. French's son, W. Barton French, purchased the property from his mother and remodeled an existing squash court "...into a small cottage to be called Rose-Mary Cottage, which Mr. French has given to his mother as a dower house."²⁰ This previous use may explain some of the unusual details of the cottage, including the relatively narrow floor plan and large windows on the east elevation.

In 1927, Mrs. Letitia Pate Whitehead Evans and her son, Joseph Whitehead, purchased the French property and hosted public sales of furniture and other interior contents from Fearn Cottage and Rosemary Cottage prior to beginning renovations. When Mrs. Evans died in 1953, her charitable foundation conveyed the property to St. Luke's Episcopal Church. In 1961, the Barton Lodge

²⁰ "News of Hot Springs: Happenings at Famous Resort in Adjoining County of Bath" *Covington Virginian*, September 27, 1924:4; "At the Homestead" *Covington Virginian*, June 6, 1927:4.

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property was partitioned into nine lots and the main dwelling and the cottages were sold as separate parcels.

A notable dwelling located on the south end of the historic district, known as **The Yard, 381 Old Greenhouse Road** (VDHR#008-0125/008-5088-0059), was the home of Homestead manager M. E. "Fay" Ingalls, Jr. Built in 1925, the house is an architecturally significant Tudor Revival house that represents the early-twentieth-century period of affluence in Bath County and also represents a break from the traditional Colonial Revival architecture seen at the Virginia resort. The Tudor Revival style, popular throughout the country in the 1920s but rare in Bath County, seemed a favorite of the Ingalls family, who arrived in Hot Springs from Cincinnati. Designed by C.W. Short, Jr. of the prominent Cincinnati architectural firm of Matthews and Denison, the house and its style, often associated with genteel country living, were masterfully adapted to suit the informal sporting lifestyle of the owners as well as the climate of Bath County and provide a landmark property from which to entertain wealthy neighbors and business associates. The Yard, situated on over twelve acres in Bath County, is significant as the home of the third and fourth generation of the Ingalls family, whose members developed The Homestead resort and the Hot Springs area into a world-renowned resort through their leadership of the Virginia Hot Springs Company. The property was listed in the NRHP in 2007.²¹

Churches

The three churches located in the Hot Springs Historic District are executed in local variations of the Gothic Revival style. All are of frame construction and each features stained glass windows set in arched openings. The oldest church is the Roman Catholic **Shrine of the Sacred Heart, 1499 Shady Lane** (VDHR #008-0064/008-5088-0077), which was constructed in 1894 on land purchased by Ida M. Ryan Mrs. Thomas F. Ryan) for the purpose of erecting a church (Figure 13).²² The site is within walking distance to the hotel property. The Ryans had a seasonal residence north of Hot Springs near Mitchelltown.

²¹ Beth Scripps [Frazier Associates], National Register of Historic Places Registration Form, "The Yard, 008-0135," 2006. Copy on file, Virginia Department of Historic Resources Archives, Richmond.

²² Bath County Deed Book 17:40.

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Figure 13. Postcard, Shrine of the Sacred Heart, c. 1895. Source: Virginia Department of Historic Resources (VDHR)

Thomas Ryan (1851-1928), a Nelson County, Virginia, native was a wealthy tobacco, railroad, and mining magnate who converted to Catholicism upon his marriage to Ida Barry (1854-1917) in 1873. The couple became notable benefactors to the Catholic church in Virginia, New York, and elsewhere. The Shrine of the Sacred Heart was dedicated and opened on August 8, 1894. Ryan took on the responsibility of providing a priest and supporting the Shrine until his death. The Shrine was officially donated to the Bishop of the Diocese of Richmond in 1922. Research has not yet determined whether New York architect Joseph Hubert McGuire, who designed other Catholic churches for which Ryan was the benefactor, also designed the Hot Spring Church. The small, one-story, frame church stands on a stone foundation, and is covered by a side-facing gable roof with a clipped east end. The church is a modified cross plan with a rectangular sanctuary and a central altar on the east end that is flanked by vestry closets. A bell tower with a pyramidal roof rises from the west end of the church roof ridge. A one-story, shed-roofed hyphen connects the church to the rectory/office wing (built c.1925).²³

The Hot Springs Presbyterian Church, Manse, and Burial Ground, 7433/7461 Sam Snead Highway (VDHR #008-0077/008-5088-0053) is located west of the entrance drive to the Homestead resort property. Completed in 1895, the church stands on land deeded to the Trustees of the Presbyterian Church by the Virginia Hot Springs Company for purposes of erecting a church on the property.²⁴ A vernacular interpretation of the Gothic Revival style, the building has a stone foundation and is covered by a front-facing gable roof (Figure 14). A tall, square bell tower rises from

²³ Shrine of the Sacred Heart, "History of Our Parish." Accessed on church website at <https://shrineofthesacredheartparish.org/history-of-the-church/>; Bath County Historical Society, *The Bicentennial History of Bath County, Virginia 1791- 1991* (Marceline, MO: Heritage House Publishing, 1991), 41.

²⁴ Bath County Deed Book 16:53; Bath County Historical Society, *The Bicentennial History of Bath County, Virginia 1791- 1991* (Marceline, MO: Heritage House Publishing, 1991), 33.

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the north slope of the roof and is detailed with pointed arch openings, corner spires, and a copper steeple that is topped by a cross. The east front of the church is distinguished by a tripartite stained glass window and flanking pointed-arched windows. The gable-roofed corner entry porch added later has square, chamfered post column supports. Two pointed-arch door openings lead into the church narthex. The interior features elaborate woodwork, hammerbeam ceiling trusses, decorative metal hinges and doorknobs, brass lanterns, and stained glass windows. The church is entered through a narthex that opens to the sanctuary on the south. Another door leads from the narthex to a side chapel, which is separated from the sanctuary by a folding screen with stained glass.



Figure 14. Rare early photograph from the balcony of the Hotel Alphin (not extant) looking west towards the Hot Springs Presbyterian Church and Chapel, pre-1910. Barton Lodge can be seen in the upper right hand corner of the image. Source: Jeff Dickerson

St Luke's (Hot Springs) Episcopal Church and Rectory, 7537/7527 Sam Snead Highway (VDHR #008-0063/008-5088-0043), stands on the west side of U.S. Route 220 across from the Homestead property. In 1895, the Virginia Hot Springs Company deeded land to the Trustees of Hot Springs Episcopal Church for the purpose of erecting a place of worship.²⁵ St. Luke's Church is a tall, one-story, Gothic Revival-style building that stands on a brick foundation, is clad with wooden shingles and brick, and is covered by a steep, front-facing gable roof with deep eaves and lower cross-gables over the transepts (Figure 15). The front-gable-roofed entry porch features brick half walls with heavy timber framing above, pointed-arch windows to the sides, a heavy timber arched opening, wooden brackets, and wooden tracery (blind) in the gable end. Double-leaf wooden plank doors with metal strap hinges and open into a narthex. The square-shaped, wooden-shingle-clad bell tower stands at the

²⁵ Bath County Deed Book 17:230.

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northwest corner of the sanctuary and has louvered, point-arched openings. A series of one-story additions on the west end (rear) of the church have obscured the original apse, although it is intact on the interior.

The church retains its brick exterior walls, wooden shingle siding, and brick and stone side buttress. Its robust and well-crafted Gothic Revival-style arches, vergeboards, cross-bracings, and brackets are intact and the tracery and rose windows also are intact. The Latin cross plan interior features equally elaborate carved roof trusses, wainscoting, bench pews, and wooden doors and flooring. Pointed arches are used throughout the church; brass lanterns hang from the ceiling beams and brass scones adorn the side walls. Additional decorative features include stained glass windows, painted religious iconography, and plaster walls. The church was damaged by fire in 1933, but subsequently restored. The altar mural was restored by artist Christine Herter. Herter and her husband William Sergeant Kendall built the NRHP-listed Warm Springs property "Garth Newel" (VDHR #008-5041), which served as their home and a center for the arts.

The rectory, built in 1914 and located south of the church, is a 2-story, Queen Anne-style dwelling clad with brick on the first level and wooden shingles on the second level. A cross-gable roof covers the projecting bay window on the north end of the façade. The one-story entry porch is covered by a metal-clad shed roof with brick piers at the corners that project past the roof edge. A shallow projecting square bay window is present on the south end of the house.²⁶

²⁶ St. Luke's Episcopal Church, "History," [2025]. Accessed on the church website at: <https://stlukehotsprings.org/history.html>; Gwin, 48; Bath County Historical Society, *The Bicentennial History of Bath County, Virginia 1791- 1991* (Marceline, MO: Heritage House Publishing, 1991), 40-41.

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Figure 15. Wedding at St. Luke's Episcopal Church, looking west, c.1905. Source: BCHS

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Commercial Buildings

There are 23 buildings in the historic district that are associated with commercial, office, or industrial uses. The majority of the commercial building and stores stand on the north and south sides of Main Street. The buildings are one-and two-stories in height and are of brick or frame construction. The buildings on the north side of the street form a more visually cohesive row of buildings than the south side, which historically was the site of the C&O Railway passenger station and the large electrical powerhouse built by the Virginia Hot Springs Co. for the hotel and village. Common elements found on the commercial buildings include recessed entry bays, cloth awnings above storefronts, projecting sign arms, and large display windows. Several buildings are in mixed use with first floors in commercial use and the second floor in residential or office use. The large open lot on the south side of the street, presently used for customer parking, was historically an undeveloped part of the railway yard.

Several buildings in the commercial area that continue to be associated with the Homestead are of an industrial character. The **Boiler Building, 7767 Sam Snead Highway** (VDHR #008-5088-028), stands near the Virginia Hotel and the former site of the C&O station. The boiler building initially burned coal, which was delivered to the site via the railroad. The much-expanded one-story, brick building, constructed in the early 1890s by the Virginia Hot Springs Co., supported the plumbing and heating provided to Homestead and Virginia hotel guests. When completed, the “power house” supplied electricity and steam heat to the hotel and gradually “power lines were extended to one house after another, first to the stores and few dwellings immediately adjacent to the powerhouse.”²⁷ Thus, the Virginia Hot Springs Co. provided electricity to the entire village. In 1938, the BARC [Bath, Alleghany, Rockbridge Counties] Electric Cooperative, incorporated as part of the federal Rural Electrification Act, began supplying electricity to county residents and replaced the company’s service.

In 1893, the Homestead Laundry Building, designed by architect George W. E. Field who also designed the Virginia, was erected on the hillside south of the Boiler Building. About 1900, however, the **Homestead Laundry, 52 Sunset Hill Road** (VDHR #008-5088-0008), was built further west of the hotel and on the north side of Main Street and Hot Springs Run. The large, two story, masonry building is utilitarian in character and has been altered over the years, but retains its historical function.

The Homestead Engineering Department also operates two offices on the west end of Main Street near the laundry. The historic (c.1900) **Engineering Building, 2731 Main Street** (VDHR #008-5088-0012), is a long, low, one-story, frame workshop that stands on a concrete foundation and is clad with a stucco finish. The building’s distinctive metal-clad hipped roof features a central monitor that holds a band of fixed, horizontal wooden sash windows on the sides. The building is in use, but is in fair condition. The former site of the Homestead Stables is on the east side of the historic Engineering Building. The stables were used to care for horses of guests, as well as the Homestead’s own livery carriages. Built in 1900 to replace an earlier stable that was lost in a fire, the stables later housed the hotel’s horses used for recreational purposes. A new equestrian center was built closer to the hotel and the old stable was demolished in 2013. Historical maps indicate that several dormitories for the Homestead’s African-American workers stood near the laundry and stable buildings. Additional housing for African-American waiters were located on the south side of Main Street. A more recent, non-historic **Engineering Office, 2731 Main Street** (VDHR #008-5088-0011), built about 1980, stands to the east of the historic building.

²⁷ Fay Ingalls, 266-267.

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South Side Main Street

The two oldest buildings on Main Street are located near the southeast corner of the intersection of Main Street and U.S. Route 220. The **mixed-use building at 2840 Main Street** (VDHR #008-5008-0027) was constructed about 1890 as the home of Dr. Henry Pole, a local physician. Dr. Pole's two sons, Edgar and Lanier, also became doctors and by 1911, joined their father in practice, likely at this location. The sons continued to base their business in Hot Springs after the death of their father in 1913 and were based at this Italianate residence and wing through the 1920s. Later, other doctors practiced out of the building and it became a professional center with three separate entrances for "doctors, lawyers, and insurance agents."²⁸ Although some original materials have been altered and a one-story, flat-roofed, masonry commercial wing was constructed to the northeast corner in the 1960s, the house has retained its residential character and notable elements such as a projecting bays, raised front and rear porches, and a recessed entry with sidelights and transom. Next to the Pole House is a **Commercial Building, 2832 Main Street** (VDHR #008-5088-0026), constructed about 1900 by local businessman Moses McClintic. Also known as the Morris Building, the building was originally two stories tall, but has been reduced to a single story. The brick building retains the three-part storefront entrance and centrally located recessed entrance. For many years, this building housed a local deli, but it has also been a dry goods store, hair salon, and now houses Claire's Café.

E. G. McAllister's Store, 2442 Main Street (VDHR #008-5088-0019), was constructed by S. J. Trainer about 1910, and then purchased by W. Preston McAllister in 1929.²⁹ The store remained open until about 2020 and was the longest standing family owned business in Bath County. Local residents viewed the store, located on the western end of the historic district between the commercial district and Criser's Livery, as a "shopper's lifeline for groceries, clothing, furniture, and more...an occasional community center."³⁰ The west end of McAllister's Store incorporated an earlier building known as "The Market," (Figure 16) that was constructed a little west of the store and operated by Lacy C. Alphin who also owned the nearby Bath Tavern (now demolished). Ed, McAllister, Sr. (1915-2001), W. P. McAllister's grandson, and his wife Helen (b. 1921) operated the store, which then passed to their son Ed., Jr., and his wife Claudia.

²⁸ *History of Virginia, Volume VI – Virginia Biography* (The American Historical Society: Chicago, 1924), 223; Bath County Historical Society and Bath County Tourism, *Historic Walking Tour of Hot Springs, Virginia* ([Warm Springs, VA]: Bath County Historical Society, [2012]), 18-19.

²⁹ Bath County Historical Society, 271.

³⁰ Jeff Dickerson, "You Are From Bath County If You Remember...", Facebook Group Page, February 12, 2024. Accessed at <https://www.facebook.com/photo/?fbid=7149531311768786&set=pcb.7204555382942385>.

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

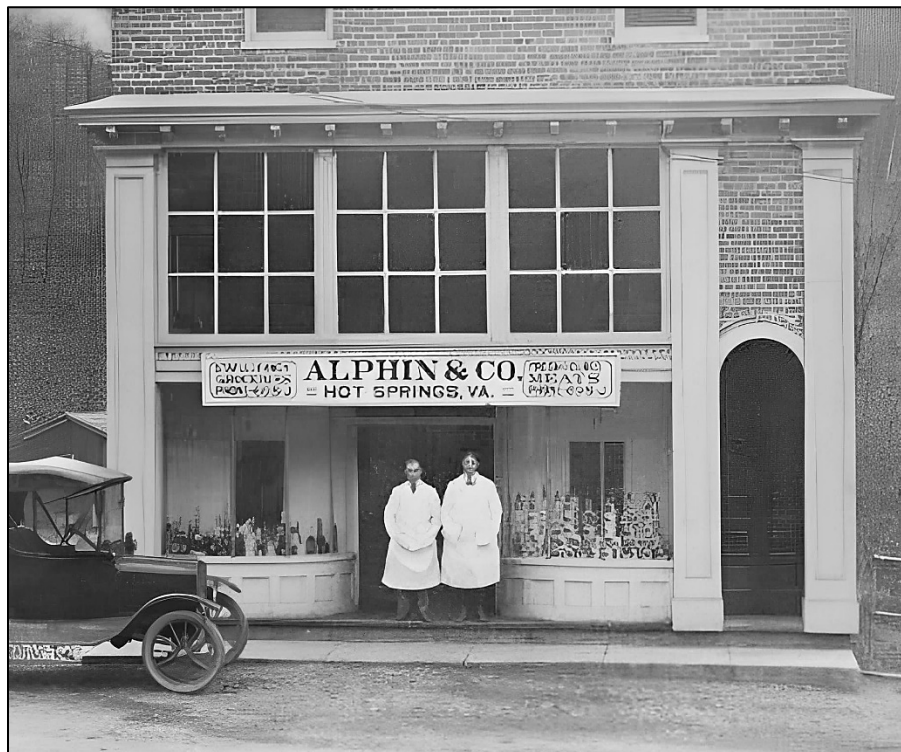


Figure 16. Lacy Alphin's "Market" that was incorporated into McAllister's Store, c.1920. Source: Jeff Dickerson

The building complex on the far western end of the historic district on Rock Cut Road were historically part of a successful livery operation. The Criser's Livery complex, which operated under the names Criser's Independent Livery by 1930 and Independent Livery Company by the 1940s, remains an intact example of the horse-related infrastructure that played a critical role in Hot Springs' tourism economy. Several generations of the Criser family owned and operated the livery from the 1920s until the property was sold in 1996 to William and Joanne Rickerman, who converted the space for an upholstery business.³¹ Criser's is known to have employed African Americans as chauffeurs and in other capacities including Walter Woodrow "Woody" Pettus (d. 1999), a well-known and longtime Homestead employee and maître d' hotel. After retiring from the hotel, Mr. Pettus worked for Criser's Livery.

The eastern edge of the livery property was developed prior to 1913 with the establishment of Lacy Alphin's Bath Tavern, a private residence, and a stable building.³² **The Criser Livery/Barn, 60 Rock Cut Road** (VDHR #008-5088-0016), built about 1910, is a one-and-a-half story, frame barn that is clad with weatherboard and covered by a metal-clad gambrel roof with two gable dormers on the front slope. The building has been altered for later uses, but retains sufficient integrity to convey its historical function as an agricultural building used by the former livery operations.

³¹ Bath County Deed Book 31:349, 32:192, and 151:34.

³² "Flood March 27, 1913." Photograph held at Bath County Historical Society; Bath County Deed Book 32:192 (1921). John Eubank Criser and his wife Myrtle purchase property from J. L. Blakely's estate. John Criser conveyed the property (and other parcels) to his son Clarence Sr, who then conveyed it to Independent Livery, Inc, operated by Richard Criser, Bath County Deed Book 89:800 (1975).

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

North Side Main Street

The Bath County National Bank/Sam Snead Tavern, 2849 Main Street (VDHR #008-0048/008-5088-0011) is the most visible and widely recognized resource in the commercial area given its prominent location at the sharp turn in U.S. Route 220 as the road makes its way through Hot Springs towards Warm Springs. Prior to constructing this building, the bank officers met in law offices, and in the library/post office building that formerly stood on the lot adjacent to the west.

This building, most recently used as a restaurant, was constructed to house the Bath County National Bank on land purchased from the Virginia Hot Springs Co. in May 1918. Construction began on October 1, 1919, and was completed in May 1920. The New York architectural firm of Warren & Clark designed the bank in the Greek Revival style.³³ The three-bay-wide façade held a recessed central entry bay that featured a Doric columns *in antis*, which supported the pedimented parapet above. In 1979 when the bank moved to a new building further west on Main Street, professional golfer and Bath County native Sam Snead and his son purchased the building and operated it as a restaurant. The building has been altered and enlarged from its original appearance as a bank, but it retains its integrity of location and setting. The building also retains the interior vault and its pier foundation, which allows Hot Springs Run to flow beneath it. The building is presently vacant, but remains in good condition.

In 1920, the **Hot Springs Pharmacy** opened in what is also known as the **Carpenter Building**, 2829-2833 Main Street (VDHR #008-5088-0002). The state's 13th ABC store was also housed in this building from 1934 to 1966, when it moved to the adjacent one-story building to the west. The Carpenter Building is a two-story, stucco-clad structure of hollow tile construction featuring full-height quoining on both front corners and a stepped parapet around the low-sloped roof. The first floor has two single-leaf, metal entrance doors with full-height sidelights, and fixed, single-light transoms above. Five arched fanlights extend above the storefront bays, which are defined by Doric-inspired pilasters supporting a wide frieze and denticulated cornice. A cloth awning extends across the storefront. In March 2023, the building suffered a devastating fire that gutted much of the interior. The exterior walls were left standing and portions of the tile floor and original pressed tin ceiling on the first floor survived. The building has been restored to its former appearance and presently houses an art gallery on the first floor and apartments above.³⁴

The former **Watson's Department Store, 2809-2815 Main Street** (VDHR #008-5088-0004), presently housing the offices of Bacova Properties and upstairs apartments, is a two-story, three-bay-wide, frame building built about 1915. The storefront consists of a centrally located, recessed and splayed entrance bay that is flanked by plate glass windows. A wide fabric awning shades the storefront. The building is covered by a hipped roof with overhanging eaves and wide, fluted cornerboards. Although the exterior is now clad with vinyl siding and the windows are replacement units, this building retains its overall historical appearance and character. Watson's sold clothing, then became a dry goods store that boasted "If it's sold in Hot Springs, we sell it." A rear addition became a dry cleaners, and another one-story addition has housed a second drug store (Mountain Pharmacy), hair salon, and art gallery.

³³ Gwin, 58; John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835-1955: A Biographical Dictionary* (Richmond, VA: New South Architectural Press, 1997).

³⁴ Margo Oxendine, "Fate of historic Hot Springs building unknown after fire," *The Recorder*, March 30, 2023:1.

Hot Springs Historic District
Name of Property

Bath County, VA
County and State

The **Lowman Building, 2747 Main Street** (VDHR #008-5088-0007) is a striking two-story building that was constructed in the mid-to-late 1920s. The building is notable for its exterior cladding of oversized, iron-spot, yellow brick. In the early twentieth century, the building held a butcher shop and a grocery store operated by Joseph F. Lowman and his son Ed. A restaurant, entered from the building's east alley side, has historically operated in the building and only recently closed. One source notes that the upstairs apartments were "traditionally rented by Homestead guest employees."³⁵ There are two entrances on the front (south) elevation with a wide bay window between them. Each doorway has a transom above, and the southern entry is also framed by fluted columns set atop a concrete block. A wooden frieze extends around the top of the building with a brick-clad parapet above. The doors and east side openings are sheltered by metal awnings. The roadway that extends along the east side of the building is known as "Bridge Street," so-called because of the bridge that crosses Hot Springs Run and leads to the Homestead laundry building on the hillside to the north.

Although the Liberty Theatre, now demolished, is remembered as Hot Springs' movie theater, the first building to show feature-length movies was the **Odd Fellow's Building, 2737 Main Street** (VDHR #008-5088-0010). Built in 1913, this two-story, frame Greek Revival-style commercial building is covered by a pedimented front-facing gable roof, is clad with asbestos shingle siding, and features two storefronts on the first floor that are sheltered by cloth awnings. The two storefronts are enframed by wooden pilasters carrying a beam that also serves as string course. The second floor is distinguished by a centrally located recessed balcony that is accessed by two doors. Wooden pilasters frame the recessed bay, and the second floor. Signage above the balcony opening identifies the building as I.O.O.F. Hot Springs Lodge No. 186, and a plaque with the odd fellows' three chain link motif is located in the tympanum of the front pediment. Historically, businesses have been housed on the first floor level, including Loving's Hardware Store and McLaughlin's Funeral Home, with the meeting hall located on the second floor level.³⁶ The lodge is no longer active and the space is currently vacant.

Non-historic buildings

In general, non-historic commercial buildings along Main Street maintain a standard setback and are of comparable scale, size, and form to historic buildings. The **Commercial Building at 2812-2814 Main Street** (VHDR #008-5088-0025), constructed in 2004, is a two-story, frame structure that conforms to the general setbacks, plate height, and overall forms exhibited by nearby historical buildings. Although the present buildings housing the bank (VDHR #008-5088-0006, b.1979), which replaced the former Homestead "auto stalls," the U.S. post office (VDHR #008-5088-0005, b.1970), and the Hot Springs Volunteer Fire and Rescue (VDHR #008-5088-0022) were built after the period of significance, they continue the presence of functions that have historically been located on Hot Springs' Main Street.

Integrity

³⁵ Bath County Historical Society and Bath County Tourism, 13; Jeff Dickerson, You Are From Bath County If You Remember..., Facebook Group Page, March 13, 2026. Accessed at: <https://www.facebook.com/photo?fbid=26115045244790774&set=gm.26176632125308092&idortv=191569147574412>.

³⁶ Bath County Historical Society and Bath County Tourism, 14.

Hot Springs Historic District

Name of Property

Bath County, VA

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The Hot Springs Historic District comprises a collection of intact historic resources that retains very good overall integrity. The overwhelming majority of resources in the district date to the period of significance (1891-1960) and convey both the historical appearance and significance of this property. Only a few resources of recent construction are present and only a handful of resources have been demolished within the district. Significant individual properties, including The Homestead, private residences, and commercial buildings, have been sensitively rehabilitated and restored. In addition to the NHL-listed Homestead, the district contains two private residences that have been individually listed in the NRHP (The Yard, VDHR #008-0135; Barton Lodge, VDHR #008-0027).

The Hot Springs Historic District retains a very high level of integrity with regard to its physical setting, location, and design as exhibited by the streetscapes and interrelationship of buildings. The integrity of setting, feeling, and association of the historic district are retained and enhanced by the overall low-scale development in the district (excepting The Homestead), the network of roadways and streets, and the continued presence of the natural environment (e.g., mountains, streams, dense wooded areas). This secluded resort community set within a valley of the Allegheny Mountains continues to be closely associated with the mineral-water springs resort, and to offer visitors a variety of outdoor recreations in a bucolic setting. The arrival of the railroad in 1891 and the purchase and expansion of The Homestead by the Virginia Hot Springs Co. were catalysts for the commercial and residential development around the hotel property. The company's upgrades to the hotel and its amenities, improvements in infrastructure (including interconnected macadam roadways, electrical and water systems), and construction of buildings became the foundation for additional private development in the village and contributed to the rise of the commercial center along Main Street. Although the railroad played an essential role in the development of Hot Springs, there are no standing structures directly associated with that industry (e.g., station, turntable). The influence of the railroad, however, is reflected in the layout and interrelationship of buildings along Main Street and Virginia Hill.

In general, the commercial area retains much of its integrity of location, design, setting, feeling, and association. Historic commercial buildings in the district are executed in one- and two-part commercial blocks and reflect Victorian-era and Colonial Revival-style detailing. Sidewalks extend the length of the core commercial area along Main Street and the buildings generally follow a similar setback, providing visual continuity along the historical streetscape. The development of commercial buildings in this location was influenced both by the presence of a flat terrace within the hilly topography of the village and the location of the railroad station (formerly located at the east end of the street). Commercial buildings generally have been altered to accommodate new uses and accessibility, and some commercial and residential buildings have been altered by the replacement of original sheathing and windows, somewhat impacting the integrity of materials and workmanship. Despite such alterations, the resources exhibit good integrity of design through the retention of historical form and scale.

The historic residential resources in the district include simple vernacular dwellings and more substantial architect-designed houses. These residences reflect the diverse population of Hot Springs that has historically consisted of local businessmen, local laborers, hotel employees, and the seasonal visitors to the valley. Common alterations noted in the district's houses include replacement windows, installation of vinyl or aluminum siding, and small additions, but overall, the residences have retained their historic appearances and character. The architect-design houses, in particular, maintain a very high level of integrity of design, materials, and workmanship.

Bath County, VA

County and State

The following is a list of resources arranged alphabetically by street name and numerically by address number. VDHR historic district numbers are provided for each resource, as are numbers previously assigned to individual resources. All resources, both primary and secondary, have been considered either contributing or non-contributing based upon their physical integrity and direct association with the historic district's areas of significance (Community Planning and Development, Commerce, and Architecture). Non-contributing resources are those that are less than 50 years of age or are historic resources that lack integrity.

97 Frenchs Hill Drive **008-5088-0044**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Minimal Traditional, 1950**
Contributing *Total:* **1**

121 Frenchs Hill Drive	008-5088-0045		
<i>Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, 1955</i>			
	Contributing	<i>Total:</i>	1

164 Frenchs Hill Drive **008-5088-0046**
Primary Resource: **Single Dwelling (Building), Stories 1, Style: Contemporary, Ca 1959**
Contributing *Total:* 1

240 Frenchs Hill Drive **008-5088-0047**
Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1910**
Contributing *Total:* 1
Secondary Resource : **Garage (Building)** **Contributing** *Total:* 1

257 Frenchs Hill Drive	008-5088-0048		
<i>Primary Resource:</i> Single Dwelling (Building), Stories 1, Style: Colonial Revival, Ca 1910			
	Contributing	Total:	1
<i>Secondary Resource :</i> Carriage House (Building)	Contributing	Total:	1

323 Frenchs Hill Drive **008-5088-0049**
Primary Resource: **Single Dwelling (Building), Stories 2, Style: No discernible style, Ca 1981**
Non-contributing Total: 1
Secondary Resource : **Shed (Building)** **Non-contributing Total: 1**

373 French's Hill Drive **008-5088-0050** *Other DHR Id#: 008-0027*
Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Georgian Revival, Ca 1899
Contributing *Total: 1*

30 Hemlock Lane	008-5088-0081		
<i>Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Other, Ca 1900</i>			
	Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Garage (Building)	Contributing	<i>Total:</i>	1

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

Homestead Drive

1766 Homestead Drive

008-5088-0084

Other DHR Id#: 008-0025

Primary Resource: Hotel/Inn (Building), Stories 11, Style: Colonial Revival, 1902

Contributing Total: 1

Secondary Resource : Bath House (Building)

Contributing Total: 1

Secondary Resource : Hotel/Inn (Building)

Contributing Total: 1

Secondary Resource : Restaurant (Building)

Contributing Total: 1

Secondary Resource : Secondary Dwelling (Building)

Contributing Total: 6

Secondary Resource : Spring/Spring House (Building)

Contributing Total: 4

Main Street

2246 Main Street

008-5088-0014

Primary Resource: Double/Duplex (Building), Stories 1, Style: Vernacular, Ca 1920

Contributing Total: 1

Secondary Resource : Garage (Building)

Non-contributing Total: 1

Secondary Resource : Shed (Building)

Non-contributing Total: 1

2442 Main Street

008-5088-0019

Primary Resource: Store (Building), Stories 2, Style: Classical Revival, Ca 1910

Contributing Total: 1

Secondary Resource : Shed (Building)

Contributing Total: 1

2476 Main Street

008-5088-0020

Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, 1955

Contributing Total: 1

Secondary Resource : Apartment Building (Building)

Non-contributing Total: 1

Secondary Resource : Shed (Building)

Contributing Total: 1

Secondary Resource : Shelter (Building)

Non-contributing Total: 1

Secondary Resource : Silo (Structure)

Non-contributing Total: 1

2620 Main Street

008-5088-0021

Primary Resource: Apartment Building (Building), Stories 2, Style: No discernible style, 2022

Non-contributing Total: 1

2670 Main Street

008-5088-0022

Primary Resource: Fire Station (Building), Stories 1, Style: No discernible style, 1975

Non-contributing Total: 1

2675 Main Street

008-5088-0013

Other DHR Id#: 008-0051

Primary Resource: Stable

Demolished

Secondary Resource : Bridge (Structure)

Contributing Total: 1

Secondary Resource : Shed (Building)

Contributing Total: 1

2696 Main Street

008-5088-0023

Primary Resource: Store (Building), Stories 2, Style: Commercial Style, Ca 1910

Contributing Total: 1

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

2707 Main Street	008-5088-0012		
<i>Primary Resource:</i> Workshop (Building), Stories 1, Style: Vernacular, 1900			
	Contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Workshop (Building)	Contributing	<i>Total:</i>	1
 2731 Main Street	 008-5088-0011		
<i>Primary Resource:</i> Office/Office Building (Building), Stories 1, Style: No discernible style, 1980			
	Non-contributing	<i>Total:</i>	1
 2737 Main Street	 008-5088-0010		
<i>Primary Resource:</i> Store/Market (Building), Stories 2, Style: Classical Revival, 1900			
	Contributing	<i>Total:</i>	1
 2745 Main Street	 008-5088-0007		
<i>Primary Resource:</i> Store/Market (Building), Stories 2, Style: Commercial Style, 1925			
	Contributing	<i>Total:</i>	1
 2771 Main Street	 008-5088-0006		
<i>Primary Resource:</i> Commercial Building (Building), Stories 1.5, Style: Colonial Revival, 1979			
	Non-contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Other (Building)	Contributing	<i>Total:</i>	1
 2784 Main Street	 008-5088-0024		
<i>Primary Resource:</i> Commercial Building (Building), Stories 1.5, Style: No discernible style, Ca 1975			
	Non-contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)	Non-contributing	<i>Total:</i>	1
 2793 Main Street	 008-5088-0005		
<i>Primary Resource:</i> Store (Building), Stories 1, Style: Colonial Revival, 1970			
	Non-contributing	<i>Total:</i>	1
 2809 Main Street	 008-5088-0004		
<i>Primary Resource:</i> Store (Building), Stories 2, Style: Commercial Style, Ca 1915			
	Contributing	<i>Total:</i>	1
 2814 Main Street	 008-5088-0025		
<i>Primary Resource:</i> Commercial Building (Building), Stories 2, Style: Post Modern, 2004			
	Non-contributing	<i>Total:</i>	1
<i>Secondary Resource :</i> Shed (Building)	Non-contributing	<i>Total:</i>	1
 2827 Main Street	 008-5088-0003		
<i>Primary Resource:</i> Store (Building), Stories 1, Style: Commercial Style, 1966			
	Non-contributing	<i>Total:</i>	1
 2829 Main Street	 008-5088-0002		
<i>Primary Resource:</i> Store/Market (Building), Stories 2, Style: Commercial Style, Ca 1920			
	Contributing	<i>Total:</i>	1

Hot Springs Historic District

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2832 Main Street **008-5088-0026**
Primary Resource: Store/Market (Building), Stories 1, Style: Classical Revival, Ca 1900
Contributing **Total: 1**

2840 Main Street **008-5088-0027**
Primary Resource: Store/Market (Building), Stories 2, Style: Italianate, Ca 1900
Contributing **Total: 1**

2849 Main Street **008-5088-0001** *Other DHR Id#: 008-0048*
Primary Resource: Bank (Building), Stories 2, Style: Greek Revival, 1910
Contributing **Total: 1**

Old Greenhouse Road

118 Old Greenhouse Road **008-5088-0054**
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 2007
Non-contributing **Total: 1**

134 Old Greenhouse Road **008-5088-0055**
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1940
Contributing **Total: 1**
Secondary Resource : Garage (Building) **Contributing** **Total: 1**

181 Old Greenhouse Road **008-5088-0056**
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1920
Contributing **Total: 1**
Secondary Resource : Shed (Building) **Contributing** **Total: 1**

374 Old Greenhouse Road **008-5088-0057**
Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1940
Contributing **Total: 1**
Secondary Resource : Agricultural Bldg. (Building) **Contributing** **Total: 1**
Secondary Resource : Garage (Building) **Contributing** **Total: 1**
Secondary Resource : Greenhouse/Conservatory(Building) **Contributing** **Total: 2**

378 Old Greenhouse Road **008-5088-0058**
Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1924
Contributing **Total: 1**
Secondary Resource : Shed - Equipment (Building) **Contributing** **Total: 1**
Secondary Resource : Stable (Building) **Contributing** **Total: 1**

381 Old Greenhouse Road **008-5088-0059** *Other DHR Id#: 008-0135*
Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Tudor Revival, 1925
Contributing **Total: 1**
Secondary Resource : Animal Shelter/Kennel (Building) **Contributing** **Total: 1**
Secondary Resource : Gateposts/Entry (Object) **Contributing** **Total: 1**
Secondary Resource : Shed (Building) **Contributing** **Total: 1**
Secondary Resource : Stable (Building) **Contributing** **Total: 1**

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

Park Drive

30 Park Drive

008-5088-0065

Primary Resource: Single Dwelling (Building), Stories 1, Style: Vernacular, Ca 1920

Contributing *Total:* 1

33 Park Drive

008-5088-0067

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

Secondary Resource : Garage (Building)

Non-contributing *Total:* 1

83 Park Drive

008-5088-0066

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1920

Contributing *Total:* 1

Park Lane

109 Park Lane

008-5088-0073

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1923

Contributing *Total:* 1

Secondary Resource : Garage (Building)

Contributing *Total:* 1

129 Park Lane

008-5088-0074

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1940

Contributing *Total:* 1

Secondary Resource : Garage (Building)

Contributing *Total:* 1

148 Park Lane

008-5088-0068

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Tudor Revival, 1952

Contributing *Total:* 1

160 Park Lane

008-5088-0069

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1991

Non-contributing *Total:* 1

Secondary Resource : Garage (Building)

Non-contributing *Total:* 1

180 Park Lane

008-5088-0070

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Georgian Revival, Ca 1895

Contributing *Total:* 1

Secondary Resource : Kitchen (Building)

Contributing *Total:* 1

73 Park Lane

008-5088-0071

Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1940

Contributing *Total:* 1

93 Park Lane

008-5088-0072

Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, 1920

Contributing *Total:* 1

Secondary Resource : Garage (Building)

Non-contributing *Total:* 1

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

Rock Cut Road

37 Rock Cut Road

008-5088-0015

Primary Resource: Double/Duplex (Building), Stories 2, Style: Vernacular, Ca 1910

Contributing Total: 1

Secondary Resource : Shed (Building)

Contributing Total: 1

Secondary Resource : Shed (Building)

Contributing Total: 2

Secondary Resource : Shed - Equipment (Building)

Non-contributing Total: 1

60 Rock Cut Road

008-5088-0016

Primary Resource: Barn (Building), Stories 1.5, Style: Vernacular, Ca 1910

Contributing Total: 1

71 Rock Cut Road

008-5088-0017

Primary Resource: Apartment Building (Building), Stories 2, Style: Vernacular, Ca 1917

Contributing Total: 1

78 Rock Cut Road

008-5088-0018

Primary Resource: Workshop (Building), Stories 1, Style: No discernible style, Ca 1980

Non-contributing Total: 1

Secondary Resource : Shed (Building)

Non-contributing Total: 1

Secondary Resource : Shed (Building)

Non-contributing Total: 1

Sam Snead Highway

7386 Sam Snead Highway

008-5088-0060

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, 1918

Contributing Total: 1

Secondary Resource : Secondary Dwelling (Building)

Contributing Total: 1

7402 Sam Snead Highway

008-5088-0061

Other DHR Id#: 008-0067

Primary Resource: Hotel/Inn (Building), Stories 2.5, Style: Victorian, Folk, 1901

Contributing Total: 1

7420 Sam Snead Highway

008-5088-0062

Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1905

Contributing Total: 1

7433 Sam Snead Highway

008-5088-0053

Other DHR Id#: 008-0077

Primary Resource: Church/Chapel (Building), Stories 1, Style: Gothic Revival, 1895

Contributing Total: 1

Secondary Resource : Cemetery (Site)

Contributing Total: 1

Secondary Resource : Single Dwelling (Building)

Contributing Total: 2

7472 Sam Snead Highway

008-5088-0063

Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1901

Contributing Total: 1

Secondary Resource : Garage (Building)

Contributing Total: 1

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

7492 Sam Snead Highway 008-5088-0064
Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Pre 1920
Contributing Total: 1

7501 Sam Snead Highway 008-5088-0052
Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, Ca 1923
Contributing Total: 1

7515 Sam Snead Highway 008-5088-0051
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1900
Contributing Total: 1

7537 Sam Snead Highway 008-5088-0043 *Other DHR Id#: 008-0063*
Primary Resource: Church/Chapel (Building), Stories 1, Style: Gothic Revival, 1895
Contributing Total: 1
Secondary Resource : Garage (Building) **Contributing Total: 1**
Secondary Resource : Single Dwelling (Building) **Contributing Total: 1**

7729-7741 Sam Snead Highway 008-5088-0029 *Other DHR Id#: 008-0047*
Primary Resource: Hotel/Inn (Building), Stories 4.5, Style: Victorian, Folk, 1893
Contributing Total: 1

7767 Sam Snead Highway 008-5088-0028
Primary Resource: Boiler House (Building), Stories 1, Style: No discernible style, Ca 1890
Contributing Total: 1

Shady Lane

1461 Shady Lane 008-5088-0076
Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, 1903
Contributing Total: 1
Secondary Resource : Shed (Building) **Contributing Total: 1**
Secondary Resource : Shed (Building) **Non-contributing Total: 1**

1467 Shady Lane 008-5088-0075
Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1938
Contributing Total: 1
Secondary Resource : Garage (Building) **Contributing Total: 1**

1499 Shady Lane 008-5088-0077 *Other DHR Id#: 008-0064*
Primary Resource: Church/Chapel (Building), Stories 1, Style: Vernacular, Ca 1894
Contributing Total: 1

1525 Shady Lane 008-5088-0078 *Other DHR Id#: 008-0065*
Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1886
Contributing Total: 1

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1555 Shady Lane

008-5088-0079

Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1897**

Contributing *Total:* 1

Secondary Resource : **Garage (Building)**

Contributing *Total:* 1

1590 Shady Lane

008-5088-0080

Primary Resource: **Single Dwelling (Building), Stories 2.5, Style: Craftsman, Pre 1910**

Contributing *Total:* 1

Secondary Resource : **Garage (Building)**

Contributing *Total:* 2

Secondary Resource : **Tennis Court (Structure)**

Non-contributing *Total:* 1

Ski Lodge Drive

593 Ski Lodge Drive

008-5088-0082

Primary Resource: **Lodge (Building), Stories 1, Style: Vernacular, 1959**

Contributing *Total:* 1

Secondary Resource : **Athletic Field/Court (Structure)**

Contributing *Total:* 2

Secondary Resource : **Complex (Site)**

Contributing *Total:* 1

Secondary Resource : **Garage (Building)**

Non-contributing *Total:* 1

Secondary Resource : **Office/Office Building (Building)**

Contributing *Total:* 1

Secondary Resource : **Shed (Building)**

Contributing *Total:* 2

96 Ski Lodge Drive

008-5088-0083

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Vernacular, Pre 1920**

Contributing *Total:* 1

Sunset Hill Road

122 Sunset Hill Road

008-5088-0009

Primary Resource: **Single Dwelling (Building), Stories 2, Style: Vernacular, 1900**

Contributing *Total:* 1

52 Sunset Hill Road

008-5088-0008

Primary Resource: **Other (Building), Stories 2, Style: No discernible style, 1900**

Contributing *Total:* 1

Secondary Resource : **Other (Other)**

Contributing *Total:* 1

Virginia Avenue

107 Virginia Avenue

008-5088-0031

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1910**

Contributing *Total:* 1

117 Virginia Avenue

008-5088-0032

Primary Resource: **Single Dwelling (Building), Stories 1.5, Style: No discernible style, Ca 1910**

Contributing *Total:* 1

Secondary Resource : **Garage (Building)**

Contributing *Total:* 1

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129 Virginia Avenue **008-5088-0033**
Primary Resource: Single Dwelling (Building), Stories 2, Style: Dutch Revival, Ca 1891
Contributing *Total:* 1

143 Virginia Avenue **008-5088-0034**
Primary Resource: Single Dwelling (Building), Stories 2, Style: No discernible style, Ca 1910
Contributing *Total:* 1

155 Virginia Avenue **008-5088-0035**
Primary Resource: Single Dwelling (Building), Stories 2, Style: Dutch Revival, Ca 1908
Contributing *Total:* 1

167 Virginia Avenue **008-5088-0036**
Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1912
Contributing *Total:* 1

Virginia Hill Heights Drive

101 Virginia Hill Heights Drive **008-5088-0038**
Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Vernacular, Ca 1925
Contributing *Total:* 1

18 Virginia Hill Heights Drive **008-5088-0030**
Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Classical Revival, Ca 1925
Contributing *Total:* 1

67 Virginia Hill Heights Drive **008-5088-0042**
Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, Ca 1925
Contributing *Total:* 1

75 Virginia Hill Heights Drive **008-5088-0041**
Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Vernacular, Ca 1925
Contributing *Total:* 1

85 Virginia Hill Heights Drive **008-5088-0040**
Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Vernacular, Ca 1925
Contributing *Total:* 1

95 Virginia Hill Heights Drive **008-5088-0039**
Primary Resource: Double/Duplex (Building), Stories 1.5, Style: Vernacular, Ca 1925
Contributing *Total:* 1

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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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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 Hot Springs Historic District is significant at a local level under NRHP Criterion A in the area of Community Planning and Development as a rural village that developed in the late nineteenth and twentieth century as a health- and recreation-centered community that continues to be anchored by the presence of the NHL-listed Homestead resort hotel and spa (VDHR #008-0025). The simultaneous completion of a branch of the Chesapeake & Ohio Railway from Covington to Hot Springs also influenced the development of the village and engendered commercial and residential development in this area of Bath County, which previously had seen little commercial activity and sparse residential construction. The historic district reflects the important pattern of physical development, land division, and land use that was established in the late nineteenth and early twentieth century by the Virginia Hot Springs Company, which owned The Homestead and much of the surrounding property. Through a series of leases and deeds, the company restricted the use of property and controlled the architectural character of buildings. The company itself contributed to the development pattern through construction of hotel amenities, housing for hotel employees (duplexes, single dwellings, and dormitories), and buildings such as the boiler building (which supplied steam heat to the village), a laundry building, stables, and garages. Hot Springs is historically associated with the rise in national popularity of the mineral springs spa resort and the arrival of the railroad—two important historical trends that gave rise to commercial and residential development in this mountainous community.

The historic district is significant at a local level under NRHP Criterion A in the area of Commerce as a center for stores, medical and professional offices, restaurants, social enterprises, and support services for the hotel. In 1891, when a branch of the C&O Railway was completed to Hot Springs, only a handful of buildings existed in the village and no commercial buildings existed along present-day Main Street. A large number of the historic district's resources were constructed between 1891 and the 1920s, representing the Reconstruction and Growth Period and the World War I to World War II Period. Although other communities in the Warm Springs Valley also developed commercial centers, including Mitchelltown and Warm Springs, Hot Springs was the only one with a direct railroad link. Hot Springs served, and continues to serve, the local community, hotel guests, and residents of the surrounding rural area. The historic architectural resources in the district are tangible links to the village's early growth and continue to reflect the historic layout, interrelationship, and character established during the period of significance.

The Hot Springs Historic District is locally significant under NRHP Criterion C in the area of Architecture as a concentration of buildings that are unified by plan, visual continuity, and physical development. The district includes residential, commercial, and religious buildings that exhibit vernacular and regional forms, and include distinctive examples of Georgian Revival, Colonial Revival, and Tudor Revival buildings, some of which were designed by notable architects.

The district's Period of Significance begins in 1891, the date the Chesapeake & Ohio Railway arrived in Hot Springs and the date of the Virginia Hot Springs Company's purchase of The Homestead and other surrounding property, and ends in 1960, by which time all extant historic and contributing resources were built and the district attained its current appearance.

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

Justification of Criteria

Criterion A: Community Planning and Development

The Hot Springs Historic District is locally significant under NRHP Criterion A in the area of Community Planning and Development as a rural village that developed in the late nineteenth and twentieth century as a health- and recreation-centered community that continues to be anchored by the presence of the NHL-listed Homestead resort hotel and spa (VDHR #008-0025). The thermal springs of Bath County were well known to indigenous populations, and by the eighteenth century, colonial explorers recorded their presence. As a much visited destination along Virginia's nineteenth-century "springs circuit," which included stops at fashionable Virginia and now-West Virginia mineral springs, Hot Springs historically catered to visitors seeking a cure for a variety of ailments from rheumatism to gout. But, it was not until the Southern Improvement Company, which became the Virginia Hot Springs Company, purchased the Hot Springs resort in 1891 and the Chesapeake & Ohio Railway built a branch line to the area that significant development of the Hot Springs village occurred.³⁷ The Virginia Hot Springs Company, which owned much of the land surrounding the hotel property, controlled development through leases and deeds that carried restrictive covenants and required architectural approval from the company for any proposed construction. The company also developed roads through the area that opened the hillsides for residential development. The three factors of The Homestead, the railroad, and the surrounding mountainous topography directly influenced the spatial organization and layout of the village. From their expansive landholdings, the Homestead owners sold residential lots, leased to commercial interests, and donated parcels for the establishment of local churches. Arrival of the railroad in 1891 resulted in construction of a passenger station in what would become the commercial area, and also increased access to the mountainous location. The Hot Springs Historic District developed due to the impact of regional tourism engendered by the natural mineral springs resort, and is an intact example of a community that expanded to include commercial, religious, and residential buildings to meet demands of both tourists and local residents.

Criterion A: Commerce

The Hot Springs Historic District possesses local significance under NRHP Criterion A in the area of Commerce as a group of commercial buildings that provide services to local residents, hotel guests, and residents of the surrounding rural area. Under Criterion A, the commercial area possesses local significance for its growth in response to the arrival of the C&O Railroad in 1891. Until the late nineteenth century, commercial development in the area consisted primarily of the hotel property, a post office, and medical offices. After 1891, Main Street became the desired location for stores, medical and professional offices, restaurants, and social enterprises, and support services for the hotel. Such commercial growth, associated with similar patterns of development in other Virginia localities, was

³⁷ Stan Cohen, *The Homestead and Warm Springs Valley, Virginia: A Pictorial History* (Charleston, WV: Pictorial Histories Publishing, Co., 1984:15. Cohen states, "This line [C&O from Covington] gave a tremendous boost to the valley's business, and it stayed in continuous use until its abandonment in 1970." Perceval Reniers gives a description of the Virginia Springs Tour and the springs society that enjoyed it, *The Springs of Virginia: Life, Love, and Death at the Waters, 1775-1900*, Third edition ([Chapel Hill, NC]: The University of North Carolina Press, 1955), 25-32.

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engendered by the success of the mineral springs resort, and the accompanying improvement of transportation access by rail, then by improved roadways. Businesses in the commercial area changed over the years, responding to changes in transportation, the increase of leisure time, and the increase in village population. Hot Springs is a distinct commercial center that services local village residents and the south central part of Bath County.

Criterion C: Architecture

The Hot Springs Historic District is locally significant under Criterion C in the area of Architecture as a physically and visually intact collection of late-nineteenth and early- to mid-twentieth-century architectural resources that reflect a variety of uses and architectural styles and that illustrate the area's historic development. Popular architectural styles represented in the district include Georgian Revival, Colonial Revival, Gothic Revival, and Queen Anne; vernacular regional forms are represented, as are the vernacular forms of American Foursquare and Craftsman bungalows. Historic commercial buildings are one- and two-part blocks of frame and brick construction that exhibit Victorian and Colonial Revival-style detailing. A handful of residential buildings date to the late twentieth century and include examples of Minimal Tradition and Ranch houses. The residential development includes houses for local residents who owned businesses or worked in the area, seasonal vacation homes of wealthy visitors, and employee housing built by the Virginia Hot Springs Company.

Early Development

The thermal springs of Bath County were well known to indigenous populations, and by the early eighteenth century, colonial explorers were recording their impressions of Bath County's springs. On July 9, 1750, Dr. Thomas Walker, noted Albemarle County resident, physician, and explorer, visited the area and wrote in his diary:

We went to the hot Springs & found Six Invalides there. The Spring Water is very Clear & warmer than new Milk, and there is a spring of cold water within 20 feet of the Warm one.³⁸

Dr. Walker noted the hospitality of the few inhabitants in the region, and opined that they would be "better able to support Travellers (sic)" were it not for the continued incursions of Native Americans in the area who often took supplies from the local farmsteads. Even so, by the mid-eighteenth century, entrepreneurial landowners established accommodations for guests to visit the area's mineral springs. At the time, the present Hot Springs area was generally referred to as "Little Warm Springs,"³⁹ in contrast to "Warm Springs" to the north, which was also known as Bath Court House.

In the 1760s or 1770s, under ownership of Thomas Bullitt and brothers Andrew Lewis and Thomas Lewis, improvements commenced at the Hot Springs property to provide bath houses, lodging, and other

³⁸ Dr. Thomas Walker, "Journal of Doctor Thomas Walker 1749-1750," [1750]:3. Accessed online through The Virginia Center for Digital History, https://www2.vcdh.virginia.edu/saxon/servlet/SaxonServlet?source=/xml_docs/lewisandclark/walkerjournal.xml&style=/xml_docs/lewisandclark/display_page.xml&level=text.

³⁹ Lyman Chalkley, *Chronicles of the Scotch-Irish settlement in Virginia*, 1912 (Repr., Baltimore : Genealogical Pub. Co., 1965). In three volumes, Chalkley records Augusta County land transactions (1745-1800), several of which refer to Hot Springs as "Little Warm Springs" (prior to the 1790 creation of Bath County).

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amenities. The Homestead cites “1766” as its date of origin, which is about the same time an octagonal stone basin for bathing was constructed at Warm Springs.⁴⁰

By 1790, sufficient population existed in the area to establish a separate county and to justify internal improvements. Bath County was formed from sections of Augusta, Botetourt, and Greenbrier (now West Virginia) counties. Yet, until the early nineteenth century, transportation continued to be an obstacle, for the owners of the springs. It was not until 1772 that the Virginia General Assembly approved a turnpike road across Warm Springs Mountain to connect with towns to the east. The Jackson River Turnpike, which extended to the south, was built during the early 1800s, as well. These roads, like most of Virginia’s turnpikes, were toll roads.

Thomas Bullitt (also seen as Bullett) willed his Hot Springs property to his brother, Cuthbert Bullitt, who took ownership in 1778. Cuthbert Bullitt petitioned the Virginia legislature for permission to establish a town on 50 acres of the property he owned at “Little Warm Springs;” however, no action was taken on his petition.⁴¹ In 1793, a group of partners attempted to form a town in the area referred to as “Hott Bath,” and although lots were sold, no significant development occurred.

The Hot Springs property passed to various owners until, in 1832, Dr. Thomas Goode purchased approximately 1,000 acres, including a hotel and several thermal springs. Goode is credited with developing and improving the hotel and springs property, but the surrounding area remained a “a verdant meadow” with forested hillsides. A post office had been established in Hot Springs by 1809, and beginning in 1834, Dr. Goode served as postmaster. Goode died in 1858 and is buried in the churchyard at the Hot Springs Presbyterian Church.⁴² Artists’ depictions of Hot Springs from the mid-nineteenth century, including a lithograph by German artist Edward Beyer, show that except for the hotel and its amenities, only a few buildings, most presumed to be residences, existed in the area. Dr. Goode’s son, Samuel managed the springs property, which was open to visitors between June and October, until 1863 when he sold the hotel and about 1,300 acres to a group of businessmen.

The 1891 Acquisition of the Hot Springs Property and Subsequent Improvements

The Homestead property in Hot Springs has a complicated history with regard to ownership and development, which is well documented in the NHL nomination. In regard to the Hot Springs Historic District, the most significant change in ownership occurred in 1891 when it was purchased by a syndicate of businessmen who also owned controlling stock in the Chesapeake & Ohio (C&O) Railway. On January 22, 1891, the Warm Springs Valley Company conveyed to the Southern Improvement Company several tracts of property including the land associated with the Healing Springs property (620 acres), the Hot Springs property (1,196 acres), and the Warm Springs property (1,885 acres), which had been conveyed earlier to M.E. Ingalls.⁴³ In total, the Southern Improvement Co. acquired about 4,000 acres in the Warm

⁴⁰ Worsham, Section 7:4.

⁴¹ Richard Armstrong, “Hot Springs: The Story,” 2026:[8]. Unpublished draft manuscript provided to author. Copy at Bath County Historical Society, Warm Springs, VA.

⁴² Armstrong, 17-18; “A Look Back at Homestead History,” *The Recorder*, originally published July 17, 1983, republished September 25, 2014.

⁴³ Fay Ingalls, 41-49. Beginning in 1889, M.E. Ingalls, president of the C&O Railway and located in Cincinnati, Ohio, began purchasing lands in the Warm Springs Valley. Ingalls and William Anderson held all capitol stock in the Warm Springs Valley Company and Decatur Axtell, a C&O engineer, was named as president of the company. Through a series of land transfers, the Southern Improvement Co. gained ownership of all three springs, as well as surrounding lands. Bath County Deed Book 15:289 (1889) M.E. Ingalls and William Anderson and wife to the Warm Springs Valley Company [Warm Springs property]; Deed Book 15:284 (1889)

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Springs Valley. The rail connection opened the area to tourism and recreation, and under the leadership of M. E. Ingalls, Sr. who had become president of the C&O in 1899, The Homestead continued to modernize and expand.⁴⁴

In April 1891, *The Valley Virginian*, a Staunton newspaper, reprinted journalist Thomas P. Grasty's interview with Ingalls concerning the C&O's expansive business dealings, including the recent Virginia springs purchases. Ingalls indicated that the railroad had expanded through western Virginia and West Virginia with an eye towards coal and iron mining and timbering in the regions, he also connected the success of the C&O with the success of the region and entire Commonwealth:

The line from Covington to Hot Springs, Va., will be of great benefit both to our own property and to Virginia at large. The Virginia Hot Springs is equal in every effect to the Hot Springs of Arkansas and has attractive adjuncts in the Warm and Healing Springs. With the completion of a railroad, the building of a bathing establishment [the Homestead's Bath House] to cost \$150,000, where every known character of baths will be administered, the erection of villas in the vicinity of the springs, and the nearness of the property to the great cities of the East and West, a patronage of 40,000 or 50,000 people within a few years will be bestowed upon it. The new line will place the springs within 14 hours of New York, 11 or 12 hours from Philadelphia, and eight and nine hours respectively from Washington and Baltimore and from 10 to 15 hours from Columbus, Cincinnati, Lexington, Louisville and Indianapolis.⁴⁵

The influx of the railroad's wealth quickly transformed the Hot Springs area. The C&O line, which connected western railroads to those along the eastern seaboard, gave Hot Springs access to the railway's extensive transportation network. Within months of the acquisition, the new railroad branch was completed and the line was making daily runs between Covington and Hot Springs, often bringing wealthy resort visitors arriving on their private Pullman cars.⁴⁶ The Homestead's new managing director, Frederic Sterry, a noted hotelier from Saratoga, New York, was credited with drawing a prominent clientele from throughout the United States and Europe who could now access the springs with ease. Newspaper advertisements ran in the *New York Times* and other big city newspapers. Oren F. Morton, chronicler of Bath County history, described the "two Bath Counties" that developed as the hotel's eminence grew: the "old Bath, given to agriculture and stockraising, and peopled by the descendants of the pioneers and the later comers" and the "tourist Bath." Of the latter, he added "And as a great share of

M.E. Ingalls and wife to the Warm Springs Valley Company [Healing Springs property]; Deed Book 15:571 (1891), Warm Springs Valley Company to the Southern Improvement Company.

⁴⁴ Virginia Historic Landmarks Commission Staff, National Register of Historic Places Registration Form, "The Homestead, VDHR #008-0025," December 1990:15. Edited by Carolyn Pitts, National Park Service. Copy on file, Virginia Department of Historic Resources Archives, Richmond. By the time of the Hot Springs acquisition, Melville Ezra Ingalls (1842-1914), a native of Maine who began his career as a corporate lawyer, had become a leading railroad re-organizer and empire builder. Not only was he president of the C&O Railway, he also was president of the merged Cincinnati, Indianapolis, St. Louis and Chicago Railway, more commonly known as "The Big Four." See Daniel H.H. Ingalls, Sr., "The Ingalls Family," in *The Bicentennial History of Bath County, Virginia: 1791-1991* (Marceline, MO: Heritage House Publishing, 1991), 230-234.

⁴⁵ Thomas P. Grasty, "Officially Outlined. President Ingalls Announces the C & O's Policy." Reprinted from *Manufacturer's Record*, March 28, 1891. *The Valley Virginian* [Staunton, VA], April 2, 1891:2.

⁴⁶ "A New Railroad," *The News and Advance* [Lynchburg, VA], September 30, 1891:1; "Trains to Hot Springs," *Richmond Dispatch*, September 6, 1891:8.

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the inflow is from the city of New York, distance only a night's journey by the express train, it is hardly an exaggeration to call Hot Springs a detached suburb of the great American metropolis."⁴⁷

The Homestead was favorably compared with Saratoga Springs, Newport, and other places on the "Grand Tour" of resorts enjoyed by the wealthy leisure class and a distinct "cottage colony" began to develop around the hotel.⁴⁸ Perceval Reniers, historian of the Virginia springs, succinctly, and wryly, described the impact of the Springs purchase:

Mr. Ingalls had become enamored of making the Hot [springs] into the Aix-les-Bains [a fashionable spa town in eastern France] of America and he dangled the rather decrepit old place before the eyes of the syndicate (of which he himself was one) that had bought the Chesapeake and Ohio from Collis P. Huntington. The others were J. P. Morgan, George Bliss, the Brown Brothers, and W. P. Anderson of Cincinnati. The syndicate swept into its collective pocket not only the Hot but the Warm and the Healing as well. Mr. Morgan's proportion was forty per cent. As a syndicate owning the spa they floated, in 1891, a bond issue of a million dollars; then as a syndicate owning a railroad they took \$385,000 of their own paper.

Which is to say, railroad money and dizzy business had moved in on the Springs, titans of the industrial age were reaching down from the North.⁴⁹

Within months, the new owners of the Hot Springs property embarked on a plan of improvements at the Hot Springs hotel and in the community that would transform "the Hot" from a somber, curative spa to a lively and luxurious pleasure ground for the leisure class.⁵⁰ On May 25, 1891, the company entered into an agreement with Newton C. Hively, Hot Springs postmaster, to move his building from property he had leased from the previous owners (and which now belonged to the Virginia Hot Springs Company). The building, which functioned as both a post office and a watch and clock repair shop, stood "at the junction of the Cedar Creek Road [present-day Main Street] with the Warm and Hot Springs Turnpike"—a location that would become part of the C&O station. The agreement stated that the company "desires to obtain possession of the site of said building in order to develop its plans of general improvements."⁵¹ Review of early deed transactions also reveal that the company had to negotiate with a few "free hold" tenants who had built on land now in the company's control, but who had not executed a proper deed or lease with the previous owner. These cases appear to have been settled amicably and out of court.

Until the late nineteenth century, the Healing Springs and Warm Springs hotels were more popular among guests than Hot Springs. As noted, this was due, in part, to the historic focus of the Hot Springs on

⁴⁷ Oren F. Morton, *Annals of Bath County Virginia* (1917; repr., Bridgewater, VA: C.J. Carrier Company, 1970), 172.

⁴⁸ "Frederic Sterry, Hotel Man, Dead: Head of Companies Operating the Plaza and Savoy-Plaza Succumbs at 67. HAD A BRILLIANT CAREER Began at Saratoga and Operated Famous Hotels in Hot Springs, Havana, Boca Raton, Palm Beach," *The New York Times*, July 12, 1933:17; Cleveland Arnold, *The Last Resorts* (New York: Harper, 1952), 4.

⁴⁹ Reniers, 270-271.

⁵⁰ Reniers, 152-153; Jean Randolph Bruns, "Taking the Waters: Bath County Springs in the 18th and 19th Centuries" in *The Bicentennial History of Bath County, Virginia: 1791-1991* (Marceline, MO: Heritage House Publishing, 1991), 24-25. Bruns notes that the Hot Springs, south of Warm Springs, developed as a "resort of invalids," providing more medicinal treatments, while the Warm Springs "was the geographical entrance to the summer social scene of the Virginia springs right up until the coming of the railroads and the Civil War."

⁵¹ Bath County Deed Book 16:3 (1891).

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curative treatments rather than entertainment or guest amenities other than baths, springs, and spa facilities. After the Virginia Hot Springs Company acquired the Warm Springs property, which included the bath houses and a standing hotel, the company continued a lease with Mrs. John L. Eubank, who operated the Warm Springs Hotel after her husband's death. According to Fay Ingalls, the company found her to be an "increasingly difficult tenant" and leased the property to others. With its attention and investment focused on The Homestead, the company tore down the Warm Springs hotel in 1925, but retained the bath houses and transported guests back and forth by carriage and later by bus/van. Another hotel stood at the Healing Springs, but neither the Warm Springs nor Healing Springs were ever developed to the extent of the Hot Springs complex.

Another important step in the new company's development was an agreement with the C&O to complete a branch line of the railroad from Covington to Hot Springs.⁵² Construction contracts for the railroad were let by February 1891, and the track was completed in September 1891.⁵³ In addition, the Southern Improvement Company undertook the improvement of roadways in the Hot Springs area, including the new "Boulevard," which followed a private right-of-way along the western base of Warm Springs Mountain and connected The Homestead to its bath houses at Warm Springs. G. G. Gooch of Staunton and J. C. Carpenter of Louisa County were awarded the contract to complete the 26'-wide macadamized road.⁵⁴ In the coming years, the company invested in infrastructure improvements to provide steam heat and electricity to the village. After a fire in 1901, which completely destroyed the hotel, the company installed a village-wide fire protection system that was fed from a hillside reservoir. Fire hydrants, as well as the now defunct reservoir, remain standing in the historic district.

On January 11, 1892, the Virginia General Assembly approved the merger of the Southern Improvement Company with the Warm Springs Valley Company. At a meeting of the stockholders of both companies, held in Richmond April 14, 1892, the consolidation was approved, and a new company, the Virginia Hot Springs Company, was formed. At that meeting, a nine member Board of Directors was elected, with Decatur Axtell elected president, and M.E. Ingalls among the members. Although not an officer in the new company, Ingalls grandson later asserted that between 1891 and 1914 "nothing was ever done [at Hot Springs] without [M.E. Ingalls'] approval."⁵⁵

Between 1891 and 1893, several important buildings were constructed by the Virginia Hot Springs Company that now comprise the oldest buildings in the Hot Springs Historic District. One of the first improvements was the construction of the Virginia Hotel, designed by George W. E. Field and published in *American Architect & Building News*.⁵⁶ The announcement, which was accompanied by a full color

⁵² Virginia Historic Landmarks Commission Staff, National Register of Historic Places Registration Form, "The Homestead, VDHR #008-0025," December 1990:14.

⁵³ "Contracts Closed," *The Cincinnati Enquirer*, February 11, 1891:5; "Stockholder Meetings. The Chesapeake and Ohio, Warm Springs Valley, and Southern Improvement Co.," *Richmond Times*, October 21, 1891:1. This article provides the names of officers of all three companies (many of which are the same), and gives an account of the springs land purchased and the improvements to which the company was committed.

⁵⁴ *Manufacturer's Record*, November 28, 1891:37.

⁵⁵ "Virginia Hot Springs Company. Consolidation of Two Corporations Yesterday-Directors Elected," *Richmond Dispatch*, April 15, 1892:3. The chain of consolidation is presented as a preamble in many of the early deed conveyances and leases between the "new" Virginia Hot Springs Company to grantees. See Bath County Deed Book 16:308 (1892) for an example between the Virginia Hot Springs Company and Abbie Stimson Ingalls [Mrs. M.E. Ingalls]. Fay Ingalls, 47.

⁵⁶ "New Hotel Hot Springs, VA. Mr. G. W. E. Field Architect," *American Architect and Building News*, September 3, 1892:154. In 1893, photographs of M.E. Ingalls' own Hot Springs cottage, Ingallscote, the Homestead laundry

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rendering, stated that the hotel was being erected by the Virginia Hot Springs Company and connected to the nearby railway shed “through a waiting room from which an elevator runs to the office and upper floors” of the hotel. Thermal baths were said to be located on the ground floor. The four-and-a-half-story, frame Queen Victorian building was constructed for a cost of \$60,000.

The Homestead Spa/Bathhouse was another 1892 addition to hotel property. Located at the northwest corner of the hotel, and across the road from the railway station and the Virginia, this stone and stucco Georgian Revival building was based on European spas precedents and was designed by the Philadelphia-based architectural firm of Yarnell and Goforth and constructed at a cost of \$154,000. The building was touted as housing one of the finest equipped hydrotherapeutic spas in the world.⁵⁷ Not far from the bathhouse, a row of ten, one-story, frame cottages was built along the western side of the hotel property for a total cost of \$17,000.⁵⁸ These cottages, six of which are still extant, were rented to families for extended stays.

These early additions proved to be significant when, following the 1893 economic depression, nearby White Sulphur Springs (The Greenbrier) did not open for the 1894 season. The Homestead, however, remained open and soon drew the competitor’s clientele to its newly refurbished, enlarged, and stylish spa. Reflecting on the successful parlay, Reniers wrote:

None of the Virginia Springs had ever been improved to the tune of a million dollars before. The Hot was ready to capitalize on anyone else’s calamity, and capitalize it did.

Fortune smiled. Seven private cars of seven railroad magnates were on the siding at one time. Six Harvard men, also all at once, took everybody’s breath away. Miss Irene Langhorne stayed overnight on a riding trip giving it her blessing.⁵⁹

The Virginia Hot Springs Company capitalized on the influx of visitors, especially the wealthy northern industrialists, by selling lots upon which to build summer cottages near the resort. Many frequent visitors to the resort built their own country estates near the hotel and were responsible for setting the tempo of the social life at Hot Springs.⁶⁰ The company controlled the character of the surrounding development by affixing deed restrictions on use, as well as requiring company approval for architectural designs prior to construction and a minimum cost for houses erected.⁶¹ The architectural restrictions were included on all parcels that were leased or conveyed for residential development. The restriction also applied to church designs, as noted in the conveyance to Ida M. [Mrs. Thomas Fortune] Ryan, which stated that Ryan would have erected on the premises “a neat and well designed chapel or church to be used by the Roman Catholic Church for religious services, the design of the chapel to be first submitted to [the Virginia Hot

building located near the train station, and the Homestead bowling alley—all designed by Field—also were published in the periodical.

⁵⁷ *Manufacturers’ Record*, August 1, 1891:46.

⁵⁸ Fay Ingalls, 66.

⁵⁹ Reniers, 273-274.

⁶⁰ Virginia Historic Landmarks Commission Staff, National Register of Historic Places Registration Form, “The Homestead, VDHR #008-0025,” December 1990:16.

⁶¹ Beth Scripps, “The Yard, 008-0135,” National Register of Historic Places Registration Form, 2006. Section 8:8-10.

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Springs Company] for its approval.”⁶² Such control assured a high level of architectural character and quality of construction in the surrounding area.

The company’s deed restrictions also stated that the conveyed property could not “be sold, conveyed, leased, or rented or occupied by any other than white persons as owners or tenant thereof.”⁶³ Such deed restrictions with overt racial or religious exclusion clauses were common in Virginia cities and throughout the United States in the late nineteenth and first part of the twentieth century. The company’s clause reveals that while African Americans made up the preponderance of the hotel’s workforce, including waiters, valets, bath attendants, and housekeepers, they were not welcome to occupy or own a house in Hot Springs. The exception, of course, were the dormitories the hotel erected and designated for African American waiters and other workers that formerly stood on the western end of the commercial area and housed those who traveled to Hot Springs for jobs. Most local African Americans who worked for the hotel lived in the nearby enclaves of Union Hurst (Switchback) or West Warm Springs.⁶⁴ In 1948, the U.S. Supreme Court invalidated the enforcement of such racially restrictive clauses.

This racial exclusion for residences stands in contrast to the hotel’s employment of several foreign-born employees who were welcomed in the village, and its consent to have a Catholic church in the village—two groups that at the time were often disenfranchised in Virginia’s large cities and small communities alike. The 1900 census for the Hot Springs area (Cedar Creek District) enumerates several foreign-born employees who presumably worked at The Homestead. These include individuals of English (station engineer, golf manager), French (chef, butcher), German (barber, cook), Irish (furniture man, hotel porter, maid, clerk, and seamstress), Italian (bread baker), Swedish (masseuse), and Swiss (pastry cook) descent. The staff at Lacy Alphin’s nearby hotel did not reflect such international range, and instead was predominantly African American. It may be that The Homestead’s experienced hotel manager Fred Sterry held a cosmopolitan world view and persuaded the company officials that the resort’s clientele would expect foreign “specialists” to offer such services. The 1900 census shows that the household staff of S. Barton French, who built Barton Lodge on the hillside across from The Homestead, was internationally diverse and included an Irish cook, three Irish servants, a German valet, an English butler, and three Swiss servants.

S. Barton French was among the early newcomers to established a country home or seasonal cottage in the Hot Springs area. French’s “Barton Lodge,” constructed between 1898 and 1900, was among the first private dwellings completed and still stands on the eastern slope of Little Mountain overlooking The Homestead property to the east. French, a Virginia native, made his fortune as a New York stockbroker, financier, and real estate investor. He was one of the investors in the Warm Springs Valley Company (succeeded by the Virginia Hot Springs Company), and his New York social and business circles included J. P. Morgan, William K. Vanderbilt, and Henry Frick. After French’s death in 1910, his widow retained the house, but travelled often and rented the house to other springs visitors. Fay Ingalls rented Barton Lodge when he returned to Hot Springs in the 1920s while awaiting the completion of his house, The Yard.⁶⁵

⁶² Bath County Deed Book 16:544 (1893).

⁶³ Bath County Deed Book 16:312 (1892).

⁶⁴ Debra A. McClane, National Register of Historic Places Registration Form “Warm Springs and West Warm Springs Historic District, VHR #008-5025,” 2018, Section 8: 43. Copy on file, Virginia Department of Historic Resources Archives, Richmond. See also Worsham, Section 8:50-51.

⁶⁵ Fay Ingalls, 248; Scripps, 2006, Section 8:15.

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About the time French was building his house, Dr. Carl Brandt undertook construction of the early part of Edgewood/The Pillars, which adjoined the south end of The Homestead lawn. Brandt was a physician and later sold his house to Dr. Robertson, who enlarged it, then sold it to Mr. and Mrs. George Warrington (in-laws of Fay Ingalls).⁶⁶ Fred Sterry, named managing director of The Homestead in 1894, moved with his wife Catherine and daughter Prudence to the house known as The Pillars, which, like Barton Lodge and Edgewood, was designed in the Classical Revival style.

M. E. Ingalls cottage, known as Ingallscote, stood southeast of the hotel along the new Boulevard. Ingalls' house, designed by G. W. E. Field and constructed about 1892, was a large Tudor Revival structure quite unlike the classically influenced cottages mentioned above. Ingallscote is no longer extant, but Fay Ingalls' house, known as The Yard, remains in the district and is an outstanding example of Tudor Revival unlike any other in the valley. Built in 1925 and designed by C. W. Short, Jr., an architect with the Cincinnati firm of A. C. Denison/Matthews and Denison, the house features a central courtyard and is constructed of irregularly coursed fieldstone, stuccoed half-timbered insets, and holds banks of leaded glass casement windows. The property included barns and a kennel, reflecting the family's enjoyment of foxhunting and equestrian activities. The surrounding gardens were designed by the Boston landscaping firm of Olmsted Brothers, which also completed formal garden designs for The Homestead in the 1920s.⁶⁷

Just as The Homestead and Hot Springs was beginning to grow ("lustily," as Fay Ingalls recalls) and prosper, tragedy occurred late in the evening on July 2, 1902, when the three-story, frame hotel was engulfed by fire. Believed to have been started by an electrical short in an attic (although, some reports say the fire started in the bakery), the building was burnt to the ground. No guests were harmed and none of the newly constructed buildings (Casino, bathhouse, cottages, or the Virginia building) were damaged in the blaze. The hotel housed its guests in the Virginia, and the annex portion of that building became the kitchen. Some guests also were housed at the Hotel Alphin. Many employees went home, but some remained to help where they could.

Undaunted, the next day M. E. Ingalls called in Cincinnati architects Elzner and Anderson, who had worked on the remodeling of the old hotel, and began plans to rebuild The Homestead. The firm is responsible for the main section of the current hotel (1902), as well as the west wing addition (1903) and the east wing addition (1914). The Board of Directors arrived on site, as well. By March 1902, the new Homestead was open for guests.⁶⁸ In 1910, the Hotel Alphin also was destroyed by fire; Alphin did not rebuild the hotel, but opened another lodging house, Bath Tavern (no longer extant), on the western edge of the village.

⁶⁶ Fay Ingalls, 80.

⁶⁷ Scripps, 2006:Section 7:1-2; Drawings for The Yard (dated 1926) are found in Olmsted Brothers, Landscape Architects, Brookline, Massachusetts, "Job #7132-41, Virginia Hot Springs Company, Mr. Fay Ingalls Residence/ Plan for South Terrace/; 7132-42 Virginia Hot Springs Company, Hot Springs, Virginia, Planting Plan for Mr. Fay Ingalls; 7132-43, Virginia Hot Springs Company, Hot Springs, Virginia, Planting Plan for/ Vicinity of Mr. Fay/ Ingalls Residence/; and 7132-B-32, Fay Ingalls House & Vicinity." Courtesy of the National Park Service, Frederick Law Olmsted National Historic Site. Accessed online at https://www.flickr.com/photos/olmsted_archives/albums/72157669873488031/with/28016953365.

⁶⁸ "Will Rebuild on Old Plans," *Richmond Times*, July 05, 1901:3; Fay Ingalls, 89-97; Jane Ingalls, "Consistency and Change: A History of the Modern Homestead," in *The Bicentennial History of Bath County, Virginia: 1791-1991* (Marceline, MO: Heritage House Publishing, 1991), 67-68.

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Although the fire had been traumatic, the quick rebuilding of the hotel and its owners' resolve kept Hot Springs' economy intact. One effect of the conflagration was that fire protection became a priority in the village. The new hotel was constructed of brick and many new commercial buildings of the period were of brick or hollow tile construction. In addition, the Virginia Hot Springs Company added a gravity fed fire hydrant system to the village, as depicted on the 1923 "Fire Protection Plan" map drawn by its engineering department. The reservoir at the top of Frenchs Hill and several of the fire hydrants are still extant in the village and on private properties.

Growth of the Village of Hot Springs

As noted, through the middle and into the late-nineteenth century, the village around Hot Springs consisted of little more than the single, frame hotel building, about nine bath houses, and a handful of residences. An 1880 Virginia business directory provides evidence of the lack of commercial activity in the community. Although a post office was in operation, the only other commercial enterprises noted were the hotel, then under the operation of James A. August, and a general mercantile and livery operated by Tardy & August.⁶⁹ At the time, Bath County's population was 3,795, and the county seat of Warm Springs had 200 residents (Hot Springs' population was not recorded). In 1881, the C&O Railway published a directory that listed, in addition to the hotel, Jacob A. Hoover as a Hot Springs cattle dealer, George W. Rowan as a local distiller, L.A. Warren as a general merchant, W. A. McCray as a saw mill operator, and several principal farmers in the area.⁷⁰

By 1906, Hot Springs had become the third largest community in Bath County with 200 residents. This number did not consider the 200 summer visitors or 500 fall visitors that resided, at least for a time, in the village. Warm Springs was still the largest community in the county with 275 residents, and Healing Springs had 75 residents. New businesses and services in Hot Springs showed a diversity of offerings and included three attorneys, four notary publics, a dentist, two druggists (Carpenter and McClintic), a lumber dealer, a meat market, five general stores, two livery stables, six physicians and one saloon (operated by Lacy Alphin). The closest banking town was Covington, 25 miles away.⁷¹

About 1910, the national rise in private ownership of automobiles began to be reflected in the services and activities in the Hot Springs valley. The Bath County Automobile Club published a pamphlet providing a mile-by-mile route for motorists who wished to meander along the mountainous roads between White Sulphur Springs and Hot Springs (a total of 40.3 miles).⁷² In 1911, the Hot Springs Automobile and Livery Company was among the new businesses listed in the local directory. It may have been about this time that the Homestead auto stalls (no longer extant) were constructed along the north side of Main Street. Other new businesses of interest included a photographer, a music teacher, a watchmaker and jeweler, and an Oriental Goods store, which perhaps by that time was a little passé, though Japanese fashions had been highly favored in the mid-1880s. It may have been that some of these

⁶⁹ J. H. Chataigne, *Chataigne's Virginia Business Directory and Gazetteer* (Richmond, VA: Baughman Bros., 1881). In 1885, Samuel C. Tardy, who was a 7/8 owner of the Hot Springs property, filed for bankruptcy and the property was purchased by James A. August and W. S. Edmonds. In 1890, August and Edmonds would sell the property to Warm Springs Valley Company (headed by M.E. Ingalls). Armstrong, 36-38.

⁷⁰ J. H. Chataigne, *Chesapeake & Ohio Railway Directory, Containing an Illustrated History and Description of the Road, Together with Improvements and Connections Already Completed and Those in Contemplation...* (Richmond, VA: Chesapeake and Ohio Railway, 1881).

⁷¹ *Virginia Business Directory and Gazetteer* (Richmond, VA: Hill Directory Co., 1906).

⁷² Bath County Automobile Club, *Virginia Hot Springs to White Sulphur Springs, W. Va. : Total Distance 40.3 Miles/White Sulphur Springs, W. Va. to Virginia Hot Springs*, 1910. Printed by Enterprise Print, Warm Springs, VA. Copy in the collection of the Library of Virginia, Richmond.

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shops were located in the hotel, since addresses are not provided in the directory. The 1910 Hot Springs population of 300 made it the largest community in the county, surpassing Warm Springs (275) and Healing Springs (85). Since that time, Hot Springs has remained the county's largest village.

By 1917, Hot Springs' population had risen to 800, and numerous new businesses lined the village street. There were two companies that sold agricultural implements, two blacksmiths, a building supply, a veterinarian surgeon, and a cannery, which suggests that Hot Springs businesses were providing needed equipment and services to the surrounding rural residents. The *Hot Springs Telegraph* newspaper, edited by R. B. DeVine, was established (its publication lifespan is not known), and five grocery stores, and 18 general stores were in existence. Businesses that may have been aimed toward springs visitors included a real estate agent, a women's furnishings shop, two restaurants, and a private school led by Miss Florence Neera, which is said to have been the last private school in the county. Miss Neera retired in 1930.⁷³

It is presumed that the five grocery stores and 18 general stores in Hot Springs primarily served the local population rather than the springs visitors or The Homestead. By the 1910s, the hotel had established its own vegetable garden and greenhouses on the eastern slopes of Little Mountain and employed a gardener to oversee those operations (Figure 17).⁷⁴ An early-twentieth-century hotel pamphlet boasted:

The company has built and equipped a modern dairy and poultry plant from which chicken, eggs, milk and butter are supplied to the hotel. All cows at the dairy have passed the tuberculin test and are examined at stated intervals. Likewise the company operates a large vegetable garden with hot houses from which fresh vegetables are supplied the year round.⁷⁵

⁷³ *Virginia Business Directory and Gazetteer* (Richmond, VA: Hill Directory Co., 1917); Bath County Historical Society, *The Bicentennial History of Bath County, Virginia: 1791-1991*, 61.

⁷⁴ The 1900 census for Bath County, VA, Cedar Creek District lists Mortimer M. Ellis as a gardener. He may have been employed by the Virginia Hot Springs Company at that time.

⁷⁵ *The Virginia Hot Springs : Open All the Year, under the Management of H. Albert, Hot Springs, Virginia* (s.n., 1914).

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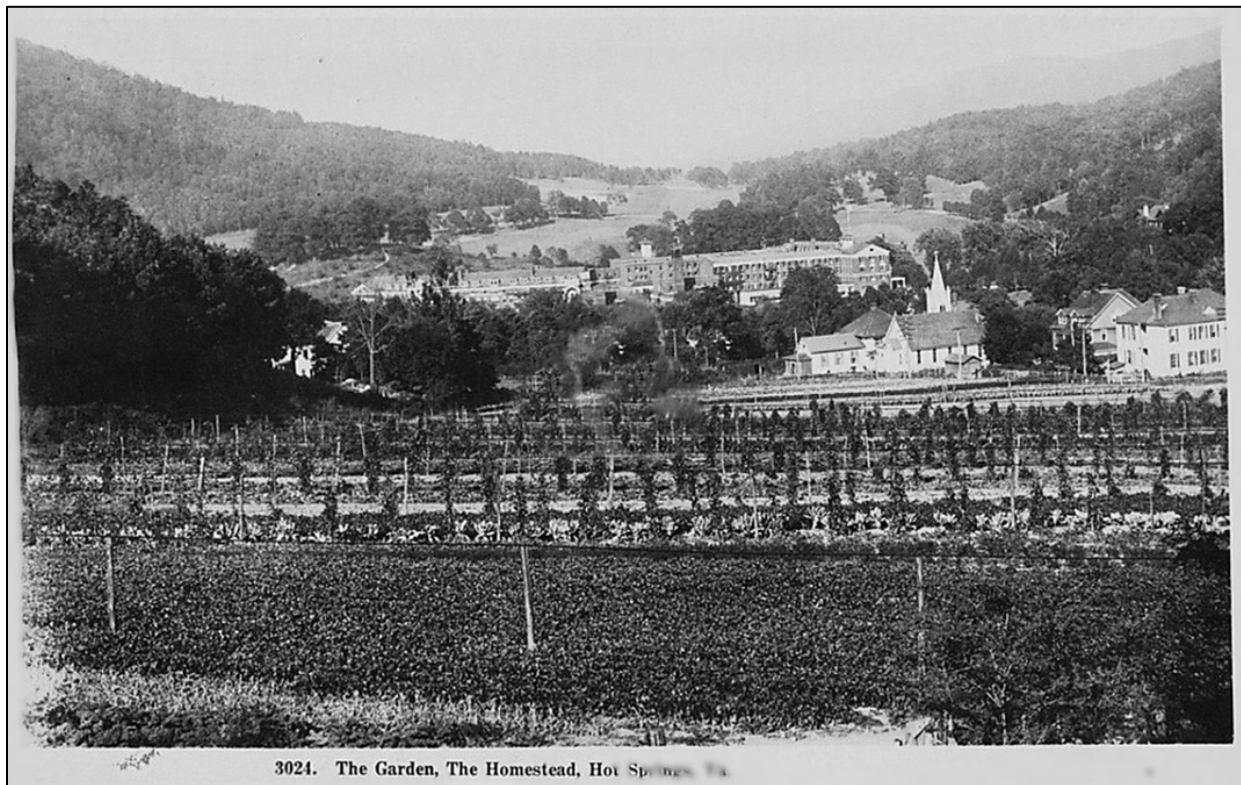


Figure 17. Postcard, c.1910, showing The Homestead vegetable gardens on hillside. View is looking northeast with the hotel in the background. The Hot Springs Presbyterian Church, old chapel, and manse stand in the middle ground. Source: Laura Purvis

By the late 1940s, the hotel began sending its own trucks to Washington, D. C. and Baltimore for meat, seafood, and produce.⁷⁶ The vegetable gardens remained in operation until the 1980s when they were torn down; however, remnants of that operation including the gardener's house, concrete foundations, and even visible rows of plants remain on the hillside above Old Greenhouse Road. The dairy was first located on a steep hillside southeast of the hotel (now the ski slope), then moved to the flat terrace at the western end of the village, and finally in 1928 was moved to a large complex in Warm Springs. The dairy complex, which remained in operation until 1970, is listed in the NRHP (VDHR #008-5026) and at present is part of a residential development. These enterprises provided employment for many local residents and contributed to the economy of Hot Springs and the broader county.⁷⁷

In 1914, M. E. Ingalls died and his son, Ed, took over the Virginia Hot Springs Company operations. One of the important steps Ed Ingalls and his brothers took at that time was to buy out the interests of J. P. Morgan, thus securing the family's sole ownership of the hotel and the company's landholdings. During this period, the east wing of the hotel and other notable public spaces were added, the Homestead farms were enlarged, and the Olmsted firm was engaged to complete a formal garden. Additional drawings show that between 1929 and 1931, the Olmsted firm also produced drawings for the Virginia Hot Springs

⁷⁶ Jane Ingalls, *The Bicentennial History of Bath County, Virginia: 1791-1991*, 70.

⁷⁷ Beth Scripps, National Register of Historic Places Registration Form "Homestead Dairy Barns Historic District, VDHR #008-5026," 2006. Copy on file, Archives, Department of Historic Resources, Richmond.

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Company for a new road system through the hotel property, a proposed plan for a “village site” (possible present-day Thomastown), and several studies for “subdivisions for cottages” and “residential development” on the northwest slope of Warm Springs Mountain.⁷⁸

With the outbreak of World War I and the inability for Americans to travel abroad, hotel visitation grew throughout the late 1910s and early 1920s. Ed Ingalls died in 1922 from complications from an appendicitis; his brother, Fay, then headed the family business and continued improvements to the property, including the expansion of the golf courses and the construction of the hotel’s now iconic tower in 1929. The Homestead did not abandon its historical identity as a mineral springs spa, but expanded it into a renowned outdoor recreation venue.

During this period, new commercial buildings and cottages were constructed in the village of Hot Springs. Several of the cottages and houses in the historic district were constructed in the 1920s, including the employees’ duplexes on Virginia Hill, and important commercial buildings such as the Bath County National Bank, the Hot Springs Pharmacy, and the Lowman Building. *The Homestead News*, a cable newspaper printed in Covington, brought news of the world to the village and also included a social page listing the guests who were arriving and departing from the hotel and their activities. Advertisements in late 1920s issues of the paper indicate that local businesses pursued business from hotel guests by offering hams and candies from “old Virginny,” luxury items such as European linens, antiques (“three minutes (sic) walk from Homestead”), and carriage ride to Tate Sterrett’s Fassifern Farm four outdoor dinners.

In 1929, just prior to the country’s economic crash and the onset of the Great Depression, the Hot Springs Company undertook the construction of its now-iconic tower addition. As Fay Ingalls wrote, “...the tower was not adequately financed.... This lack of foresight was to bring The Homestead, the Company, and in fact the whole Valley to the brink of ruin.”⁷⁹ At the same time, the hotel also lost its longtime manager, Robert Andersen, which resulted in Fay Ingalls becoming manager. Under the financial strain, and the impending repayment of one-million-dollars in bonds to the railway due in 1941, Ingalls’ company declared bankruptcy in 1938, undertook a complete reorganization, and came out on sound financial footing.⁸⁰

Little construction occurred in the historic district in the 1930s; however, a notable addition to the valley’s amenities was the establishment of Ingalls Field (listed in the NRHP 2026, VDHR #008-5052), which Fay Ingalls had begun in 1928. Located on part of the additional 7,000 acres acquired by the Virginia Hot Springs Company on Warm Springs Mountain, the airfield opened on May 1, 1931. World War I flying ace, Virginia Hot Springs Company board member, and Fay Ingalls’ nephew, David S. Ingalls, landed the first plane at the airfield. As the railroad had done before, the airfield now shortened traveling distance between Hot Springs and New York (less than five hours), Philadelphia, and other large cities. A hotel taxi carried passengers back and forth between the resort and the field, about six miles to the south, and an “Air Taxi service” and limousine service connected the field to Roanoke. The field expanded for commercial airline use in the 1960s, and is in continued use today.⁸¹

⁷⁸ See Olmsted Archives, Job #7132. Viewed online at Olmsted Archives, the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site:
https://www.flickr.com/photos/olmsted_archives/.

⁷⁹ Fay Ingalls, 257.

⁸⁰ Fay Ingalls, 258-265; Jane Ingalls, 69.

⁸¹ J. Daniel Pezzoni [Landmark Preservation Associates], National Register of Historic Places Registration Form, “Ingalls Field, VDHR #008-5052,” 2025. Copy on file, Archives, Department of Historic Resources, Richmond.

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The impact of World War II on Hot Springs and the Homestead was similar to other communities in the county as many men enlisted in the armed services. A notable impact on The Homestead was felt when the federal government interred Japanese diplomats and their families at the hotel from December 29, 1941, until April 4, 1942. No outside guests were permitted in the hotel. Once the Japanese were moved to the Greenbrier hotel in West Virginia, the Homestead management wrote to many of its usual customers letting them know that lodgings were available. Once again, curtailed travel to Europe during the war brought many guests back to Hot Springs and reportedly business was “excellent” during this period.⁸²

In 1957, Fay Ingalls died from a stroke and his son, Daniel returned to Hot Springs and assumed leadership of the Hot Springs properties with Thomas J. Lennon as the hotel’s general manager. It was during Daniel’s time that the Homestead added a unique amenity to its property—a snow ski slope. The two mile slope, which is in continued use, occupied the former “Goat” golf course, located north of Delafield Road. The introduction of a snow making machine, brought to the Homestead by Austrian skiing professional and international ski champion Sepp Kober (1921-2010), created “snow on demand” during periods of favorable temperatures. Hotel pamphlets indicated that in temperatures below 30°F, three feet of snow could be created in just a few days’ time. Kober, who remained at The Homestead for over 40 years, developed every aspect of the skiing operation and ran the resort’s ski school; he is widely remembered as “The Father of Southern Skiing.”⁸³ A mountain lodge was built at the base of the slope that included a European style fireplace at its core, dining facilities, and a locker and equipment room. A tracked trestle car lift, later replaced with a modern chair lift, took visitors to the top of the slope. In the European style, a long sunning deck and a \$550,000 ice skating rink, since converted to paddleboard courts, were built north of the lodge (Figure 18). Part of the ski slope was also used for tobogganing.



Figure 18. Sun Deck and Skating Rink at The Homestead, c.1970. Source: Phillip Deemer.

⁸² Jane Ingalls, 70.

⁸³ Cohen, 83; Jedd Ferris, “The Father of Southern Skiing,” *Blue Ridge Outdoors Magazine*, November 16, 2010; “Sepp Kober, Southeast U.S. Ski Pioneer,” International Skiing History Association, [August 3, 2010]. Accessed online at <https://www.skiinghistory.org/lives/sepp-kober>; U.S. Ski and Snowboard Hall of Fame, “Sepp Kober, Hall of Fame Class of 2009,” [2010]. Accessed online at https://www.skihall.com/hall-of-famers/sepp-kober/?srsltid=AfmBOopVSKU1lETcH0kW8-tbV_ShAurcrMBAOYQ2tliUqwvdWrHiHAcF.

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The addition of the ski slope, while novel, was also a calculated business move intended to extend the resort's active season into the relatively slower winter months (Figure 19). In 1960, the first year the slope was open, weather was sufficiently cold to make snow and guests enjoyed skiing 97 of 108 day season.⁸⁴ Lights added later to the slopes permitted night skiing. The mountain lodge is in continued use and displays photographs of Kober and many of his awards in the main level dining area named "Kober's" in honor of the former ski instructor. Although the hotel for many years was advertised as open "year round," the winter months had always been slow and outside activities were severely limited by the cold weather. The introduction of the ski slopes, skating rink, and sledding brought increased visitation to the area between November and March. The moniker of "Bath County—Year 'Round Playground" appeared on county vehicle tax tags shortly after the Homestead's winter sports complex opened. As one history notes, "The advent of winter sports had indeed provided the only hitherto missing ingredient to make our area truly a playground in all seasons."⁸⁵ Because it was the last major amenity addition to the property, the opening date of the mountain lodge and ski slope (1960) is used as the end date of the historic district's period of significance.

⁸⁴ "Ski Slope to use Man-Made Snow," *Rural Virginia* [Published in Richmond by the Virginia Association of Electric Cooperatives], January 1959,:5; Jane Ingalls, 70;

⁸⁵ Joe Ray, "Bath County: Year-Round Playground," in *The Bicentennial History of Bath County, Virginia: 1791-1991*, 87.

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Figure 19. Detail, Ski Pamphlet, The Homestead, c. 1960. Source: BCHS

In the late twentieth century, visitors were making shorter stays to Hot Springs, reducing the hotel's rate of occupation. To offset this, The Homestead, which historically had hosted professional conferences, began hosting an increased number of conventions and meetings. In 1973, the Modernist west wing was constructed to accommodate such meetings and to provide additional guest rooms. The railroad ended service to Hot Springs in 1970, and the station and tracks were removed. In the early 1990s, management of The Homestead was conveyed to Club Resorts, Inc., which by 1998 held all controlling interests in the property. For the first time in over 100 years, an Ingalls family member did not control the Homestead.⁸⁶

⁸⁶ Ray L. Garland, "The Homestead is Sold Out of the Family," *Daily News Leader* [Staunton], July 11, 1993:A3.

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The Staunton Leader

The Valley Virginian

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 Resources

Historic Resources Survey Number (if assigned): VDHR #008-5088

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

10. Geographical Data

Acreage of Property approx. 170 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. Latitude: 38.00580 | Longitude: -79.83972 |
| 2. Latitude: 37.99868 | Longitude: -79.83346 |
| 3. Latitude: 37.99572 | Longitude: -79.83605 |
| 4. Latitude: 37.99034 | Longitude: -79.83674 |
| 5. Latitude: 37.99171 | Longitude: -79.81543 |

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.)

The boundaries of the Hot Springs Historic District encompass the historic commercial core of the village of Hot Springs, the residential development on the surrounding hillsides, and the previously listed, NHL property of The Homestead. In general, the boundaries follow present parcel lines and roadways as closely as possible, and include resources along the primary roadways of Sam Snead Highway (U.S. Route 220), Main Street (S.R. 615), and internal roadways extending from them. This area contains the greatest concentration of Hot Springs historic development.

Boundary Justification (Explain why the boundaries were selected.)

The historic district boundaries have been drawn to encompass the largest concentration of historic resources in the village of Hot Springs and dating to the Period of Significance. Where possible, vacant land has been excluded in the district and only a few resources of modern construction have been included.

Hot Springs Historic District

Name of Property

Bath County, VA

County and State

11. Form Prepared By

name/title: Debra A. McClane, Architectural Historian and Laura R. Purvis, Architectural Historian

organization: Debra A. McClane, Architectural Historian; Purvis Historic Preservation

street & number: (McClane) 4711 Devonshire Road

city or town: Richmond state: VA zip code: 23225

e-mail: dmcclane1@verizon.net

telephone: 804/233-3890

date: June 19, 2026

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

Name of Property: Hot Springs Historic District

City or Vicinity: Hot Springs

County: Bath County State: Virginia

Photographer: Debra A. McClane/Laura R. Purvis

Date Photographed: December 2024; January 2026

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

1 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0001

Homestead Hotel, 1766 Homestead Drive, looking north-northwest

2 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0002

Cottage Row at The Homestead, looking northwest (2024)

3 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0003

Mountain Lodge at The Homestead, 625 Mountain Lodge Drive, looking west

4 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0004

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- Snow making on The Homestead Ski Slope, looking southeast
- 5 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0005
Archery field and paddleboard courts near The Homestead ski slope; formerly the skating rink and sunning deck, looking northeast
- 6 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0006
Barton Lodge, 373 Frenchs Hill Drive, looking north
- 7 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0007
Virginia Hotel, 7729 Sam Snead Highway, looking north
- 8 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0008
St. Luke's Episcopal Church and Parsonage, 7527 and 7537 Sam Snead Highway, looking northwest
- 9 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0009
Shrine of the Sacred Heart, 1499 Shady Lane, looking west-northwest
- 10 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0010
Hot Springs Presbyterian Church, 7433 Sam Snead Highway, looking west
- 11 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0011
Graves of Dr. Thomas Goode and daughter, Ann, north of the Presbyterian Manse, looking west
- 12 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0012
Vine Cottage Inn (left) and Alphin House (right), 7402 and 7386 Sam Snead Highway, looking northeast
- 13 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0013
The Pillars, 1525 Shady Lane, looking southwest
- 14 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0014
The Yard, 381 Old Greenhouse Road, looking west
- 15 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0015
Wilcuma Cottage, 1467 Shady Lane, looking west; Chestnut Cottage is visible in the background.
- 16 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0016
Colonial Revival Dwelling, 7472 Sam Snead Highway, looking southeast
- 17 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0017
Bungalow/Gardener's House, 181 Old Greenhouse Road, looking west-southwest
- 18 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0018
Pink Cottage/Kay Cottage, 30 Hemlock Lane, looking north-northwest
- 19 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0019
Contemporary Dwelling, 164 Frenchs Hill Drive, looking north
- 20 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0020
Non-contributing Dwelling, 118 Old Greenhouse Road, looking west
- 21 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0021
Residences on Virginia Hill as seen from Main Street, looking south
- 22 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0022
Rear elevations of houses on Virginia Hill, looking southeast
- 23 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0023
Dwelling, 129 Virginia Avenue, looking southeast

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- 24 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0024
Duplex, 95 Virginia Hill Heights Drive, looking south-southwest
- 25 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0025
Dwelling, 67 Virginia Hill Heights Drive, looking west
- 26 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0026
Bath County National Bank/Sam Snead Tavern, 2849 Main Street, looking north-northeast
- 27 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0027
Haynes Building/Watson's Department Store, 2809-2815 Main Street, looking north
- 28 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0028
Non-contributing U. S. Post Office (left), 2793 Main Street, and non-contributing Bank (right), 2771 Main Street, looking northwest
- 29 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0029
Lowman Building (right), 2745 Main Street, and Odd Fellows Building, 2737 Main Street, looking northwest
- 30 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0030
Homestead Workshop, 2707 Main Street, looking southeast
- 31 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0031
Buildings associated with Criser's Livery, Rock Cut Road, looking southeast
- 32 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0032
McAllister's Store, 2442 Main Street, looking southeast
- 33 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0033
Commercial Building/McClintic Building, 2832 Main Street, looking southwest
- 34 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0034
Boiler Building, 7767 Sam Snead Highway, looking northeast
- 35 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0035
Streetscape, looking northwest down Main Street from U. S. Route 220
- 36 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0036
Streetscape, looking northwest along Main Street sidewalk (2024)
- 37 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0037
Streetscape, looking northwest in front of Haynes Building, Main Street
- 38 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0038
Streetscape, looking northwest towards north side of Main Street (2024)
- 39 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0039
View of Main Street buildings from Virginia Hill, looking north
- 40 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0040
View of Main Street buildings from Virginia hill, looking northeast
- 41 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0041
Streetscape, west end of historic district, Main Street, looking southeast
- 42 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0042
Streetscape, Main Street looking southeast
- 43 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0043
Streetscape, looking southeast from 2696 Main Street (2024)
- 44 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0044

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Looking northwest along Hot Springs Run and former Deerlick Road on north side of the historic district

45 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0045

Old Greenhouse Road, looking northeast

46 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0046

U.S. Route 220 looking north-northeast; note entrance to Homestead

47 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0047

Streetscape, houses along Park Lane, looking northwest

48 of 48. VA_BathCounty_HotSpringsHistoricDistrict_0048

View of The Homestead from Barton Lodge, looking northeast

Figures

Figure 1. Detail of Virginia Hot Springs Company Map of the Warm Springs Valley, 1903, showing locations of Healing Springs, Hot Springs, and Warm Springs

Figure 2. Present entrance drive to The Homestead, looking west

Figure 3. Postcard showing skiers in front of the newly completed Mountain Lodge at The Homestead Ski Slope, c. 1960.

Figure 4. Detail, Date Plaque on the Southeast Elevation of the Virginia Hotel (VDHR #008-0047)

Figure 5. Advertisement for the Vine Cottage Inn (VDHR #008-0067), 1935

Figure 6. Artist's Rendering of the Vine Cottage Inn. Guild House Association (Jacksonville, FL), Directory of Guest Homes, Inns, Informal Resort Hotels, Unusual Eating Places and Points of Interest, 1936

Figure 7. General view of houses along Virginia Avenue, looking southeast

Figure 8. Detail of Fire Protection Plan Map, Virginia Hot Springs Company, Engineering Department, 1923, Showing Houses built along Virginia Avenue (top) and duplex cottages built by Virginia Hot Springs Company

Figure 9. Duplexes along Virginia Hill Drive, looking west

Figure 10. Postcard Image of "The Pillars," c. 1900. The Shrine of the Sacred Heart is visible in the background

Figure 11. Postcard image showing Springhouse (foreground), St. Luke's Episcopal Church (center), and Barton Lodge on hillside, 1908

Figure 12. Canary Cottage (VDHR #008-5088-0047) looking northeast

Figure 13. Postcard, Shrine of the Sacred Heart, c. 1895

Figure 14. Rare photograph from the balcony of the Hotel Alphin (not extant) looking west towards the Hot Springs Presbyterian Church and Chapel, pre-1910

Figure 15. Wedding at St. Luke's Episcopal Church, looking west, c.1905

Figure 16. Lacy Alphin's "Market" that was incorporated into McAllister's Store, c.1920

Figure 17. Postcard, c.1910, showing The Homestead vegetable gardens on hillside

Figure 18. Sun Deck and Skating Rink at The Homestead, c.1970

Figure 19. Detail, Ski Pamphlet, The Homestead, c. 1960

Additional Documentation

1. Edward Beyer, *Album of Virginia*, Hot Springs, 1857

2. The earliest known photograph of the Hot Springs Hotel was made in 1870

3. Rendering of "New Hotel in Hot Springs, VA" (Virginia Hotel) designed by G. W. E. Field, 1892

4. Dr. Henry S. Pole and his family on the porch of one of the dwellings built by the Homestead along Cottage Row, 1893

Hot Springs Historic District

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5. View from "August's Hill" overlooking the Hot Springs Valley to the south, 1894
6. View looking northeast toward The Homestead (long white building) before the fire of 1901
7. Postcard showing the Virginia building (left) with the connecting walkway to railway depot, 1904
8. William Howard Taft, then Republican presidential candidate, leaves Hot Springs Episcopal Church after services, 1908
9. Image from 1893 showing "downtown" Hot Springs, which was little more than a field of daisies at the time
10. Postcard showing the former E. F. Carpenter House (no longer extant) in front of Carpenter's greenhouses that stood along Frenchs Hill Drive, 1904
11. Two images of Main Street looking west from the intersection with U.S. Route 220 (Sam Snead Highway)
12. This 1913 image shows the area included in the western end of the historic district
13. Fire Protection Plan Map, Virginia Hot Springs Company, Engineering Department, 1923 (Part 1)
14. Fire Protection Plan Map, Virginia Hot Springs Company, Engineering Department, 1923 (Part 2)
15. 1927 Sanborn Fire Insurance Company Map, Hot Springs, VA, (Page 1)
16. 1927 Sanborn Fire Insurance Company Map, Hot Springs, VA, (Page 2)
17. Ca. 1960s images of The Homestead Ski Slope
18. View from the top of the ski slope, ca. 1960

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525

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Hot Springs Historic District

Name of Property

Bath County, VA

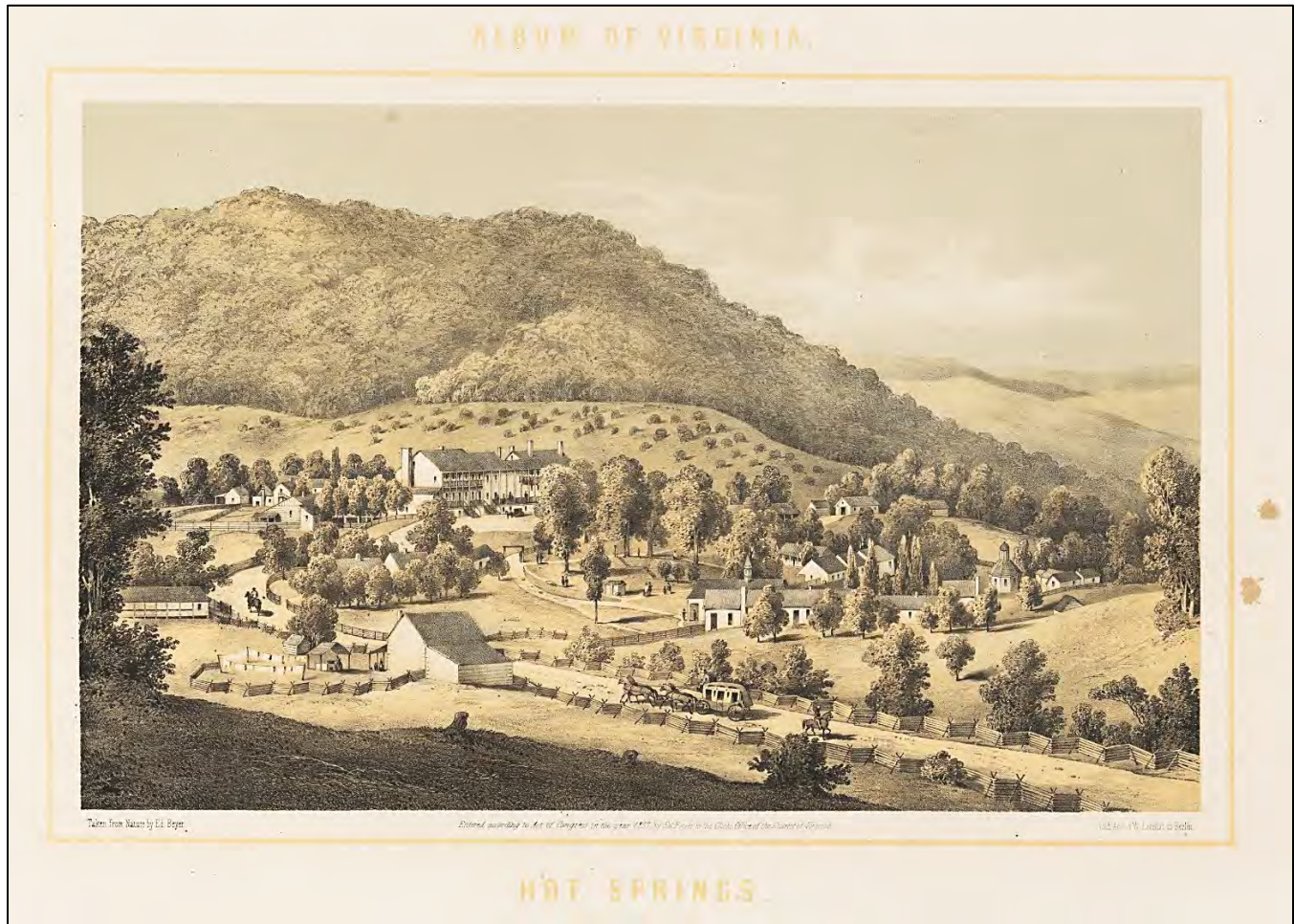
County and State

N/A

Name of multiple listing (if applicable)

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1. Edward Beyer, *Album of Virginia*, Hot Springs, 1857. The hotel building at the mineral springs operated by Dr. Thomas Goode at the time.

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Bath County, VA

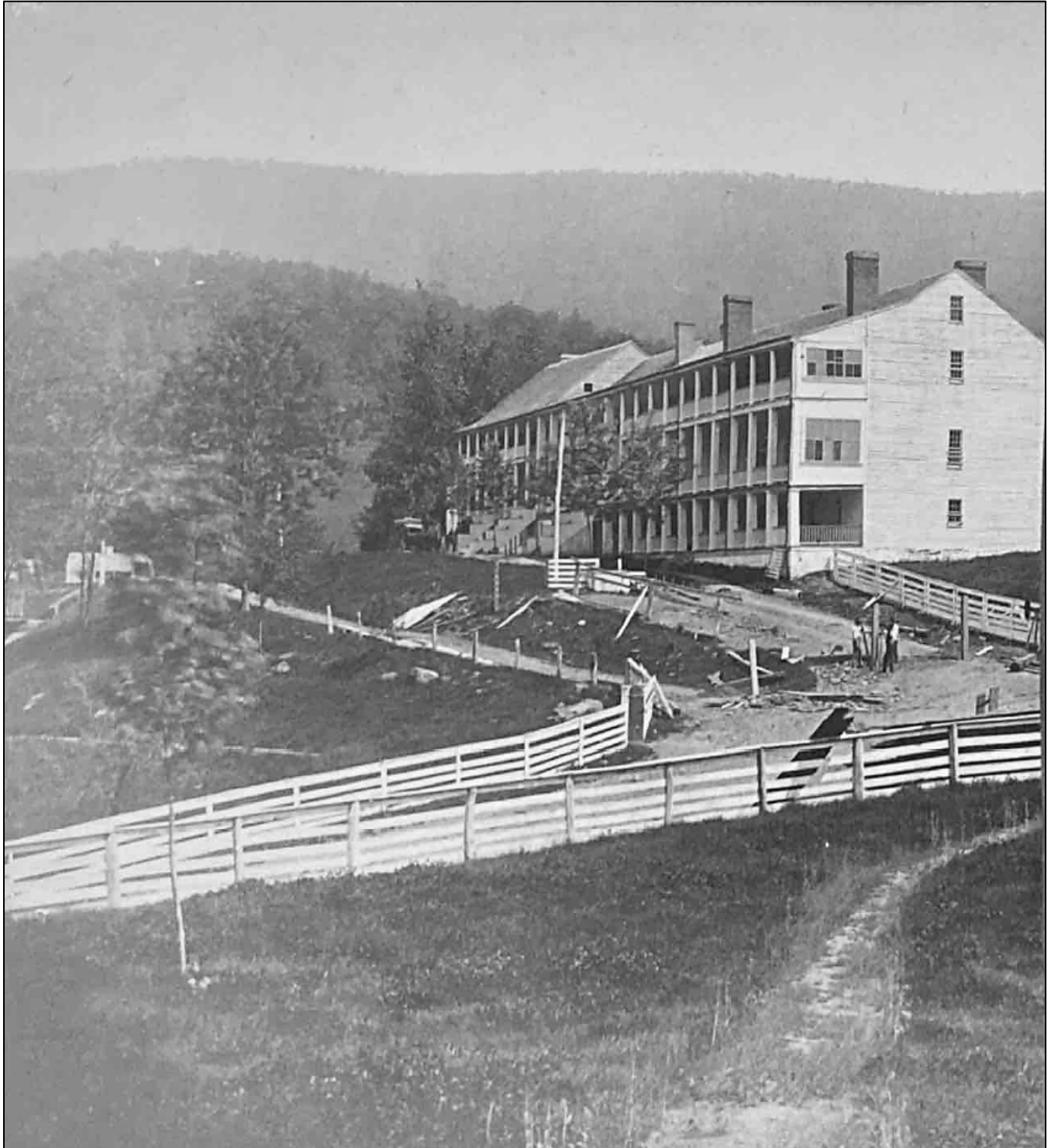
County and State

N/A

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2. The earliest known photograph of the Hot Springs Hotel was made in 1870, as a stereograph (double) image. Source: Collection of Richard L. Armstrong, Hot Springs, VA.

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Hot Springs Historic District

Name of Property

Bath County, VA

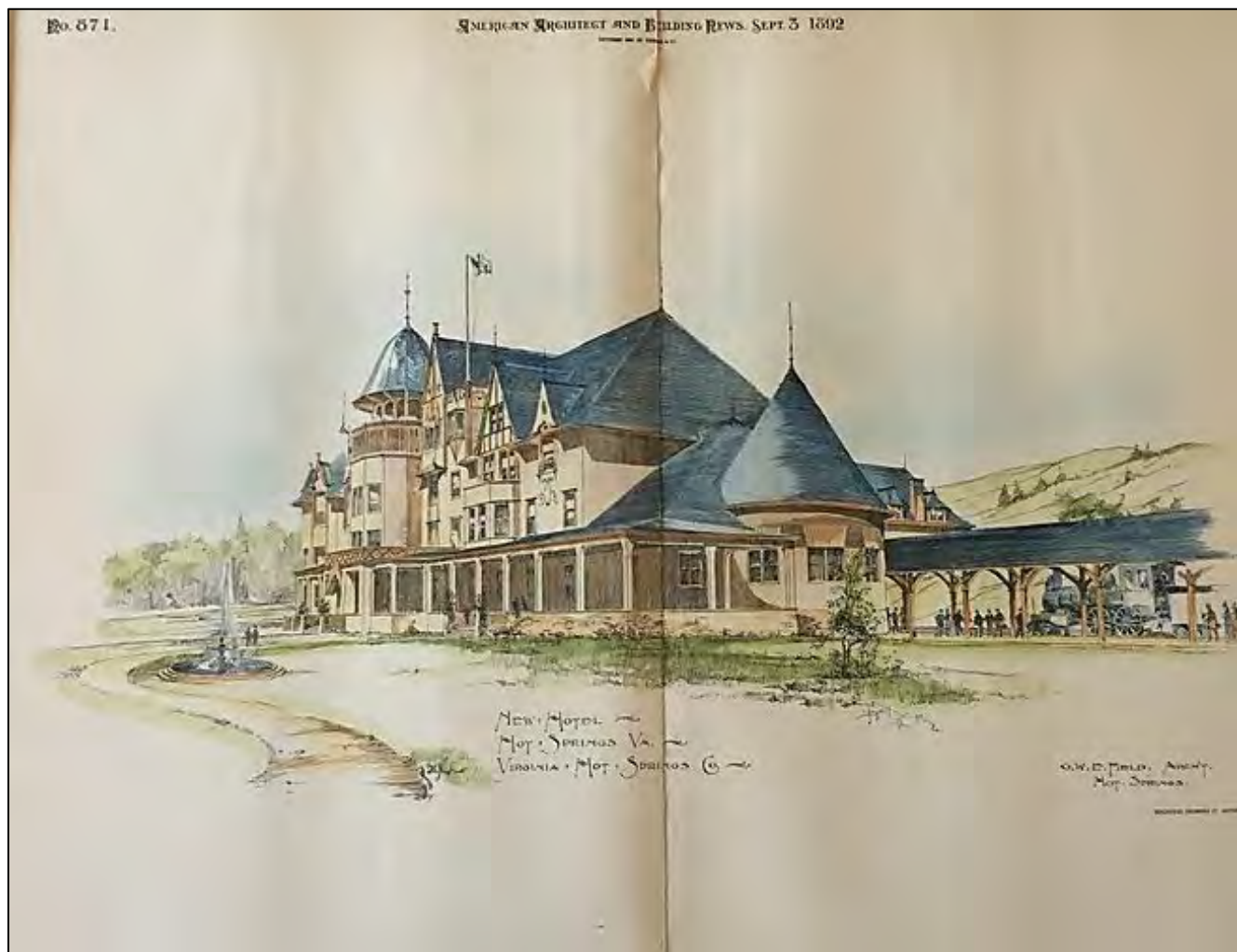
County and State

N/A

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3. Rendering of "New Hotel in Hot Springs, VA" (Virginia Hotel) designed by G. W. E. Field, 1892. Source: *American Architect and Building News*, Volume XXXVII, No. 871 (September 3), 1892.

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4. Dr. Henry S. Pole and his family on the porch of one of the dwellings built by the Homestead along Cottage Row. In 1893, about the time of this photograph, Dr. Pole had his practice in this building. Source: BCHS

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5. View from "August's Hill" overlooking the Hot Springs Valley to the south, 1894. The Homestead, Cottage Row, the Spa Building, and other hotel related buildings are to the left. The Virginia hotel and the C&O Railway are to the right, otherwise, no commercial development has yet occurred on Main Street. Source: BCHS.

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6. View looking northeast toward The Homestead (long white building) before the fire of 1901. On the left side of the road (present-day U.S. Route 220) stand the residences of Mr. Cowardin and Dr. Hopkins, the Presbyterian Church, and the Episcopal Church. On the right side are the Vine Cottage, and the residence of Mr. Bolyn. The large building to the right is the Hotel Alphin, which burned in 1910. Source: BCHS.

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Hot Springs Historic District

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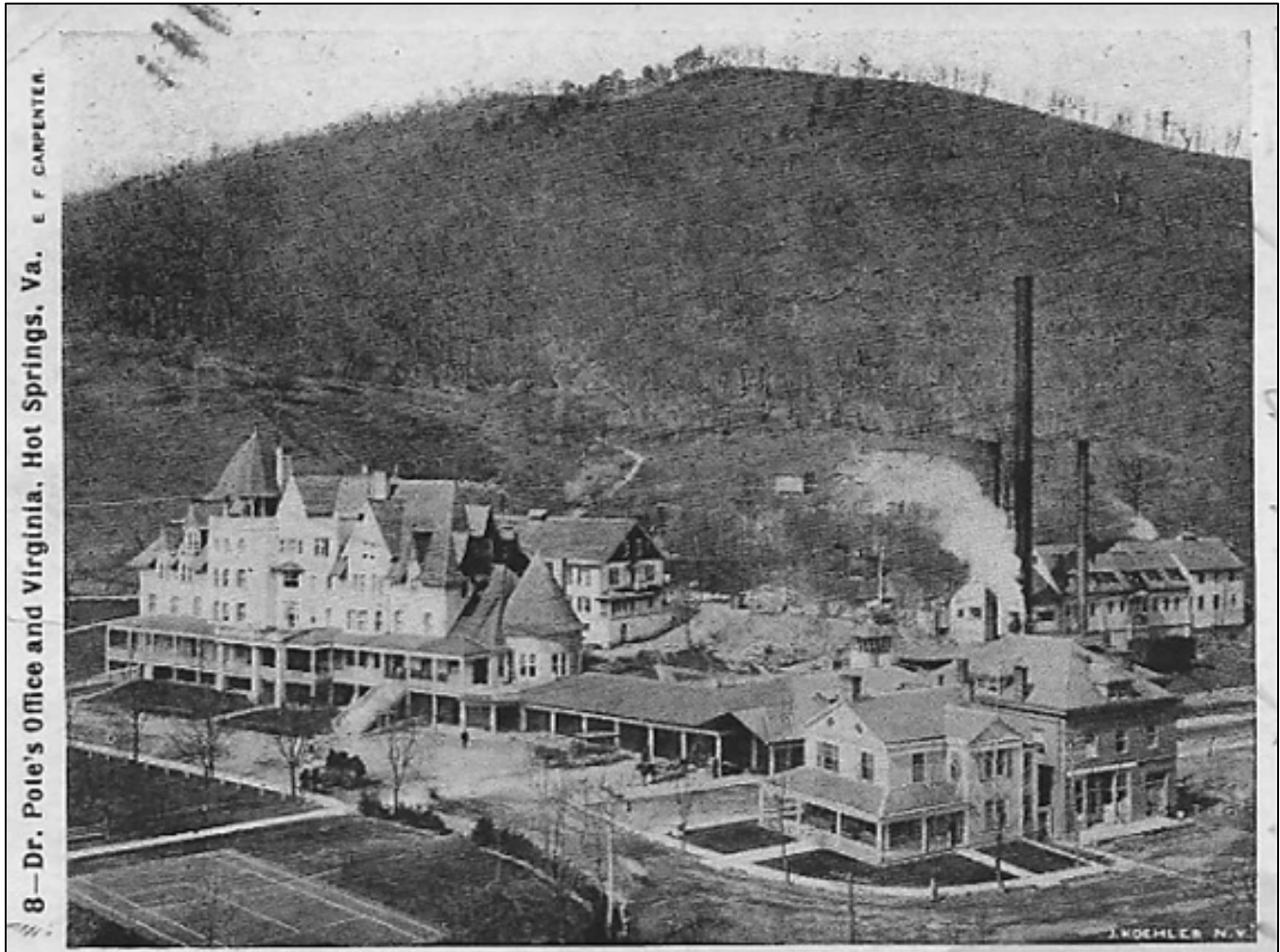
County and State

N/A

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7. Postcard showing the Virginia building (left) with the connecting walkway to the railway station, 1904. The steam plant stack and the Homestead laundry building can be seen in the right background. Dr. Pole's office was in the house on the corner (no longer extant). Note that there are no houses yet built on Virginia Hill (in background). Source: Bath County Historical Society (BCHS)

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N/A

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8. William Howard Taft, then Republican presidential candidate, leaves Hot Springs Episcopal Church after services, 1908. Note that the church manse had yet been constructed. The house in the background still stands (7515 Sam Snead Highway, VDHR #008-5088-0051). Source: Jeff Dickerson/BCHS

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9. Image from 1893 showing "downtown" Hot Springs, which was little more than a field of daisies at the time. The road that would become Main Street runs mid-way through this image. Visible are (left to right) the Homestead Spa Building, the Homestead hotel, and the C&O Railway Station. The homestead Steam Plant (with smokestack), the Virginia hotel, and the Homestead laundry building stand behind the station. Source: BCHS.

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Bath County, VA

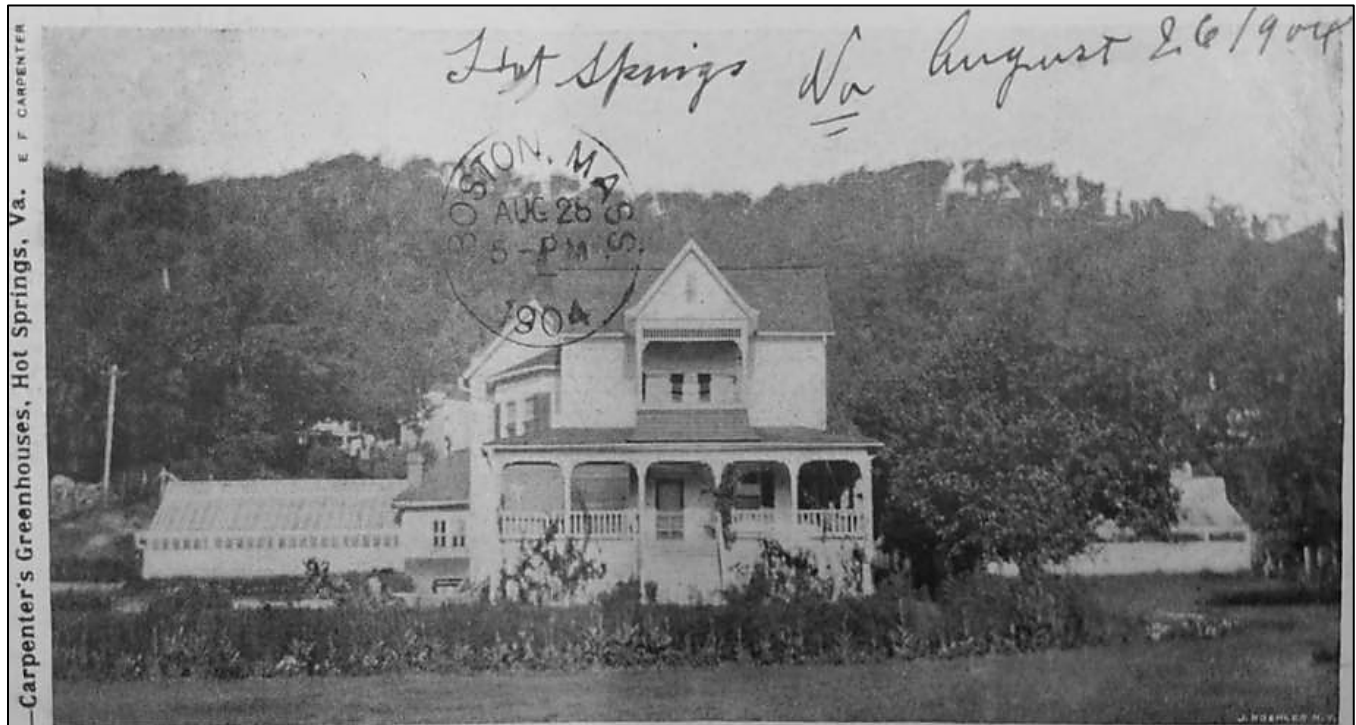
County and State

N/A

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10. Postcard showing the former E. F. Carpenter House (no longer extant) in front of Carpenter's greenhouses that stood along Frenchs Hill Drive, 1904. This view is from the present Old Greenhouse Road (looking west). The greenhouse supplied plants and flowers to The Homestead and later supplied the hotel's Flower Shop. Mr. Carpenter also operated the Hot Springs Pharmacy on Main Street. Source: Laura Purvis.

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11. Two images of Main Street looking west from the intersection with U.S. Route 220 (Sam Snead Highway). The top image is from the mid-1910s and the bottom image is from 1963. Both images show the Bath County National Bank at the right (with the alarm visible at the top of the gable-end pediment; now Sam Snead Tavern), the former post office building (not extant), the Carpenter Building, and others beyond. Source: BCHS

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12. This 1913 image shows the area included in the western end of the historic district. The Bath Tavern (to right), and The Homestead Dairy (background) are no longer extant. The other buildings were associated with the livery operations located on the south side of Main Street on the road now known as Rock Cut Road. Source: BCHS

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13. Fire Protection Plan Map, Virginia Hot Springs Company, Engineering Department, 1923. This section shows the village from the south end (The Yard is the property that is hand drawn on the margin) up to the Virginia and intersection with Main Street. This map provides a "snapshot" of the Hot Springs village at the time and shows the former road patterns. The line and dark circles depict the water lines and fire hydrants that became part of the village infrastructure. Source: Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site, 7132-52-pt1

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Hot Springs Historic District

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Bath County, VA

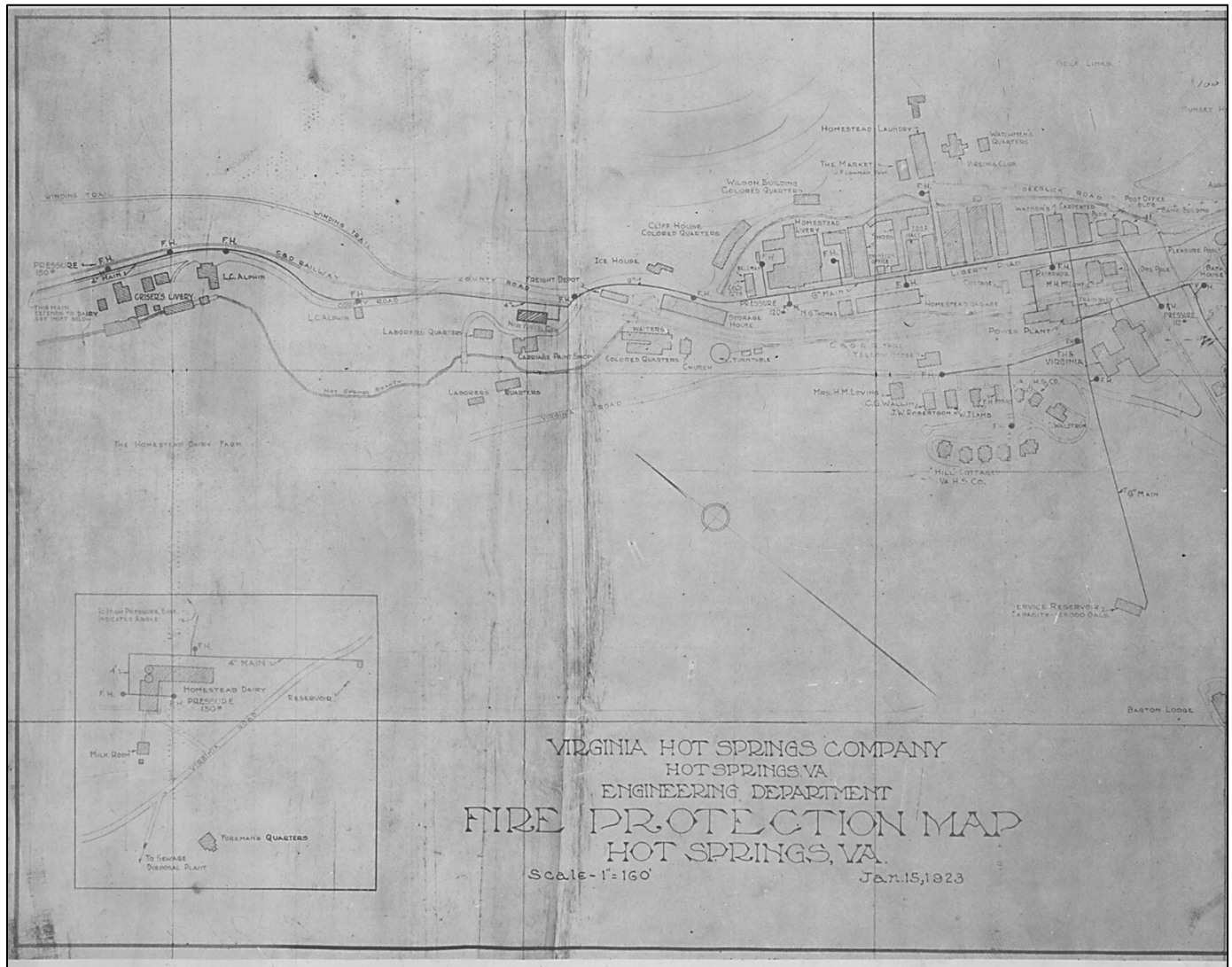
County and State

N/A

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14. Fire Protection Plan Map, Virginia Hot Springs Company, Engineering Department, 1923 Section 2 of the fire protection plan shows the Virginia (far right), and buildings on Virginia Hill and Main Street. The Homestead's dormitories for African-American waiters and workers also are depicted. The Homestead Dairy Farm (inset at bottom left) was the second dairy farm operated by the hotel. Those operations were later moved to Warm Springs. The map extends as far west as Criser's Livery. Source: Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site, 7132-52-pt2

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Hot Springs Historic District

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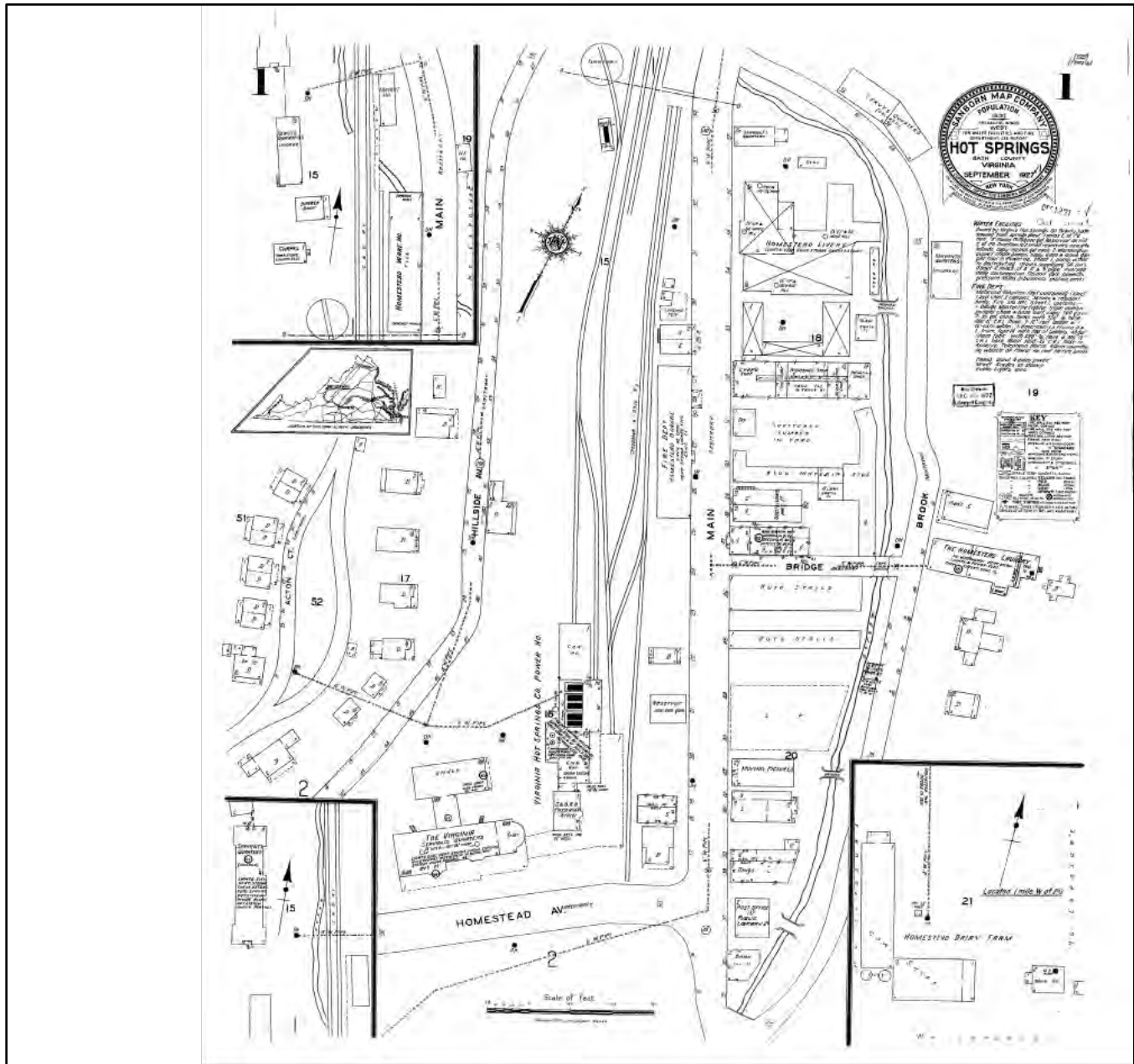
County and State

N/A

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15. 1927 Sanborn Fire Insurance Company Map, Hot Springs VA, showing Main Street, Virginia Hotel, and Residences on Virginia Hill.

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Hot Springs Historic District

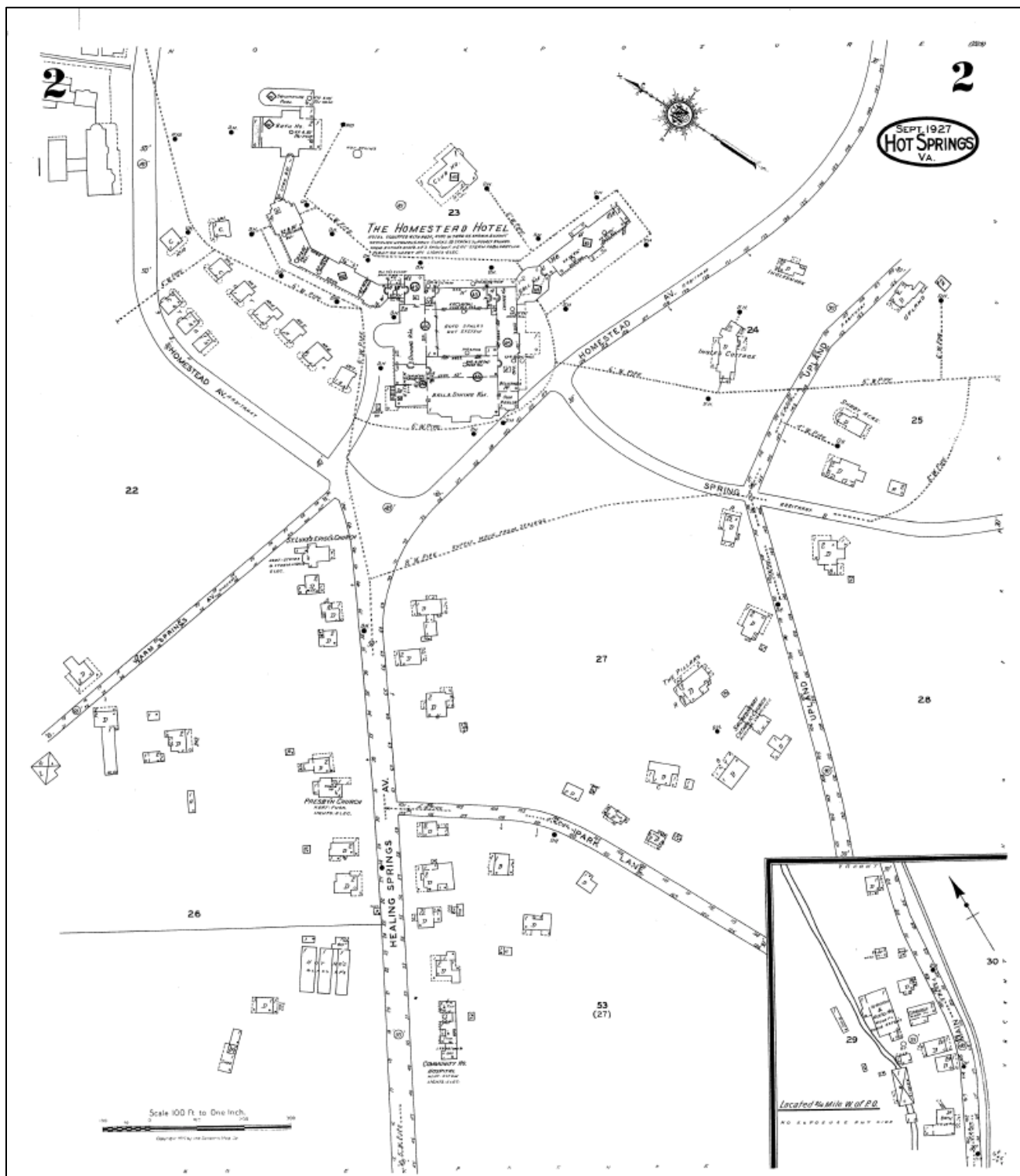
Name of Property

Bath County, VA

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N/A

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16. 1927 Sanborn Fire Insurance Company Map, Hot Springs, VA, showing The Homestead property, residences, churches, and greenhouses on surrounding roads.

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17. Ca. 1960s images of The Homestead Ski Slope. Top image is a bird's eye view from above the hotel tower looking towards the Mountain Lodge, skating rink, and snow-covered slopes. The bottom image shows the trestle car system that took skiers to the top of the slopes. Source: BCHS.

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18. View from the top of the ski slope showing the trestle car system, the ski slope, and the Mountain Lodge at the end of the ski run, ca. 1960. Source: Laura Purvis.

BOUNDARY MAP

Hot Springs Historic District
Bath County, VA
DHR ID# 008-5088

 Nominated Boundary

0 1,500
Feet



BOUNDARY MAP

Hot Springs Historic District
Bath County, VA
DHR ID# 008-5088

 Nominated Boundary

0 1,500
Feet

