Thurmond Historic Structures Assessment
New River Gorge National River
West Virginia

Revised June 11, 2002

National Park Service
Northeast Historic Preservation Center
Boott Mill Museum, 4th Floor
400 Foot of John Street
Lowell, MA 01852-1195
Thurmond Historic Structures Assessment

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Thurmond, West Virginia

March 19, 2001
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Appendix I: Preservation Brief No. 31 – Mothballing Historic Buildings
Introduction

Thurmond, West Virginia is historically significant for its commercial vitality in the early twentieth century in spite of its inaccessibility. For thirty five years, Thurmond, in the New River Gorge was accessible only by railroad. As the Chief railroad center on the Chesapeake and Ohio Railroad serving the coal fields and southern West Virginia, Thurmond produced significant revenue for the railroad. The town had no streets, but supported two banks, two hotels, and a commercial block. Architecturally the town is significant for its railroad architecture, vernacular worker housing, and commercial buildings.

The 1982 General Management Plan for the New River Gorge National River identified the town of Thurmond as a “prime historical site” within the boundary of the National River, and recommended that it be placed on the National Register of Historic Places. The Thurmond Historical District was placed on the register in January 1984, and listed at a level of state significance. A total of 45 structures were listed in the National Register Nomination form as either “pivotal” or “contributing”. Recommendations of the 1992 Plan centered on the purchase and adaptive reuse of most of the existing railroad buildings and commercial structures with the objective of “interpreting the history of railroading and the transportation of coal in the New River Valley” and “improving the economic viability of the town and surrounding area.” The 1992 Development Concept Plan/Interpretive Prospectus for Thurmond noted that, “The Thurmond area today is a community of less than 50 residents, with no commercial services and limited economic opportunities.”

Since 1993, many of the structures central to the interpretation of the railroad era have been lost to fire, and removed, or scheduled for demolition, by CSX. The Thurmond Depot, restored by the National Park Service in 1995, as a visitor center is the principal remaining railroad structure. The Commercial Row structures (Mankin-Cox, Goodwin-Kincaid, and National Bank of Thurmond) are scheduled to be stabilized. With the exception of the Commercial Row structures, most of the remaining Thurmond structures are residential. Many of the houses have been acquired by the National Park Service. Only four privately owned houses, and one NPS owned structure, are presently occupied.

The dramatic change in the number and type of extant structures, and the poor condition of many of them, have significantly impacted the management, treatment, and interpretive options available to the National Park Service. A draft amendment to the 1992 Development Concept Plan/Interpretive Prospectus was completed in January 2000 to address these issues. The DCP noted the lack of a Historic Resources Study specific to the town of Thurmond, and the failure of the National Register nomination to address the difference between a “pivotal” and “contributing” structure. With respect to the later, it states:

This nomination implies that the pivotal structures are those necessary for defining the district whereas, the contributing structures are of lessor importance. This inherent conflict needs to be resolved.

The amended DCP includes the following recommendation for the residential area structures:

A historic architectural and context study will be undertaken of the town to determine the significance of each of these buildings to the historic scene. Their structural and cultural integrity will be assessed for their ability to contribute to the historic district under the National Register of Historic Places criteria. Those structures found to have cultural and architectural integrity will be stabilized until such time funds for rehabilitation are retained. Those structures that are found to lack cultural and architectural integrity will be removed from the historic scene.

The Northeast Building Conservation Branch in Lowell, MA was asked to complete an architectural condition assessment of the Thurmond historic district structures to address some of these issues. This assessment is not a historic resources study, or a determination of National Register eligibility, since documentary research to determine historical source information regarding the significance or
construction history of individual structures was beyond the present scope of work. Revision of the National Register Listing will be undertaken by the Park to develop multiple cultural properties documentation forms.

The principal product of this assessment is the development of a Microsoft Access 97 database containing the assessment and cost estimating forms and data. The database can be installed on a local network or single workstation, and features a menu driven user interface, which will allow revision or entry of additional data by Park staff. The CD-ROM contains the following files:

- `<Thurmond database.mdb>` -- The Microsoft Access 97 database program developed for condition assessment and cost estimating.

**Assessment Methodology**

The purpose of the architectural assessment was to determine the existing physical condition of the Thurmond structures, develop stabilization recommendations, and analyze architectural character-defining features based on extant materials and construction types. Some preliminary assessment of architectural integrity was developed based on characterization of materials and building types representative of the historical period of Thurmond. The historical period is loosely defined as between 1910, and the decline of Thurmond’s economic base in the late 1930s, with the end of the steam railroad era in 1949, as the outside limit.

In November 2000, a Historical Architect/Preservation Specialist from the Building Conservation Branch spent three days on site, gathering assessment data on each building listed in the National Register nomination. Katy Miller, NERI Librarian, and Thurmond resident served as guide and invaluable source of local history. David N. Fuerst, NERI Cultural Resources Manager, provided background on Park planning goals. Following the site visit, an Access 97 database was developed to manage the assessment data. The buildings were assessed for condition, integrity, and significance according to the criteria listed below.

**Building Condition Assessment**

**Good Condition** – Can be preserved in existing condition with routine maintenance.

**Fair Condition** – Some localized structural problems/failures, general maintenance deficiencies including poor foundation drainage, roof leaks, gutter and leader failures, loss of interior finishes, and failure of external elements such as porches.

**Poor Condition** – Severe and/or extensive structural problems, total loss of interior finishes, large sections of the structure open to the weather.

**Extremely Poor Condition** – Imminent collapse
<table>
<thead>
<tr>
<th>Structures Assessment Report, Thurmond, West Virginia</th>
<th>New River Gorge National River</th>
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</thead>
<tbody>
<tr>
<td>Building Conservation Branch Condition Assessment and Stabilization Plan</td>
<td>Tuesday June 11, 2002 Page 5</td>
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**NPS Owned**

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<thead>
<tr>
<th>Preserved/Restored/Stabilized</th>
<th>Private</th>
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<tbody>
<tr>
<td>Thurmond Station</td>
<td>Jack Kelly House</td>
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<tr>
<td>Thurmond Railroad Bridge</td>
<td>John Dragan Staff House</td>
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<tr>
<td>Erskine Pugh House</td>
<td>John Dragan House</td>
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<tr>
<td>National Bank of Thurmond</td>
<td>John Bullock House</td>
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<tr>
<td>Goodwin-Kincaid Building</td>
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<tr>
<td>Mankin-Cox Building</td>
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*Scheduled for stabilization*

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<tr>
<th>Occupied</th>
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<tr>
<td>Drema Robertson House (12/2000)</td>
<td>John Dragan Staff House</td>
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<tr>
<td>Jack Kelly House</td>
<td>John Dragan House</td>
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<tr>
<td>John Dragan House</td>
<td>John Bullock House</td>
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<tr>
<th>Good Condition</th>
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<tbody>
<tr>
<td>Billy McGuffin House</td>
<td>Thurmond Union Church</td>
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<tr>
<td>Jack Kelly House</td>
<td>John Dragan Staff House</td>
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<tr>
<td>John Dragan House</td>
<td>John Dragan House</td>
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<tr>
<td>John Bullock House</td>
<td>Charles Wells House</td>
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<tr>
<td>Thurmond Water Works</td>
<td>Thurmond Water Works</td>
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<tr>
<td>Post Office/Commissary</td>
<td>James Humphrey Jr. House</td>
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<th>Fair Condition</th>
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<td>James Humphrey Sr. House</td>
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<td>Sidney Ward House</td>
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<tr>
<td>May Bogoski House</td>
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<td>Homer Nicely/Charles Ashley House</td>
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<td>Harold Smith House</td>
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<td>Wedzel Young House</td>
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<td>Drema Robertson House</td>
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<td>Fatty Lipcombs</td>
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<tr>
<td>Marilyn Brown House</td>
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<tr>
<td>Sid Childers/Margie Richmond House</td>
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<th>Poor Condition</th>
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<td>Friday Meadows-Philip McClung House</td>
<td>Ernest Garrett House</td>
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<tr>
<td>Philip McClung Home Place</td>
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<tr>
<td>Philip McClung Rental House</td>
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<tr>
<td>Erskine Pugh Rental House</td>
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<td>Vivian Kelly House</td>
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<td>Margaret Dalton House</td>
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<td>Tom Kelly House</td>
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<table>
<thead>
<tr>
<th>Extremely Poor Condition (near total structural failure)</th>
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<tbody>
<tr>
<td>Bessie Sears House</td>
<td>Water Towers</td>
</tr>
<tr>
<td>Via House</td>
<td>Coaling Tower and Sand House (scheduled for demolition by CSX)</td>
</tr>
<tr>
<td>Estel Smith House</td>
<td>Other railroad structures demolished by CSX</td>
</tr>
<tr>
<td>Armour &amp; Company Wholesale Meat Plant</td>
<td>including; office, car repair house, switchman’s shanty, electric car puller house, car</td>
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<tr>
<td>Lafayette Hotel</td>
<td>department tool house, latrine, and 10 sets of</td>
</tr>
<tr>
<td>Engine House</td>
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<tr>
<td>Dun Glen Hotel (architectural remnants exist in)</td>
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</tbody>
</table>
Integrity

**High** – The structure retains, intact, form, materials, and detailing original to its period of construction and/or the historic period of the town of Thurmond.

**Moderate** – The structure retains the form original to its period of construction and/or the historic period of the town of Thurmond, although materials and detailing may be missing or relate to a time after the historic period of the town of Thurmond.

**Low** – The structure has lost most or all of the form, materials, or detailing related to its period of construction and/or the historic period of the town of Thurmond, through extensive changes, later additions, and/or loss of features.

<table>
<thead>
<tr>
<th>NPS Owned</th>
<th>Private</th>
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<tbody>
<tr>
<td><strong>High Integrity</strong></td>
<td></td>
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<tr>
<td>James Humphrey Sr. House</td>
<td>Thurmond Union Church</td>
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<tr>
<td>Sidney Ward House</td>
<td>John Dragan Staff House</td>
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<tr>
<td>Fatty Lipscombs</td>
<td>Charles Wells House</td>
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<tr>
<td>Sid Childers/Margie Richmond House</td>
<td>Post Office/Commissary</td>
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<td>Erskine Pugh House</td>
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<td>Thurmond Station</td>
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<td>Thurmond Railroad Bridge</td>
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<tr>
<td><strong>Moderate Integrity</strong></td>
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<td>Billy McGuffin House</td>
<td>Jack Kelly House</td>
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<td>Philip McClung Home Place</td>
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<td>Erskine Pugh Rental</td>
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<td><strong>Low Integrity</strong></td>
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<td>Friday Meadows-Philip McClung House</td>
<td>John Bullock House</td>
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<td></td>
<td>Thurmond Water Works</td>
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</tbody>
</table>

Architectural Significance

**High** – Loss of individual structure would severely impact the ability to understand and interpret the historic landscape context of the town of Thurmond.

**Moderate** – Loss of a single individual structure representative of this construction type would not severely impact the ability to understand and interpret the historic context of the town of Thurmond. Loss of two or more structures representative of this type would severely impact the ability to understand and interpret the historic landscape context of the town of Thurmond.

**Low** – Loss of structures would not significantly impact the ability to understand and interpret the historic landscape context of the town of Thurmond.
### NPS Owned

<table>
<thead>
<tr>
<th>Structure</th>
<th>Condition</th>
<th>Integrity</th>
<th>Significance</th>
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<tbody>
<tr>
<td>Friday Meadows McClung-Philip House</td>
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### Private

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<th>Structure</th>
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<tr>
<td>Thurmond Union Church</td>
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<td>Charles Wells House</td>
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<td>Post Office/Commissary</td>
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### Building Assessment Summary

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<th>Structure</th>
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<th>Significance</th>
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<tr>
<td>Demolished/Ruin</td>
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<tr>
<td>J.D. Sears House</td>
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<tr>
<td>Estel Smith House</td>
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<tr>
<td>Armour &amp; Company Wholesale Meat Plant</td>
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<tr>
<td>LaFayette Hotel</td>
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<tr>
<td>Dun Glen Hotel</td>
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### Structures in Good Condition

- J.D. Sears House
- Via House
- Estel Smith House
- Armour & Company Wholesale Meat Plant

### Structures in Demolished/Ruin Condition

- J.D. Sears House
- Via House
- Estel Smith House
- Armour & Company Wholesale Meat Plant
<table>
<thead>
<tr>
<th>Structure</th>
<th>Condition</th>
<th>Integrity</th>
<th>Significance</th>
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<tbody>
<tr>
<td></td>
<td>Demolished/Ruin</td>
<td>Good Condition</td>
<td>Fair Condition</td>
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<tr>
<td>James Humphrey Sr. House</td>
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<td>Bessie Sears House</td>
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<td>Marilyn Brown House</td>
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<td>Sid Childers/Margie Richardson House</td>
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<td>Armour &amp; Company Wholesale Meat Plant</td>
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<td>National Bank of Thurmond</td>
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<td>Thurmond Station</td>
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</tr>
<tr>
<td>Thurmond Railroad Bridge</td>
<td>[ ]</td>
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</tr>
<tr>
<td>Dun Glen Hotel</td>
<td>[ ]</td>
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</tr>
<tr>
<td>Non-NPS Structures</td>
<td></td>
<td>[ ]</td>
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</tr>
<tr>
<td>Thurmond Union Church</td>
<td>[ ]</td>
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</tr>
<tr>
<td>Jack Kelly House</td>
<td>[ ]</td>
<td>[ ]</td>
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</tr>
<tr>
<td>John Dragan Staff House</td>
<td>[ ]</td>
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</tr>
<tr>
<td>John Dragan House</td>
<td>[ ]</td>
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</tr>
<tr>
<td>Ernest Garrett House</td>
<td>[ ]</td>
<td>[ ]</td>
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</tr>
<tr>
<td>John Bullock House</td>
<td>[ ]</td>
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</tr>
<tr>
<td>Charles Wells House</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>James Humphrey Jr. House</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Thurmond Water Works</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Post Office/Commissary</td>
<td></td>
<td>[ ]</td>
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</tr>
<tr>
<td>Water Towers</td>
<td>[ ]</td>
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<tr>
<td>Coaling Tower and Sand House</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Engine House</td>
<td>[ ]</td>
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</tr>
</tbody>
</table>
Stabilization Methodology

Stabilization - the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation

Stabilization as outlined in the Secretary's standards, consists of measures to slow or stop the process of deterioration affecting the structures, and the provision of temporary, reversible means of shoring or support as required to prevent structural failures. The standard's intent is to develop a program of selected treatments that will allow the structures to be retained in their present condition, pending rehabilitation, for a period of up to 10 years, without significant additional deterioration. The decision to plan for a 10-year stabilization is based upon the time required to develop and execute a long-term rehabilitation plan. Stabilization for a shorter period would not be substantially less expensive because of staging and mobilization costs, and may fail to maintain the buildings until final treatments can be implemented. A longer stabilization period would require a commitment to repair methods and ongoing maintenance not significantly different in cost or scope from ultimate rehabilitation treatment.

Stabilization Treatments

- Remove moisture trapping debris and carpeting from building interiors (Note: lead paint, guano, and other hazardous materials are likely to be present and should be assessed before proceeding)

- Document and dismantle existing chimneys and roof protrusions below roofline.

- Install 29 gauge galvanized steel roof on 2 x 3 wood nailers @ 2'-0" o.c. over existing asphalt or roll roofing spanning any roof openings.

- Treat existing metal roofs with liquid applied elastomeric sealer.

- Install new 4" diameter half-round galvanized gutters and 3" round galvanized leaders.

- Clear existing vegetation at least 10 feet from perimeter of structure. Install heavy duty geotextile matting, ballasted with 3" crushed stone, extending at least 6 feet from perimeter of structure at rear and side slopes.

- Remove existing window sash (store salvaged sash inside structures) install new infill panels framed of 1x4s and galvanized expanded metal lath.

- Document and dismantle collapsed porches or additions

- Reframe sections of opening or missing exterior walls with 2x4 stud wall sections @ 2'-0" oc, sheathed with ½" CDX plywood, covered with 90 lb, mineral surface roll roofing lapped and secured to existing sound siding.

- Shore and/or underpin unstable piers and footings by cross-bracing and addition of temporary block footings, supplemental piers, and built-up needle beams.

Since stabilization is identified as the interim treatment for the Thurmond structures until a long-term rehabilitation strategy can be determined; it seemed appropriate to identify a model for successful long-term stabilization and subsequent rehabilitation of similar buildings. Everett Village at Cuyahoga Valley National Park provides a number of striking parallels in type, number, and condition of structures. Everett Village is a 19th century canal and railroad settlement consisting of approximately 15-20 vernacular wood-framed residential and commercial structures. Following acquisition by the Park in the 1970s, the
structures remained vacant for a number of years and deteriorated to the point where many were in danger of imminent structural failure. The only major difference between the Everett Village and Thurmond structures is that the Everett village structures lack the challenging topography found at Thurmond. Although no plan was identified for their ultimate rehabilitation or use, a preservation crew from the Williamsport Preservation Training Center completed a program of long-term stabilization of eleven of the structures in 1985-6. Over the last seven years the Park has completed a highly successful rehabilitation of all of the stabilized structures, to serve as housing, dormitories, and offices for Park and cooperating association staff. All rehabilitation work was completed using in-house design staff and preservation crews. In January 2001, Dave Fuerst, and Lisa Sasser, BCB Project Manager, traveled to Cuyahoga Valley to meet with Park staff and tour the rehabilitated Everett Village structures. Park Historical Architect, Paulette Cossel, B&U Foreman, Joe Crowe, and Facility Manager, Alan Sumeriski provided valuable background on their experiences with the maintenance and rehabilitation of the stabilized structures. Several discussion points raised by the Cuyahoga Park staff are particularly relevant to the stabilization of the Thurmond buildings:

- Costs for demolition of several of the Everett buildings that were not rehabilitated were significant, due to hazardous materials abatement, material disposal costs, and site restoration. Demolition costs were estimated at $8,000-$10,000 per building. A hazardous materials survey should be completed for the Thurmond buildings. Stabilization costs do not include potential hazardous materials abatement.

- While long-term stabilization is expensive, averaging up to 20% of the ultimate cost of rehabilitation, the methods used at Everett Village proved effective in preserving the buildings for up to 10 years without further loss of architectural fabric.

- Stabilization of the Everett structures had a positive benefit in addressing public concerns over the deteriorated condition of the buildings, and served as an impetus to developing rehabilitation strategies.

- Dramatic cost savings were realized by completing the rehabilitation work with in-house design staff and preservation crews vs. convention design and construction contracting.

**Summary of Estimated Stabilization Costs:**

<table>
<thead>
<tr>
<th>Structure</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bessie Sears House</td>
<td>$7,785.19</td>
</tr>
<tr>
<td>Billy McGuffin House</td>
<td>$6,554.69</td>
</tr>
<tr>
<td>Drema Robertson House</td>
<td>$11,641.74</td>
</tr>
<tr>
<td>Erskine Pugh House</td>
<td>$4,905.89</td>
</tr>
<tr>
<td>Erskine Pugh Rental House</td>
<td>$13,023.29</td>
</tr>
<tr>
<td>Fatty Lipcombs</td>
<td>$24,912.18</td>
</tr>
<tr>
<td>Friday Meadows-Philip McClung House</td>
<td>$12,222.79</td>
</tr>
<tr>
<td>Harold Smith House</td>
<td>$8,354.23</td>
</tr>
<tr>
<td>Homer Nicely/Charles Ashley House</td>
<td>$17,918.63</td>
</tr>
<tr>
<td>James Humphrey Sr. House</td>
<td>$13,014.29</td>
</tr>
<tr>
<td>Margaret Dalton House</td>
<td>$16,710.38</td>
</tr>
<tr>
<td>Marilyn Brown House</td>
<td>$11,317.54</td>
</tr>
<tr>
<td>May Bagoski House</td>
<td>$13,385.79</td>
</tr>
<tr>
<td>Philip McClung Home Place</td>
<td>$11,719.29</td>
</tr>
<tr>
<td>Philip McClung Rental House</td>
<td>$11,419.29</td>
</tr>
</tbody>
</table>
Sid Childers/Margie Richmond House $27,570.58
Sidney Ward House $18,836.38
Tom Kelly House $21,633.68
Vivian Kelly House $16,710.38
Wedzel Young House $13,899.19

Total Stabilization Costs $283,535.42

References


Historic Structures Assessment Data, Thurmond, West Virginia - New River Gorge National
Armour & Company Wholesale Meat Plan

map/lot Number: 164-26
Owner: NPS

NERI Structure ID:

LCS Condition: N/A
LCS Year: N/A

Construction Date: c.1905
Current Condition: Not Extant
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Armour & Company Wholesale Meat Plant was constructed c. 1905. The main floor was the meat processing and refrigeration area, and apartments for employees occupied the second floor. The building was abandoned by Armour in 1932, and converted to apartments throughout.

National Register Ranking 40 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The structure was a two story, five bay front building on a 120’ lot.

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure burned in 1963. Only the concrete slab remains.
**Bessie Sears House**

- Map/lot Number: 164-30
- Owner: NPS
- LCS ID Number: N/A
- NERI Structure ID:
- LCS Condition: N/A
- LCS Year: N/A
- Construction Date: c.1925
- Current Condition: Poor
- Assessment Date: 11/30/2000
- Assessed By: L. Sasser, BCB
- Other Name: N/A

**Significance**

The 1983 NR Nomination list the structure as a basic one-story, four room "jennylind" in poor condition.

- **National Register Ranking**: 31 (From 1983 National Register Nomination Form)
- **National Register Rating**: Contributing (From 1983 National Register Nomination Form)

**Description**

The building is a four room gable roofed structure with rear addition. The building has roll roofing and asphalt shingle siding. Windows are 2 over 2 double-hung wood sash.

- **Condition Rating**: 2 (0 - Ruin . . . 10 - Excellent Condition)
- **Significance Rating**: 4 (0 - No Significance . . . 10 - Exceptional Significance)

**Condition Notes**

The structure is in extremely poor condition and is in danger of imminent collapse. The foundations on grade have failed, and the front wall of the structure is separating. The rear addition wall has completely failed due to water damage, sill failure, and poor drainage from the steeply slope grade at the rear of the building. It is unlikely that the building could be successfully stabilized without significant reconstruction, therefore demolition is recommended.

**Stabilization Recommendations and Cost Estimate**

**Materials and Services Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove debris from building interiors (disposal of non-hazard materials)</td>
<td>30 cubic yards</td>
<td>$18.00</td>
<td>$540.00</td>
</tr>
<tr>
<td>Remove ruined/collapsed structure and dispose of materials</td>
<td>60 cubic yards</td>
<td>$18.00</td>
<td>$1,080.00</td>
</tr>
</tbody>
</table>

**Total Materials Costs:** $1,620.00

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)
### Structures Assessment Report, Thurmond, West Virginia
### New River Gorge National River

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>80</td>
<td>$16.53</td>
<td>$1,322.29</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>80</td>
<td>$33.78</td>
<td>$2,702.66</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>80</td>
<td>$26.75</td>
<td>$2,140.25</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $6,165.19

**Total Stabilization Costs:** $7,785.19
**Billy McGuffin House**

**map/lot Number:** 165-08

**Owner:** NPS

**LCS ID Number:**

**NERI Structure ID:**

**LCS Condition:** N/A

**LCS Year:** N/A

**Construction Date:** c.1900

**Current Condition:** Good

**Assessment Date:** 11/30/2000

**Assessed By:** L. Sasser, BCB

**Other Name** N/A

**Significance**
The house was originally built c.1900 for Mr. Cary, a railroad official, then a merchant, Leslie Thompson lived in the house and kept boarders. Next, Henry Carte, a blacksmith with a shop out over the hill on the road leading down to the station, lived in the house. Two families, the Keightly and Cole families, then shared the house, followed by a Mr. Morris, who was the foreman of a C&O wreck crew. Billy McGuffin, a long time resident of Thurmond, was the final private owner of the house prior to its acquisition by the National Park Service. (Source: 1983 National Register Nomination Form).

In spite of the recent addition of vinyl siding, the structure is an excellent example of the early period of Thurmond housing for the more affluent class of Thurmond residents. The house is well constructed, and retains a high degree of integrity in form, layout, and interior finishes.

**National Register Ranking** 2 (From 1983 National Register Nomination Form)

**National Register Rating** Pivotal (From 1983 National Register Nomination Form)

**Description**
The two story structure occupies a 32' x 32' footprint, with four rooms downstairs, and four rooms and an original bathroom upstairs. Brick chimneys are centered on each slope of an asphalt shingled gable roof. The roof ridge is oriented roughly northeast-southwest. Windows are 2 over 2 double-hung wood sash. A small shed-roof entrance porch shelter the kitchen entrance. A veranda curves around the main entrance at the southeast corner of the structure. The entrance door is set in at a 45 degree angle to the side walls. Vinyl siding was added over the existing wood clapboard siding shortly before the National Park Service acquired the property.

**Condition Rating** 9 (0 - Ruin . . . 10 - Excellent Condition)

**Significance Rating** 10 (0 - No Significance . . . 10 - Exceptional Significance)

**Condition Notes**
The structure is in good condition overall, although lack of interior ventilation is responsible for some loss of interior finishes. Continuity of occupancy until the recent acquisition of the property by the National Park Service has resulted in a level of ongoing maintenance responsible for the present good condition of the structure. In order to maintain the structure in good condition the following stabilization treatments are recommended. Fabricate and install louvered wood ventilation panels with screens in the lower sash openings of the double-hung windows. Inspect the roof and apply liquid rubber reroofing treatment over any areas of suspected leaks or flashing failures. Repair and maintain existing gutters and leaders as required.
### Stabilization Recommendations and Cost Estimate

#### Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install louvered wood ventilation panels with screens</td>
<td>120</td>
<td>square feet</td>
<td>$282.00</td>
</tr>
<tr>
<td>Treat existing metal roofs with liquid applied elastomeric re-roofing</td>
<td>50</td>
<td>square feet</td>
<td>$17.50</td>
</tr>
<tr>
<td>Remove debris from building interiors (disposal of non-hazard materials)</td>
<td>5</td>
<td>cubic yards</td>
<td>$90.00</td>
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</tbody>
</table>

**Total Materials Costs:** $389.50

#### Labor Costs:  (Includes 21% Government contribution for Leave, Holidays, and Benefits)

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<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>80</td>
<td>$16.53</td>
<td>$1,322.29</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>80</td>
<td>$33.78</td>
<td>$2,702.66</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>80</td>
<td>$26.75</td>
<td>$2,140.25</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $6,165.19

**Total Stabilization Costs** $6,554.69
Charles Wells House

map/lot Number: 164-46
Owner: Private

LCS ID Number:
NERI Structure ID:
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1900
Current Condition: Good
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Charles Wells House, c. 1900, is ranked No. 1 of 16 "pivotal" structures identified in the 1983 NR Nomination. The assessment of the structure is as follows: "This pivotal house is one of several similar houses built by W.D. Thurmond along the hillside in the west end of the town before his death in 1910. This is the best example of the 1 1/2 story house and it is virtually as built. The house has weatherboard siding, a metal gable roof, center chimney and a second chimney serving the kitchen. It has 2 bay sides and a 2 bay front façade with simple 2 light over 2 light sash windows. The front façade contains a double window to the left and an entrance door to the right. A nicely detailed front porch with hip roof extends across most of the façade and is supported by 4 turned wooden posts decorated with cutwork bracketing at the capitals and two half posts against the façade. The floor plan is approximately 26 x 30 feet, and a dining room and kitchen in the back. A bath has been located under the stairs in the front hall. Two bedrooms are on the second floor. Well cared for, the house is also significant as the home of Charles and Dorothy Wells, long-time Thurmond residents. Mr. Wells came to Thurmond in the early 20s, and played with a local dance band in the Dun Glen Hotel."

National Register Ranking 1 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
The building is a wood framed, 1 1/2 story structure with a gable roof. The hip roofed porch on the front of the house retains decorative wood brackets. The House is has a painted metal roof and wood clapboard siding. The foundation is random rubble masonry. Windows are 2 over 2 double-hung sash.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure has been vacant since the recent death of the owner. Although it is presently in good condition, it can be expected to deteriorate rapidly if it remains unoccupied for an extended period.
Coaling Tower and Sand House

Owner: Private

LCS ID Number: N/A

NERI Structure ID: N/A

LCS Condition: N/A

LCS Year: N/A

Construction Date: 1922

Current Condition: Not Extant

Assessment Date: 11/30/2000

Assessed By: L. Sasser, BCB

Other Name: N/A

Significance

The C&O Railroad maintained steam locomotives longer than any other major rail line, in part because it was the world's largest coal hauler. Two similar coaling stations existed on the C&O line when the Thurmond coaling tower was constructed in 1922. It was designed by Fairbanks, Morse, and Company of Chicago, a leading manufacturer which designed and built over 700 coaling stations. A New York construction firm employed 25 people to build the coaling station at a cost of $85,000.

National Register Ranking 44 (From 1983 National Register Nomination Form)

National Register Rating Contributing (From 1983 National Register Nomination Form)

Description

The Coaling Tower is a 77' tall reinforced concrete structure, with a concrete gable roof. The structure is supported on fourteen columns. The sand drying and blowing house is a rectangular reinforced concrete structure with a reinforced concrete gabled roof, chamfered corners on the walls, and one door located on the south façade.

Condition Rating 5 (0 - Ruin . . . 10 - Excellent Condition)

Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes

Abandoned by the C&O Railroad in 1960, the structure has been allowed to deteriorate. CSX is unwilling to sell and plans to demolish the structure.
Drema Robertson House

map/lot Number: 164-15
Owner: NPS
LCS ID Number: 
NERI Structure ID: 
LCS Condition: N/A
LCS Year: N/A
Construction Date c.1920
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name Drema Ashley

Significance
The Drema Robertson House is one of three similar structures including the Vivian Kelley and Margaret Dalton Houses, located approximately halfway down the hill between the flood plain and the highest structures on the ridge. The three houses were built c. 1920 as worker housing, and follow a modified four room floor plan.

National Register Ranking 21 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The structure is similar to the adjacent Vivian Kelley and Margaret Dalton houses, consisting of a modified one story, four room structure. The structure roof is surfaced with mineral surface roll roofing. The walls are sided with a mixture of wood clapboards and sheet metal skirting.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 6 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Although the structure has been purchased by the National Park Service it is still inhabited by a Thurmond resident. The interior of the house was not available for inspection. Although the exterior does not show a high level of maintenance, the building is apparently weathertight, and does not show any obvious structural problems. If the structure becomes vacant, recommended stabilization treatments include installation of louvered wood ventilation panels in lower sash openings. Vegetation control, and drainage provisions around the perimeter of the structure. For long-term stabilization metal roof, gutter, and leaders should be installed.

Stabilization Recommendations and Cost Estimate

Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>850 square feet</td>
<td>$0.55</td>
<td>$467.50</td>
</tr>
</tbody>
</table>
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 square yard</td>
<td></td>
<td>$32.00</td>
<td>$576.00</td>
</tr>
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</table>

Install louvered wood ventilation panels with screens

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>72 square feet</td>
<td></td>
<td>$2.35</td>
<td>$169.20</td>
</tr>
</tbody>
</table>

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>175 lineal feet</td>
<td></td>
<td>$6.75</td>
<td>$1,181.25</td>
</tr>
</tbody>
</table>

**Total Materials Costs:** $2,393.95

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>120</td>
<td>$16.53</td>
<td>$1,983.43</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>120</td>
<td>$33.78</td>
<td>$4,053.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $9,247.79

**Total Stabilization Costs:** $11,641.74
Dun Glen Hotel

map/lot Number:

Owner: NPS

LCS ID Number:

NERI Structure ID:

LCS Condition: N/A

LCS Year: N/A

Construction Date: 1901

Current Condition: Good

Assessment Date: 11/30/2000

Assessed By: L. Sasser, BCB

Other Name N/A

Significance

In 1900 the Dun Glen Hotel was built on the south side of the river. The Dun Glen Hotel was a large frame structure with a wrap-around first floor veranda, and three large intersecting front gables separated by four gabled roof dormers. The 4 1/2 story structure housed and ice plant, barbe shop, laundry, post office, and bar. Between 1915 and 1921 a total of thirteen main structures existed in South Side Junction. In 1922, fires destroyed many south side structures, and the Dun Glen Hotel burned in 1930 under suspicious circumstances.

National Register Ranking 16 (From 1983 National Register Nomination Form)

National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description

The Dun Glen Hotel site is presently the location of the National Park Service maintenance facility, ranger station, and dorm. The new buildings incorporate extant foundation and wall remains of earlier structures. The site does not retain significant associations with earlier structures.

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)

Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes

The new structures are in excellent condition and receiving proper maintenance.
Engine House

Significance
The Engine House and shop employed around 175 men to service and maintain two engines at once, and a crew office at its eastern end where train crews were selected to deliver empty coal cars or pick up loaded ones. Steam engines were serviced in Thurmond for over fifty years. Machinist, pipefitters, boilermakers, electricians, and blacksmiths worked out of the Engine House Shop area. The Engine House was enlarged in 1921 to service up to four engines at one time. Just east of the engine house was the inspection pit used for daily engine checks. A large ash pit nearby, ran perpendicular to the tracks and emptied directly into the New River.

National Register Ranking 15 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
The Engine House was a rectangular wooden structure measuring 150’ x 66’ with two additions built on the south wall. It had a low pitched roof with two monitors marking the division between the original structure and a later addition.

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The Engine House burned to the ground in August 1993. The four sets of rails leading to the Engine House were also removed during cleanup of the burned structure.
Ernest Garrett House

map/lot Number: 165-04
Owner: Private
NERI Structure ID: N/A
NERI ID Number: N/A
LCS Condition: N/A
LCS Year: N/A
Construction Date: pre-1920

Significance
No historical information available. The NR Nomination lists the structure as pre-1920, a basic one-story with four rooms, enclosed basement, and small addition.

National Register Ranking 33 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
Single story wood framed structure projected out over hillside. Concrete block foundation wall in front portion of structure. Roll roof, vinyl siding over wood clapboards. Wood windows, double hung with 3 over 1 sash.

Condition Rating 5 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 7 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Both porches have failed. There is also serious cracking and failure of the concrete block foundation wall on the east side (front gable end) of the structure. There is evidence of roof leaks and associated deterioration of the building interior. Stabilization recommendations include, documentation and removal of failed porches. Shore or rebuild the failed concrete block foundation wall. Install window ventilation units, and remove moisture trapping materials from the building interior. Remove vegetation from around the structure and install drainage provisions at rear and sides of structure. Install temporary metal roof, gutters, and leaders.
Erskine Pugh House

map/lot Number: 165-17
Owner: NPS
LCS ID Number: 080364
NERI Structure ID:
LCS Condition: Fair
LCS Year: 1994
Construction Date: c.1900
Current Condition: Good
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: Pugh House (LCS)

Significance
The building was constructed c. 1900, to the northeast of the Mankin-Cox Building. The Pugh family was involved in the management of a Thurmond hotel and restaurant. Characteristic of houses built in railroad towns & coal camps for railroad & mine middle management employees. Hs type is similar to rural farm residences built at turn of century & offered in kit by mail.

National Register Ranking 37 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
1-story modified "I" house w/ German clapboard siding over a balloon frame, 21'4"x35'2". House built against steep N slope, E & S sides enclosed by an open porch. W side has lattice enclosed porch. 2 brick chimneys.

Condition Rating 8 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The 1981 National Register Nomination Form reported the structure as being in "fair" condition. Sometime around 1993 the structure was stabilized and "mothballed" by NERI maintenance personnel. Stabilization work consisted of installation of concrete block piers and 6x6 needle beams under the first floor of the structure. A new asphalt shingle roof with soffit vents was installed, and new gutters and leaders were added. The existing double-hung wood window sash were removed and stockpiled inside the building, and plywood panels were placed in all window openings. The building exterior was painted a uniform gray for all siding, trim, and window closure panels. The only recommended additional stabilization treatment is to fabricate and install louvered window units to improve building ventilation.

The stabilization and mothballing work is performing extremely well. The exterior of the building remains in good condition, and there is minimal evidence of recent deterioration of interior finishes in spite of the minimal area of louvered openings in the window closure panels.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
</table>

Building Conservation Branch
Wednesday, June 12, 2002
Install louvered wood ventilation panels with screens

<table>
<thead>
<tr>
<th>Area</th>
<th>Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>120 square feet</td>
<td>$2.35</td>
<td>$282.00</td>
</tr>
</tbody>
</table>

**Total Materials Costs:** $282.00

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>60</td>
<td>$16.53</td>
<td>$991.72</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>60</td>
<td>$33.78</td>
<td>$2,026.99</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>60</td>
<td>$26.75</td>
<td>$1,605.19</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $4,623.89

**Total Stabilization Costs** $4,905.89
Erskine Pugh Rental House

map/lot Number: 164-28
Owner: NPS
LCS ID Number: 080366
NERI Structure ID: 
LCS Condition: Fair
LCS Year: 1994
Construction Date c.1900
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name Erskine Pugh House, Rental (LCS)

Significance
The Eskine Pugh house is listed in the 1981 NR Nomination as a pre-1920 single room house on the hillside. It is believed that structure was moved from Stone Cliff for storage after Mr. Pugh acquired interest in the commercial row.

National Register Ranking 38 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The structure is located behind the commercial row structures. 1 story, 1 room house, approx. 20’x20’. Behind commercial building. Gable roof, entrance thru front gabled porch at S elev. House built against steep slope on 4’ high block foundation. It is the only extant structure of this type in Thurmond.

Condition Rating 3 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 6 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
A fallen tree (visible in the photograph above) has broken the rafter plate and several rafters at the midsection of the building. The building is open to the weather and has sustained major failures of the flooring system and internal finishes. The side slope sill and wall have deteriorated due to poor site drainage. The porch is structurally unstable. Stabilization recommendations for the structure are as follows. Reframe and enclose the damage sidewall and roof areas. Document and remove the structurally unstable porch. Remove debris from the building interior. Install galvanized expanded metal lath ventilation panels in all window openings. Install metal roof with gutters and leaders.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6’ from exterior</td>
<td>70 square yard</td>
<td>$32.00</td>
<td>$2,240.00</td>
</tr>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>6 cubic yards</td>
<td>$18.00</td>
<td>$108.00</td>
</tr>
</tbody>
</table>
Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing
650 square feet $0.55 $357.50

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders
80 lineal feet $6.75 $540.00

Reframe sections of open or missing exterior walls with 2x4 studs, 1/2" CDX plywood & 90lb roll roofing
100 square feet $1.75 $175.00

Remove debris from building interiors (disposal of non-hazard materials)
10 cubic yards $18.00 $180.00

Remove existing window sash and install ventilation panels of galvanized expanded metal lath
50 square feet $3.50 $175.00

Total Materials Costs: $3,775.50

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>120</td>
<td>$16.53</td>
<td>$1,983.43</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>120</td>
<td>$33.78</td>
<td>$4,053.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $9,247.79

Total Stabilization Costs $13,023.29
Estel Smith House
map/lot Number: 164-02
Owner: NPS
LCS ID Number: 
NERI Structure ID:
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1900
Current Condition: Ruin
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name N/A

Significance
The Estel Smith House constructed c. 1900 was described in the 1983 NR Nomination as "a basic four room out over the hillside, closed in below". The building collapsed in 1997.

National Register Ranking 25 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The structure is presently a ruin.

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
No salvagable features of the building remain. Remove building debris and stabilize site as necessary.
Fatty Lipcombs
map/lot Number: 164-06
Owner: NPS
LCS ID Number: 081347
NERI Structure ID: 
LCS Condition: Fair
LCS Year: 1994
Construction Date: c.1900
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: "Matewan" Building, "Fatty Lipcomb's" House (LCS)

Significance
Fatty Lipcomb's (also known as the John Bullock/Roger Armandtrout House) fronts the railroad tracks on the western end of the town. Three structures to the west of this building burned and are no longer extant. The structure was historically used as a boarding house. For a number of years it was owned by the Littlepage family who resided on the first floor and rented the second. It was also used as a hostelry for white water rafters. In 1986, it was filmed in the making of the movie "Matewan".

National Register Ranking 7 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
2 story assymetrical "T" Plan, 30'x32' approx. & 1 story ell, 27'x16' approx. on raised stone basement w/ gable roof. Wrapping 2 story porch N&W elev. Projecting bay window 1st floor. Raised, split entrance stair, N side missing.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Porches are in poor condition. Sections of roof have deteriorated admitting water to the building. Many interior finishes badly degraded. Poor rear slope elevation is contributing to foundation problems.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior</td>
<td>80</td>
<td>square yard</td>
<td>$32.00 $2,560.00</td>
</tr>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>8</td>
<td>cubic yards</td>
<td>$18.00 $144.00</td>
</tr>
</tbody>
</table>
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing
1,250 square feet $0.55 $687.50

Install louvered wood ventilation panels with screens
216 square feet $2.35 $507.60

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders
360 lineal feet $6.75 $2,430.00

Shore/underpin piers & footings w/ x-bracing, temporary block footings, and/or supplemental framing
35 lineal feet $2.50 $87.50

**Total Materials Costs:** $6,416.60

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>240</td>
<td>$16.53</td>
<td>$3,966.86</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>240</td>
<td>$33.78</td>
<td>$8,107.97</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>240</td>
<td>$26.75</td>
<td>$6,420.74</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $18,495.58

**Total Stabilization Costs** $24,912.18
**Friday Meadows-Philip McClung House**

**map/lot Number:** 165-09  
**Owner:** NPS  
**LCS ID Number:** 081342  
**NERI Structure ID:**  
**LCS Condition:** Fair  
**LCS Year:** 1994  
**Construction Date:** post-1920  
**Current Condition:** Poor  
**Assessment Date:** 11/30/2000  
**Assessed By:** L. Sasser, BCB  
**Other Name** Philip McClung House, Tract 165-09 (LCS)

**Significance**

The 1983 National Register Nomination Form cites the date of construction as post-1920. No data is presently available on the builder or specific dates of construction, however the structure is a good representative example of the general building type and evolutionary pattern of worker housing in Thurmond.

**National Register Ranking** 36 (From 1983 National Register Nomination Form)  
**National Register Rating** Contributing (From 1983 National Register Nomination Form)

**Description**

The structure is in a somewhat isolated location on the easternmost end of the McKell section of Thurmond. The structure is a one-story, wood frame, four room structure, with a shed roofed porch on the southwest elevation. The ridge of the gable roof of the principal structure runs northwest to southeast, and is surfaced with roll roofing. The southeast elevation is supported on wood piers, with the remainder of the structure built virtually on grade.

**Condition Rating** 3  (0 - Ruin . . . 10 - Excellent Condition)  
**Significance Rating** 4  (0 - No Significance . . . 10 - Exceptional Significance)

**Condition Notes**

The structure is in poor condition with multiple roof leaks, particularly in the southeast corner. Interior finishes are severely affected and the floor framing system is in poor condition. The piers on the southeast elevation of the house are unstable and the structure is in danger of failure in the next 2-5 years.

**Stabilization Recommendations and Cost Estimate**

**Materials and Services Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>1,500 square feet</td>
<td>$0.55</td>
<td>$825.00</td>
</tr>
<tr>
<td>Document and dismantle chimney &amp; roof protrusions below roof line</td>
<td>1 each</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>
Document and dismantle collapsed porches or additions, debris removal

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 cubic yards</td>
<td>$18.00</td>
<td>$450.00</td>
<td></td>
</tr>
</tbody>
</table>

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>120 lineal feet</td>
<td>$6.75</td>
<td>$810.00</td>
<td></td>
</tr>
</tbody>
</table>

Remove existing window sash and install ventilation panels of galvanized expanded metal lath

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>56 square feet</td>
<td>$3.50</td>
<td>$196.00</td>
<td></td>
</tr>
</tbody>
</table>

Remove debris from building interiors (disposal of non-hazard materials)

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 cubic yards</td>
<td>$18.00</td>
<td>$144.00</td>
<td></td>
</tr>
</tbody>
</table>

Shore/underpin piers & footings w/ x-bracing, temporary block footings, and/or supplemental framing

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 lineal feet</td>
<td>$2.50</td>
<td>$500.00</td>
<td></td>
</tr>
</tbody>
</table>

**Total Materials Costs:** $2,975.00

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>120</td>
<td>$16.53</td>
<td>$1,983.43</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>120</td>
<td>$33.78</td>
<td>$4,053.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $9,247.79

**Total Stabilization Costs:** $12,222.79
Goodwin-Kincaid Building

map/lot Number: 164-28
Owner: NPS
LCS ID Number: 080365
NERI Structure ID:
LCS Condition: Poor
LCS Year:
Construction Date: 1906
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The significance of the structure is documented in the Historic Structures Report, Thurmond Commercial Buildings, Denver Service Center. 1992

National Register Ranking 11 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
3 stories, 9 bay commercial building, 46'8"x75', cut stone front is framed w/ cast iron column & beam system. Tulip motif decorates column capitals. Roof & flooring systems have failed, and the interior is open.

Condition Rating 5 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Contract Documents have been completed to stabilize the structure for up to 20 years. The ultimate treatment as defined in the amended DCP/Interpretive Prospectus (January 2000) is defined as exterior preservation to the 1920s period, and potential interior adaptive reuse.
Harold Smith House

map/lot Number: 164-03
Owner: NPS
LCS ID Number: N/A
NERI Structure ID: N/A
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1900
Current Condition: Fair
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Harold Smith House is described in the 1983 NR Nomination form as a c. 1900, "basic four room out over the hillside closed in below.

National Register Ranking 24
National Register Rating Contributing

Description
The building has gable roof and projected gable roof porch. The roof consists of roll roofing, and the wood side is covered with fiber cement shingles.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 6 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structures appears to be in fair condition. Although the interior was not accessible, there are no obvious structural failures. The pier foundations may require some stabilization. Additional building ventilation should be provided. Stabilization recommendations include the following. Increase ventilation to building interior by fabricating and installing louvered window ventilation panels. Install metal roof, gutters, and leaders. Some minor structural shoring of the piers at the projected end of the house may be necessary.

Stabilization Recommendations and Cost Estimate

Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>1,200 square feet</td>
<td>$0.55</td>
<td>$660.00</td>
</tr>
<tr>
<td>Install louvered wood ventilation panels with screens</td>
<td>80 square feet</td>
<td>$2.35</td>
<td>$188.00</td>
</tr>
<tr>
<td>Remove debris from building interiors (disposal of non-hazard materials)</td>
<td>6 cubic yards</td>
<td>$18.00</td>
<td>$108.00</td>
</tr>
</tbody>
</table>
Total Materials Costs: $956.00

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>96</td>
<td>$16.53</td>
<td>$1,586.75</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>96</td>
<td>$33.78</td>
<td>$3,243.19</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>96</td>
<td>$26.75</td>
<td>$2,568.30</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $7,398.23

Total Stabilization Costs: $8,354.23
Homer Nicely/Charles Ashley House

map/lot Number: 164-01
Owner: NPS
LCS ID Number: 081350
NERI Structure ID: 
LCS Condition: Fair
LCS Year: 1994
Construction Date: 1930
Current Condition: Fair
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Homer Nicely/Charles Ashley House was built c. 1930 for Joe Stone, a bank cashier, and brother-in-law of George Bullock, the chief stockholder for the National Bank of Thurmond. It is the most recently constructed house in Thurmond, and the last house at the western end of town.

National Register Ranking 26 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
1 story, 3 bay, 6 room w/ gable & hip roof & side brick chimney, 42'x29'. 1 story front porch, 23'x8' w/ bungalow detailing. 16'x26' stone & frame addition at SE elev. Stone & concrete entrance stair w/ canopy at N elev. The structure is significantly different in style from the other Thurmond residential structures.

Condition Rating 6 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 7 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The building is in fair condition overall. The addition is in poor condition with significant roof leaks and localized structural failures. The main structure shows some loss of interior finishes due to poor building ventilation. Stabilization recommendations include the following. Install temporary metal roof, stabilize and reframe addition roof as required. Remove vegetation and regrade at rear and sides of structure. Improve building ventilation by installing louvered window ventilation units.

Stabilization Recommendations and Cost Estimate

Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>2,400</td>
<td>square feet</td>
<td>$1,320.00</td>
</tr>
<tr>
<td>Install new 4&quot; diameter 1/2 round galvanized gutters and 3&quot; round galvanized leaders</td>
<td>180</td>
<td>lineal feet</td>
<td>$1,215.00</td>
</tr>
</tbody>
</table>
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior
75 square yard   $32.00  $2,400.00

Install louvered wood ventilation panels with screens
120 square feet   $2.35  $282.00

Reframe sections of open or missing exterior walls with 2x4 studs, 1/2" CDX plywood & 90lb roll roofing
45 square feet   $1.75  $78.75

Remove debris from building interiors (disposal of non-hazard materials)
10 cubic yards   $18.00  $180.00

Shore/underpin piers & footings w/ x-bracing, temporary block footings, and/or supplemental framing
45 lineal feet   $2.50  $112.50

Total Materials Costs:  $5,588.25

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>160</td>
<td>$16.53</td>
<td>$2,644.58</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>160</td>
<td>$33.78</td>
<td>$5,405.31</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>160</td>
<td>$26.75</td>
<td>$4,280.50</td>
</tr>
</tbody>
</table>

Total Project Labor Cost:  $12,330.38

Total Stabilization Costs  $17,918.63
J.D. Sears House

map/lot Number: 164-33
Owner: NPS
LERI Structure ID:
LCB Condition: N/A
LCB Year: N/A
Construction Date: c.1925
Current Condition: Ruin
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The 1981 NR Nomination lists the J.D. Sears house as being in poor condition. Prior to its collapse, the building was a one-story, four room structure in the "jennylind" style.

National Register Ranking 30 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The building appears to have been similar in form and construction to the adjacent Bessie Sears House, and was occupied by her son before the collapse of the structure.

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The building has suffered complete collapse. No remaining structural elements or features are salvageable. Remove building debris and stabilize the site as necessary.
Jack Kelly House

**map/lot Number:** 165-07
**Owner:** Private
**LCS ID Number:**
**NERI Structure ID:**
**LCS Condition:** N/A
**LCS Year:** N/A
**Construction Date:** c.1900
**Current Condition:** Good
**Assessment Date:** 11/30/2000
**Assessed By:** L. Sasser, BCB
**Other Name** Melissa Dragan

**Significance**
The structure is one of three almost identical houses constructed for railroad workers by the McKell interest. One owner was a C&O Railroad engineer for many years. There are a number of shed dependencies on the adjacent road frontage and across the road. The present owner is Jon Dragan's daughter. The structure is significant, both for its relatively high level of integrity and as part of a contiguous row of three similar workers houses.

**National Register Ranking** 5 (From 1983 National Register Nomination Form)
**National Register Rating** Pivotal (From 1983 National Register Nomination Form)

**Description**
A two-story house built for railroad workers, the Jack Kelley house is one of three similar structures built adjacent to each other. The wood clapboard siding has been covered with gray asphalt singles, and a porch has been added to the southwest corner. The building has a footprint of 30'x32' with the principal enterance at a 45 degree angle to the adjacent walls. Like the two adjacent structures the building is constructed on a random rubble foundation.

**Condition Rating** 8 (0 - Ruin . . . 10 - Excellent Condition)
**Significance Rating** 9 (0 - No Significance . . . 10 - Exceptional Significance)

**Condition Notes**
The structure is privately owned and the interior was not accessible for inspection. During the assessment the front porch was being replaced in-kind. The structure is generally well maintained, although there is some evident deterioration of the eave boards and rafter tails.
James Humphrey Jr. House

map/lot Number: 164-18
Owner: Private
LCS ID Number:
NERI Structure ID:
LCS Condition: N/A
LCS Year: N/A
Construction Date c.1920
Current Condition: Fair
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name N/A

Significance
Built c. 1920, the James Humphrey Jr. House is located prominently on the flood plain facing the railroad. It is believed to have been built as the train master's house.

National Register Ranking 8 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
2 stories on a 22' x 30' footprint. The structure is a frame house with front end gable roof and front porch with gable roof. The original clapboard siding has been covered with red brick patterned asphalt. A single storage room has been added to the rear. Aluminum framed awnings cover the 1/1 double hung wood sash windows.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 9 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The privately owned structure is vacant. It is in good-fair condition although poor rear slope drainage and vegetation impacts poses significant threats to the structure. The interior was not accessible for inspection.
James Humphrey Sr. House

Owner: NPS
LCS ID Number: N/A
NERI Structure ID: N/A
LCS Condition: N/A
LCS Year: N/A
Construction Date: pre-1920
Current Condition: Fair
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The 1983 NR Nomination lists the structure as a basic one-story, four room, with two rooms added on the back and an enclosed basement.

National Register Ranking 32 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The principle 1 1/2 story gable roof structure is approximately 32' x 26', with porches on the southwest and full length of the southeast elevation. Additions with low pitched shed roofs are present on the northeast and northwest elevations. The structure is projected out over a steeply pitched slope, with 13' from the first floor level to grade at the front of the house.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 8 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The slope at the front of the house is eroding and causing displacement of the posts supporting the front porch. Poor drainage and vegetation impacts at the rear of the house have caused significant deterioration of the addition. The side addition, built to accommodate a bathroom, is settling, and pulling away from the main structure. Stabilization recommendations include the following. Stabilize piers at projecting porch, and side addition. Remove vegetation and regrade for drainage at rear and sides of structure. Install temporary metal roofing, gutters, and leaders. Repair damaged rear wall. Remove moisture trapping debris from building interior. Install galvanized expanded metal lath window ventilation units.

Stabilization Recommendations and Cost Estimate

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Document and dismantle chimney &amp; roof protrusions below roof line</td>
<td>1 each</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>
Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior

45 square yard $32.00 $1,440.00

Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing

1,500 square feet $0.55 $825.00

Install new 4” diameter 1/2 round galvanized gutters and 3” round galvanized leaders

85 lineal feet $6.75 $573.75

Reframe sections of open or missing exterior walls with 2x4 studs, 1/2” CDX plywood & 90lb roll roofing

45 square feet $1.75 $78.75

Remove debris from building interiors (disposal of non-hazard materials)

8 cubic yards $18.00 $144.00

Remove existing window sash and install ventilation panels of galvanized expanded metal lath

80 square feet $3.50 $280.00

Shore/underpin piers & footings w/ x-bracing, temporary block footings, and/or supplemental framing

150 lineal feet $2.50 $375.00

Total Materials Costs: $3,766.50

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

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<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $9,247.79

Total Stabilization Costs $13,014.29
John Bullock House

map/lot Number: 164-45
Owner: Private

LCS ID Number:
NERI Structure ID:
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1925
Current Condition: Good
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: Sandra Akins

Significance
The 1983 NR Nomination form listed the John Bullock house as "pivotal" based, apparently, on its form as representative of the "jennylind" structures built on the hillside in the middle of Thurmond c. 1925. At the time of the NR Nomination is was described as "a very simple one-story, four room worker house built with board and batten construction."

National Register Ranking 6 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
The addition of decks, screened porches, changes to the configuration of windows and doors, and addition of contemporary siding have changed the architectural character of the structure to the point where it is superficially indistinguishable from a 1970s tract house. Externally, it has minimal integrity to its period of construction, or Thurmond's historical period.

Condition Rating 9 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 2 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is presently occupied and receiving adequate maintenance.
John Dragan House

map/lot Number: 165-05
Owner: Private
LCS ID Number: 
NERI Structure ID: 
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1900
Current Condition: Good
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: Jon and Melissa Dragan

Significance
The structure is one of three similar houses constructed for railroad workers by the McKell interest.

National Register Ranking 3 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
Similar to John Dragan Staff House and Jack Kelley House without the angled 45 degree entrance. Wood framed two-story structure with continuous one-story porch on southwest elevation. The structure is built on a random rubble stone foundation. Windows are double-hung, six over six sash. Asphalt shingle roof and and asbestos siding.

Condition Rating 8 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 9 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is currently inhabited and well maintained without any significant deterioration or evident maintenance problems.
John Dragan Staff House
map/lot Number: 165-06

Owner: Private

LCS ID Number:  
NERI Structure ID: 
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1900

Significance
The structure is one of three almost identical houses constructed adjacent to each other for railroad workers by the McKell interest. It retains a very high degree of integrity to its originally constructed appearance. Unlike the adjacent structures it retains the original wood clapboard siding.

National Register Ranking 4 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
A two-story house built for railroad workers, the Jack Kelley house is one of three similar structures built adjacent to each other. The building has a footprint of 30'x32' with the principal entrance at a 45 degree angle to the adjacent walls. Like the two adjacent structures the building is constructed on a random rubble foundation.

Condition Rating 10 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 9 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure has received an exceptional level of maintenance and care by occupants who are sensitive to its historic character-defining features.
LaFayette Hotel

map/lot Number: 164-27
Owner: NPS
LCS ID Number: 
NERI Structure ID: 
LCS Condition: N/A
LCS Year: N/A
Construction Date: 1901
Current Condition: Not Extant
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name N/A

Significance
The Lafayette Hotel, constructed in 1901, housed shops and commercial establishments on the first floor in addition to lodging rooms. The Hotel burned in 1963 along with the adjacent Armour & Company Wholesale Meat Packing Plant.

National Register Ranking 39 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The hotel was a 3 1/2 story "U" shaped brick structure with approximately 130 feet of street frontage. The 1920 Red Ribble photographic panorama shows a hip roof structure with a centered cross gable and two story porch.

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure burned in 1963
Mankin-Cox Building

map/lot Number: 164-28
Owner: NPS
LCS ID Number: 080340
NERI Structure ID: Mankin-Cox Buildin
LCS Condition: Fair
LCS Year: 1994
Construction Date: 1904
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The significance of the structure is documented in the Historic Structures Report, Thurmond Commercial Buildings, Denver Service Center. 1992

National Register Ranking 10 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
3 stories, 45'x46'8". Front facade has yellow brick, others have red brick. Building also has stone sills and a cast iron 3-bay store front below an iron beam w/ cast iron rosettes. The building was most recently used as a pizza restaurant.

Condition Rating 6 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Contract Documents have been completed to stabilize the structure for up to 20 years. The ultimate treatment as defined in the amended DCP/Interpretive Prospectus (January 2000) is defined as exterior preservation to the 1920s period, and potential interior adaptive reuse.
Margaret Dalton House
map/lot Number: 164-17
Owner: NPS
LCS ID Number: N/A
NERI Structure ID: N/A
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1920
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Margaret Dalton House is one of three similar structures including the Vivian Kelley and Drema Robertson Houses, located approximately halfway down the hill between the flood plain and the highest structures on the ridge. The three houses were built c. 1920 as worker housing, and follow a modified four room floor plan.

National Register Ranking 19 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
Modified one story, four room structure with enclosed piers below.

Condition Rating 5 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 6 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is in poor condition overall with porch failures, evident multiple roof leaks, and deterioration at the rear wall elevation due to poor site drainage and encroaching vegetation. The interior of the structure was not accessible. Stabilization of the structure is possible but will require significant shoring and roof work, regrading of the rear and side slopes, and demolition of failed porches.

Stabilization Recommendations and Cost Estimate

Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>5 cubic yards</td>
<td>$18.00</td>
<td>$90.00</td>
</tr>
<tr>
<td>Shore/underpin piers &amp; footings w/ x-bracing, temporary block footings, and/or supplemental framing</td>
<td>200 lineal feet</td>
<td>$2.50</td>
<td>$500.00</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6’ from exterior</td>
<td>65 square yard</td>
<td>$32.00</td>
<td>$2,080.00</td>
</tr>
</tbody>
</table>
Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>800 square feet</td>
<td></td>
<td>$0.55</td>
<td>$440.00</td>
</tr>
</tbody>
</table>

Remove debris from building interiors (disposal of non-hazard materials)

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 cubic yards</td>
<td></td>
<td>$18.00</td>
<td>$180.00</td>
</tr>
</tbody>
</table>

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>120 lineal feet</td>
<td></td>
<td>$6.75</td>
<td>$810.00</td>
</tr>
</tbody>
</table>

Remove existing window sash and install ventilation panels of galvanized expanded metal lath

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Rate</th>
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</tr>
</thead>
<tbody>
<tr>
<td>80 square feet</td>
<td></td>
<td>$3.50</td>
<td>$280.00</td>
</tr>
</tbody>
</table>

**Total Materials Costs:** $4,380.00

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

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<tr>
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<td>160</td>
<td>$16.53</td>
<td>$2,644.58</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>160</td>
<td>$33.78</td>
<td>$5,405.31</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>160</td>
<td>$26.75</td>
<td>$4,280.50</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $12,330.38

**Total Stabilization Costs:** $16,710.38
Marilyn Brown House

map/lot Number: 164-44
Owner: NPS
LCS ID Number: 081348
NERI Structure ID: Fair
LCS Condition: Fair
LCS Year: 1994
Construction Date: c.1900
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
Built c. 1900, the structure appears not to have been modified greatly. It appears to be a good example of typical worker housing construction and is located prominently on the flood plain.

National Register Ranking 22 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
1 story, 2 bay, 4 room wood sided building covered in “bricked” asphalt siding w/ gable roof & center chimney, 20'x27'. 1 story front porch, 6'x24' w/ splay roof. 17'x6' enclosed porch & 5'x10' bath addition at east elevation

Condition Rating 5 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 7 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The front porch has collapsed, and the back elevation is impacted by poor rear slope drainage. The interior of the house was not accessible, however, the roof appeared to be in poor condition.

Stabilization Recommendations and Cost Estimate

Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>800 square feet</td>
<td>$0.55</td>
<td>$440.00</td>
</tr>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>15 cubic yards</td>
<td>$18.00</td>
<td>$270.00</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior</td>
<td>16 square yard</td>
<td>$32.00</td>
<td>$512.00</td>
</tr>
</tbody>
</table>
Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders
80 lineal feet $6.75 $540.00

Remove debris from building interiors (disposal of non-hazard materials)
6 cubic yards $18.00 $108.00

Install louvered wood ventilation panels with screens
85 square feet $2.35 $199.75

Total Materials Costs: $2,069.75

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
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<td>$33.78</td>
<td>$4,053.98</td>
</tr>
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<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $9,247.79

Total Stabilization Costs $11,317.54
May Bogoski House

map/lot Number: 164-43
Owner: NPS
LCS ID Number: 
NERI Structure ID: 
LCS Condition: N/A
LCS Year: NA
Construction Date: c.1900
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The 1983 NR Nomination describes the May Bogoski House as a 1 1/2 story with porch, constructed c. 1900. It was described as being in deteriorated condition as a result of being unoccupied for an extended period.

National Register Ranking 27 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
Similar in form to the Charles Wells House, the structure had a hipped roof porch, now missing.

Condition Rating 6 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 7 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Relatively structurally stable, but impacted by vegetation and poor site drainage at the rear slope.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

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<tr>
<td>Document and dismantle chimney &amp; roof protrusions below roof line</td>
<td>1 each</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior</td>
<td>64 square yard</td>
<td>$32.00</td>
<td>$2,048.00</td>
</tr>
<tr>
<td>Treat existing metal roofs with liquid applied elastomeric re-roofing</td>
<td>1,400 square feet</td>
<td>$0.35</td>
<td>$490.00</td>
</tr>
<tr>
<td>Install new 4&quot; diameter 1/2 round galvanized gutters and 3&quot; round galvanized leaders</td>
<td>120 lineal feet</td>
<td>$6.75</td>
<td>$810.00</td>
</tr>
</tbody>
</table>
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Reframe sections of open or missing exterior walls with 2x4 studs, 1/2" CDX plywood & 90lb roll roofing
80 square feet $1.75 $140.00

Remove existing window sash and install ventilation panels of galvanized expanded metal lath
120 square feet $3.50 $420.00

Remove debris from building interiors (disposal of non-hazard materials)
10 cubic yards $18.00 $180.00

Total Materials Costs: $4,138.00

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

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<td>$3,210.37</td>
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Total Project Labor Cost: $9,247.79

Total Stabilization Costs $13,385.79
National Bank of Thurmond

map/lot Number: 164-28
Owner: NPS
LCS ID Number: 080341
NERI Structure ID: N/A
LCS Condition: Fair
LCS Year: 1994
Construction Date: 1917
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name N/A

Significance
The significance of the structure is documented in the Historic Structures Report, Thurmond Commercial Buildings, Denver Service Center. 1992

National Register Ranking 12 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
4 story. 58'x46'8" brick building w/ 2/3 of storefront of pedimented limestone & 1/3 cast iron. Limestone ashlar on S facade of 1st floor. Cut stone sills. 1923-orig cast iron storefront replaced w/ classical revival limestone.

Condition Rating 7 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Contract Documents have been completed to stabilize the structure for up to 20 years. The ultimate treatment as defined in the amended DCP/Interpretive Prospectus (January 2000) is defined as exterior preservation to the 1920s period, and potential interior adaptive reuse.
Philip McClung Home Place

map/lot Number: 165-12
Owner: NPS
LCS ID Number: 080343
NERI Structure ID: 
LCS Condition: Fair
LCS Year: 1994
Construction Date: post-1920
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: Philip McClung House-RentalTract 165-12 (LCS)

Significance
The Philip McClung Home Place and adjacent Philip McClung Rental House are built on the same pattern. The NR Nomination lists them only at post-1920, basic one-story, four room structures, built out over the hill.

National Register Ranking 34 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
Similar to the adjacent Philip McClung Rental House with a small addition on the southeast elevation. 1-story frame, aprox. 34'x25' w/ 2 shed additions. Covered porch on S, 10'x5'. Gable roof covered w/ rolled asphalt. Sided with asbestos shingles. Foundation is part concrete block and wood pier. Partial basement w/ dirt floor.

Condition Rating 3 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 6 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is in poor condition. Several of the wooden posts carrying the cantilevered floor system have moved, leaving the projected half of the structure unstable. Numerous long standing roof failures have contributed to near total deterioration of interior finishes. The floor and roof framing systems have sustained major damage.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shore/underpin piers &amp; footings w/ x-bracing, temporary block footings, and/or supplemental framing</td>
<td>120</td>
<td>lineal feet</td>
<td>$300.00</td>
</tr>
<tr>
<td>Document and dismantle chimney &amp; roof protrusions below roof line</td>
<td>1</td>
<td>each</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

Building Conservation Branch
Condition Assessment and Stabilization Plan
Wednesday, June 12, 2002
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Reframe sections of open or missing exterior walls with 2x4 studs, 1/2" CDX plywood & 90lb roll roofing
120 square feet $1.75 $210.00

Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing
850 square feet $0.55 $467.50

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders
80 lineal feet $6.75 $540.00

Remove existing window sash and install ventilation panels of galvanized expanded metal lath
80 square feet $3.50 $280.00

Remove debris from building interiors (disposal of non-hazard materials)
8 cubic yards $18.00 $144.00

Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior
15 square yard $32.00 $480.00

Total Materials Costs: $2,471.50

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title:</th>
<th>Project Hours:</th>
<th>Hourly Rate:</th>
<th>Labor Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>120</td>
<td>$16.53</td>
<td>$1,983.43</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>120</td>
<td>$33.78</td>
<td>$4,053.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $9,247.79

Total Stabilization Costs $11,719.29
**Philip McClung Rental House**

**map/lot Number:** 165-13  
**Owner:** NPS  
**LCS ID Number:** 081344  
**NERI Structure ID:**  
**LCS Condition:** Fair  
**LCS Year:** 1994  
**Construction Date:** post-1920  
**Current Condition:** Poor  
**Assessment Date:** 11/30/2000  
**Assessed By:** L. Sasser, BCB  
**Other Name** Philip McClung House-Home Place, Rental Tract 165-13 (LCS)

**Significance**  
The Philip McClung Rental House and adjacent Philip McClung Home Place are built on the same pattern. The NR Nomination lists them only at post-1920, basic one-story, four room structures, built out over the hill.

**National Register Ranking** 35  
(From 1983 National Register Nomination Form)

**National Register Rating** Contributing  
(From 1983 National Register Nomination Form)

**Description**  
Similar to the adjacent Philip McClung Home Place with the addition of a large projected addition centered on the northeast elevation. 1-story frame, 28'x32', heavily modified "L" w/ 6 rooms, w/ full cellar & dirt floor. Stone & wood pier foundation, gable & shed roof. Some horizontal wood siding & bricktex. Covered porch on N, 20'x8' & on E, 10'x7'. Constructed at edge of hill.

**Condition Rating** 3  
(0 - Ruin . . . 10 - Excellent Condition)

**Significance Rating** 6  
(0 - No Significance . . . 10 - Exceptional Significance)

**Condition Notes**  
The structure is in poor condition. Several of the wooden posts carrying the cantilevered floor system have moved, leaving the projected half of the structure unstable. Numerous long standing roof failures have contributed to near total deterioration of interior finishes. The floor and roof framing systems have sustained major damage.

**Stabilization Recommendations and Cost Estimate**

**Materials and Services Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity:</th>
<th>Unit:</th>
<th>Total Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document and dismantle chimney &amp; roof protrusions below roof line</td>
<td>1 each</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Reframe sections of open or missing exterior walls with 2x4 studs, 1/2&quot; CDX plywood &amp; 90lb roll roofing</td>
<td>120 square feet</td>
<td>$1.75</td>
<td>$210.00</td>
</tr>
</tbody>
</table>
Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing  
850 square feet $0.55 $467.50

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders  
80 lineal feet $6.75 $540.00

Remove existing window sash and install ventilation panels of galvanized expanded metal lath  
80 square feet $3.50 $280.00

Remove debris from building interiors (disposal of non-hazard materials)  
8 cubic yards $18.00 $144.00

Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior  
15 square yard $32.00 $480.00

**Total Materials Costs:** $2,171.50

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
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<tr>
<th>Position Title</th>
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<tr>
<td>Carpenter Helper (WG-5)</td>
<td>120</td>
<td>$16.53</td>
<td>$1,983.43</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>120</td>
<td>$33.78</td>
<td>$4,053.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $9,247.79

**Total Stabilization Costs** $11,419.29
Post Office/Commissary

map/lot Number:

Owner: Private

LCS ID Number:

NERI Structure ID:

LCS Condition: N/A

LCS Year: N/A

Construction Date c.1900

Current Condition: Good

Assessment Date: 11/30/2000

Assessed By: L. Sasser, BCB

Other Name N/A

Significance
Mr. D.D. Fitzgerald constructed this building as a Commissary in 1929, under an agreement with the C&O Railroad. Fitzgerald owned the building and leased the property from the railroad. After the 1963 Lafayette Hotel fire destroyed the Thurmond Post Office, this structure was converted to the Town Post Office.

National Register Ranking 45 (From 1983 National Register Nomination Form)

National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
One-story wood framed structure with galvanized tin siding.

Condition Rating 10 (0 - Ruin . . . 10 - Excellent Condition)

Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is in good condition and well maintained by private owners.
Sid Childers/Margie Richmond House

**map/lot Number:** 164-09  
**Owner:** NPS  
**LCS ID Number:** 081346  
**NERI Structure ID:**  
**LCS Condition:** Poor  
**LCS Year:** 1994  
**Construction Date:** c.1900  
**Current Condition:** Poor  
**Assessment Date:** 11/30/2000  
**Assessed By:** L. Sasser, BCB  
**Other Name:** N/A

### Significance

This structure was built c.1900 as the power building for all of Thurmond. Originally a 3 story stone building, the structure burned and the two upper floors were removed and replaced with a new brick second floor c. 1940. The building was most recently used as a residence by two separate owners. Sid Childers owned the eastern half of the building and Margie Richmond owned the western half. The two owners occupied the second floor. First floor rooms were rented at one time.

**National Register Ranking** 18  
(From 1983 National Register Nomination Form)

**National Register Rating** Contributing  
(From 1983 National Register Nomination Form)

### Description

Orig. 3 story stone, burned 1930s, rebuilt 1 story in brick, 53'x42'. Hipped roof w/ 2, 2 story side porches. Converted into 4 apartments w/ 4 chimneys. West & east elevations altered. Stone retaining wall runs along east elevation.

**Condition Rating** 6  
(0 - Ruin . . . 10 - Excellent Condition)

**Significance Rating** 10  
(0 - No Significance . . . 10 - Exceptional Significance)

### Condition Notes

Two story wooden porches on the north and south elevations are in extremely poor condition. Rear slope drainage problems are causing deterioration of masonry at the base of the structure. The roof is in poor condition, and high interior humidity levels have caused major loss of interior finishes. The stability of the interior floor system is questionable in several areas.

### Stabilization Recommendations and Cost Estimate

**Materials and Services Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install louvered wood ventilation panels with screens</td>
<td>400 square feet</td>
<td>$2.35</td>
<td>$940.00</td>
</tr>
<tr>
<td>Document and dismantle chimney &amp; roof protrusions below roof line</td>
<td>2 each</td>
<td>$50.00</td>
<td>$100.00</td>
</tr>
</tbody>
</table>
### Structures Assessment Report, Thurmond, West Virginia

#### New River Gorge National River

**Total Stabilization Costs**: $27,570.58

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>30 cubic yards</td>
<td>$18.00</td>
<td>$540.00</td>
</tr>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>2,500 square feet</td>
<td>$0.55</td>
<td>$1,375.00</td>
</tr>
<tr>
<td>Install new 4&quot; diameter 1/2 round galvanized gutters and 3&quot; round galvanized leaders</td>
<td>400 lineal feet</td>
<td>$6.75</td>
<td>$2,700.00</td>
</tr>
<tr>
<td>Remove debris from building interiors (disposal of non-hazard materials)</td>
<td>30 cubic yards</td>
<td>$18.00</td>
<td>$540.00</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior</td>
<td>90 square yard</td>
<td>$32.00</td>
<td>$2,880.00</td>
</tr>
</tbody>
</table>

**Total Materials Costs**: $9,075.00

**Labor Costs**: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>240</td>
<td>$16.53</td>
<td>$3,966.86</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>240</td>
<td>$33.78</td>
<td>$8,107.97</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>240</td>
<td>$26.75</td>
<td>$6,420.74</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost**: $18,495.58

**Total Stabilization Costs**: $27,570.58
Sidney Ward House

map/lot Number: 164-40
Owner: NPS
LCS ID Number: 081349
NERI Structure ID: 0
LCS Condition: Fair
LCS Year: 1994
Construction Date: c.1900
Current Condition: Fair
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The structure is described in the 1983 NR Nomination simply as a 1 1/2 story building with porch, built c. 1900.

National Register Ranking 29 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The building is similar in form to the Charles Wells House. 1-1/2 story, 3 bay, 7 room, 2 chimneys w/ seamed metal gable roof, 27’x30’. 3 porches, 1 enclosed, front 6’x21’, sides 6’x12’ & 6’x16’. 2nd floor entry w/ 5’x10’ deck. Wood pier fnd front, stone & brick fnd, rear. The structure retains a relatively high degree of integrity to Thurmond’s historic period.

Condition Rating 7 0 - Ruin . . . 10 - Excellent Condition
Significance Rating 7 0 - No Significance . . . 10 - Exceptional Significance

Condition Notes
The structure is in fair condition and could be stabilized/maintained with minimal effort. The metal roof is reasonably sound and has contributed to the relatively high level of preservation of the structure.

Stabilization Recommendations and Cost Estimate

Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Treat existing metal roofs with liquid applied elastomeric re-roofing</td>
<td>4,500</td>
<td>square feet</td>
<td>$1,575.00</td>
</tr>
<tr>
<td>Install new 4” diameter 1/2 round galvanized gutters and 3” round galvanized leaders</td>
<td>180</td>
<td>lineal feet</td>
<td>$1,215.00</td>
</tr>
<tr>
<td>Shore/underpin piers &amp; footings w/ x-bracing, temporary block footings, and/or supplemental framing</td>
<td>240</td>
<td>lineal feet</td>
<td>$600.00</td>
</tr>
</tbody>
</table>
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Install louvered wood ventilation panels with screens

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>160 square feet</td>
<td>$2.35</td>
<td>$376.00</td>
<td></td>
</tr>
</tbody>
</table>

Remove debris from building interiors (disposal of non-hazard materials)

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 cubic yards</td>
<td>$18.00</td>
<td>$180.00</td>
<td></td>
</tr>
</tbody>
</table>

Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6’ from exterior

<table>
<thead>
<tr>
<th>Material Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 square yard</td>
<td>$32.00</td>
<td>$2,560.00</td>
<td></td>
</tr>
</tbody>
</table>

Total Materials Costs: $6,506.00

Labor Costs:  (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>160</td>
<td>$16.53</td>
<td>$2,644.58</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>160</td>
<td>$33.78</td>
<td>$5,405.31</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>160</td>
<td>$26.75</td>
<td>$4,280.50</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $12,330.38

Total Stabilization Costs: $18,836.38
Thurmond Railroad Bridge

map/lot Number:

Owner: Public-state

LCS ID Number:

NERI Structure ID:

LCS Condition: N/A

LCS Year: N/A

Construction Date: 1888-9

Current Condition: Good

Assessment Date: 11/30/2000

Assessed By: L. Sasser, BCB

Other Name N/A

Significance

In 1888, the New River Bridge Company, owned by C&O director A.A. Low, began erection of a triple-span iron truss bridge supported by stone piers. In 1890, the bridge was completed and deeded to the Chesapeake and Ohio for one dollar. When the Loup Creek branch line was completed to the bottom of the New River Gorged in 1892, and coal first came down from mines to connect with the C&O main line at Thurmond, the bridge became vitally important. In 1915, the original railroad bridge was strengthened, a new superstructure was built at the north end, concrete piers replace the original stone piers, and a vehicular lane was added. Additional vehicular improvements were completed in the 1950s.

National Register Ranking 14 (From 1983 National Register Nomination Form)

National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description

Combination truss and deck bridge spanning the river at a skewed angle. The deck section has a span of approximately 840 feet, and carries a single lane for automobile traffic. The truss section carries a single rail track. Two of the original stone piers remain.

Condition Rating 10 (0 - Ruin . . . 10 - Excellent Condition)

Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes

The structures is maintained and in good condition
Thurmond Station
map/lot Number:  
Owner: NPS  
LCS ID Number: 080367  
NERI Structure ID:  
LCS Condition: Fair  
LCS Year: 1994  
Construction Date: 1904  
Current Condition: Good  
Assessment Date: 11/30/2000  
Assessed By: L. Sasser, BCB  
Other Name: Thurmond Passenger Depot and Offices (LCS)

Significance
According to an 1887 land deed transaction, Captain William D. Thurmond agreed to donate a parcel of land to the C&O Railroad for the depot. The original depot burned in 1903, and was replaced by the current structure, built in 1904. In 1914, a 15 foot extension was built on the east end of the structure. The Thurmond passenger depot is a rectangular two-story wood-framed structure. Most frame passenger depots on the C&O Railroad line were one story structures. The Thurmond passenger depot was built to a nonstandard design due to Thurmond's importance as an assembling point for coal trains. Additional space was required for file storages, clerk's offices, the trainmaster's office, yardmaster's office, car distributor's office, and telegrapher's cabin.

National Register Ranking 13 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
2 stories, 136’6”x16’. Bracketed shed roof partially shelters station platform. Signal tower w/ gable perpendicular to main gable roof projects 4” to trackside of main wall. Covered balcony walkway on W side gives access to 2nd story offices.

Condition Rating 10 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Building restoration was completed in 1995. Some routine maintenance of painted surfaces is needed.
Thurmond Union Church

map/lot Number: 165-11
Owner: Private
LCS ID Number: 
NERI Structure ID: 
LCS Condition: N/A
LCS Year: N/A
Construction Date 1927
Current Condition: Good
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name N/A

Significance
The first church in Thurmond was supported by the McKell interest and built around the turn of the century on the site of the present church. After the first church burned the present church was built in 1927. The building has been used by Baptist, Methodist, and Presbyterian congregations. The church is presently owned by Jon Dragan and not used for services. As the sole example of a religious structure in Thurmond, the building possesses a high level of significance.

National Register Ranking 9 (From 1983 National Register Nomination Form)
National Register Rating Pivotal (From 1983 National Register Nomination Form)

Description
The structure is a two story, rectangular wood frame building with clapboard siding. It has a coursed rubble foundation and asphalt shingled gable roof oriented roughly east-west, with a small bell tower at the eastern end. The gable end facades have two bays of one over one wood sash windows with clear glass in modified gothic arch. The side facades have three bays of one over one double-hung, clear-glazed, wood sash windows. There is a small shed roofed porch over an entrance in the northeast elevation. Jon Dragan, the current owner of the structure, uses the building for storage.

Condition Rating 9 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 10 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Because the structure is in private ownership, the interior was not accessible, however the exterior is in excellent condition, with no major maintenance deficiencies observed.
Thurmond Water Works
map/lot Number: 164-23
Owner: Public-local
LCS ID Number: N/A
NERI Structure ID: N/A
LCS Condition: N/A
LCS Year: N/A
Construction Date: 1901
Current Condition: Good
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
In 1901 a concrete block structure was built to house the town water pump, installed at the same time the Lafayette Hotel was built.

National Register Ranking: 41 (From 1983 National Register Nomination Form)
National Register Rating: Contributing (From 1983 National Register Nomination Form)

Description
Shed roofed, concrete block structure with gable roof cover over entrance door, and shed roof.

Condition Rating: 8 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating: 5 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is owned and maintained by the town of Thurmond.
Tom Kelly House  

map/lot Number: 164-19  
Owner: NPS  
LCS ID Number: 081345  
NERI Structure ID:  
LCS Condition: Fair  
LCS Year: 1994  
Construction Date: c.1920  
Current Condition: Poor  
Assessment Date: 11/30/2000  
Assessed By: L. Sasser, BCB  

Significance  
The 1983 NR Nomination lists the Tom Kelly House as having been heavily modified for numerous uses following its construction c. 1920 as typical worker housing. It has been used as a Moose Lodge, movie theater, and site of the Thurmond Gospel Church, prior to being used once more as a residence by O.A. Starks about 1960.  

National Register Ranking  17  
National Register Rating Contributing  

Description  
1 story clapboarded bldg on pier foundation w/ hipped & cross-gabled roof, 12'x63' w/ 6'x28' projecting wing (orig. 6'x6' portion enclosed). 2 porches W elev, 17'x6' & 18'x6', 1st porch partly enclosed. Heavy kudzu growth N, E, S elev.  

Condition Rating  3  
Significance Rating  6  

Condition Notes  
The building has been heavily impacted by overgrowth of the kudzu vines which dominate the entire hillside. The roof structure has failed over much of its extent, and moisture penetration into the building has caused almost total failure of the floor framing system.  

Stabilization Recommendations and Cost Estimate  
Materials and Services Costs:  

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<tr>
<th>Description</th>
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<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>40 cubic yards</td>
<td>$18.00</td>
<td>$720.00</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior</td>
<td>116 square yard</td>
<td>$32.00</td>
<td>$3,712.00</td>
</tr>
<tr>
<td>Reframe sections of open or missing exterior walls with 2x4 studs, 1/2” CDX plywood &amp; 90lb roll roofing</td>
<td>500 square feet</td>
<td>$1.75</td>
<td>$875.00</td>
</tr>
</tbody>
</table>
Shore/underpin piers & footings w/ x-bracing, temporary block footings, and/or supplemental framing

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<tbody>
<tr>
<td>250</td>
<td>2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>lineal feet</td>
<td>$2.50</td>
</tr>
</tbody>
</table>

Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,800</td>
<td></td>
<td>square feet</td>
<td>$0.55</td>
</tr>
</tbody>
</table>

Remove existing window sash and install ventilation panels of galvanized expanded metal lath

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>240</td>
<td></td>
<td>square feet</td>
<td>$3.50</td>
</tr>
</tbody>
</table>

Total Materials Costs: $7,762.00

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>180</td>
<td>$16.53</td>
<td>$2,975.15</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>180</td>
<td>$33.78</td>
<td>$6,080.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>180</td>
<td>$26.75</td>
<td>$4,815.56</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $13,871.68

Total Stabilization Costs: $21,633.68
Via House

map/lot Number: 164-46
Owner: NPS
LCS ID Number: 
NERI Structure ID: 
LCS Condition: N/A
LCS Year: N/A
Construction Date: c.1900
Current Condition: Ruin
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Via House was described in the 1983 NR Nomination as a c. 1900 1 1/2 story structure with porch. It was noted that the structure was abandoned at that time and "being dismantled".

National Register Ranking 28 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
No remaining features provide enough information to provide an architectural description

Condition Rating 0 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The building has suffered complete collapse. No remaining structural elements or features are salvageable.
Vivian Kelly House
map/lot Number: 164-16
Owner: NPS
NERI Structure ID: 
LCS Condition: 
LCS Year: N/A
Construction Date: c.1920
Current Condition: Poor
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name: N/A

Significance
The Vivian Kelly House is one of three similar structures including the Drema Robertson and Margaret Dalton Houses, located approximately halfway down the hill between the flood plain and the highest structures on the ridge. The three houses were built c. 1920 as worker housing, and follow a modified four room floor plan.

National Register Ranking 20
National Register Rating Contributing

Description
The structure is similar to the adjacent Drema Robertson and Margaret Dalton houses, consisting of a modified one story, four room structure.

Condition Rating 5 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 6 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure is in poor condition overall with porch failures, evident multiple roof leaks, and deterioration at the rear wall elevation due to poor site drainage and encroaching vegetation. The interior of the structure was not accessible.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document and dismantle collapsed porches or additions, debris removal</td>
<td>5 cubic yards</td>
<td>$18.00</td>
<td>$90.00</td>
</tr>
<tr>
<td>Shore/underpin piers &amp; footings w/ x-bracing, temporary block footings, and/or supplemental framing</td>
<td>200 lineal feet</td>
<td>$2.50</td>
<td>$500.00</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6' from exterior</td>
<td>65 square yard</td>
<td>$32.00</td>
<td>$2,080.00</td>
</tr>
</tbody>
</table>
Structures Assessment Report, Thurmond, West Virginia
New River Gorge National River

Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0" oc over existing asphalt or roll roofing
800 square feet $0.55 $440.00

Remove debris from building interiors (disposal of non-hazard materials)
10 cubic yards $18.00 $180.00

Install new 4" diameter 1/2 round galvanized gutters and 3" round galvanized leaders
120 lineal feet $6.75 $810.00

Remove existing window sash and install ventilation panels of galvanized expanded metal lath
80 square feet $3.50 $280.00

Total Materials Costs: $4,380.00

Labor Costs: (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title</th>
<th>Project Hours</th>
<th>Hourly Rate</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>160</td>
<td>$16.53</td>
<td>$2,644.58</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>160</td>
<td>$33.78</td>
<td>$5,405.31</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>160</td>
<td>$26.75</td>
<td>$4,280.50</td>
</tr>
</tbody>
</table>

Total Project Labor Cost: $12,330.38

Total Stabilization Costs $16,710.38
Water Towers

map/lot Number: N/A

Owner: Private

LCS ID Number: N/A

NERI Structure ID: N/A

LCS Condition: N/A

LCS Year: 11/30/2000

Construction Date: 1914 & 192

Current Condition: Not Extant

Assessment Date: 11/30/2000

Assessed By: L. Sasser, BCB

Other Name: N/A

Significance
In 1914, the first of two steel water towers was put in service in Thurmond. The elliptical bottomed tank replaced an earlier wooden tank. In 1927, a cylindrical steel standpipe water tank was constructed adjacent to the first. Both steel tanks replaced earlier (c. 1914) wooden water tanks. Both tanks were attached to an adjacent pump house.

National Register Ranking 43  (From 1983 National Register Nomination Form)
National Register Rating Contributing  (From 1983 National Register Nomination Form)

Description
The elliptical bottom steel tower had a 100,000 gallon capacity, the cylindrical tank had a capacity of 210,000 gallons.

Condition Rating 0  (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 0  (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
Demolished by CSX, concrete bases remain.
Wedzel Young House
map/lot Number: 164-13
Owner: NPS
LCS ID Number:
NERI Structure ID:
LCS Condition: N/A
LCS Year: N/A
Construction Date c.1900
Current Condition: Fair
Assessment Date: 11/30/2000
Assessed By: L. Sasser, BCB
Other Name N/A

Significance
The Wedzel Young House was constructed c. 1900 on the same pattern as the Charles Wells House. It is a 1 1/2 story structure with a hip roofed porch and enclosed foundation.

National Register Ranking 23 (From 1983 National Register Nomination Form)
National Register Rating Contributing (From 1983 National Register Nomination Form)

Description
The structure has been sheathed in “brick” patterned asphalt siding.

Condition Rating 6 (0 - Ruin . . . 10 - Excellent Condition)
Significance Rating 8 (0 - No Significance . . . 10 - Exceptional Significance)

Condition Notes
The structure does not appear to have been vacant as long as some other structures in Thurmond, and is relatively structurally stable. Drainage and vegetation impacts are adversely affecting the rear of the building. Gutter and leader failure is contributing to deterioration of the roof and side walls at leader locations.

Stabilization Recommendations and Cost Estimate
Materials and Services Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install 29 ga. Galvanized steel roofing on 2x3 wood nailers @ 2'-0&quot; oc over existing asphalt or roll roofing</td>
<td>1,800 square feet</td>
<td>$0.55</td>
<td>$990.00</td>
</tr>
<tr>
<td>Install new 4&quot; diameter 1/2 round galvanized gutters and 3&quot; round galvanized leaders</td>
<td>120 lineal feet</td>
<td>$6.75</td>
<td>$810.00</td>
</tr>
<tr>
<td>Install louvered wood ventilation panels with screens</td>
<td>124 square feet</td>
<td>$2.35</td>
<td>$291.40</td>
</tr>
<tr>
<td>Grading, clear vegetation from perimeter of structure, install ballasted geotextile matting 6’ from exterior</td>
<td>80 square yard</td>
<td>$32.00</td>
<td>$2,560.00</td>
</tr>
</tbody>
</table>

Building Conservation Branch  Condition Assessment and Stabilization Plan
Wednesday, June 12, 2002  Page A-64 of 65
Total Materials Costs: $4,651.40

**Labor Costs:** (Includes 21% Government contribution for Leave, Holidays, and Benefits)

<table>
<thead>
<tr>
<th>Position Title:</th>
<th>Project Hours:</th>
<th>Hourly Rate:</th>
<th>Labor Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenter Helper (WG-5)</td>
<td>120</td>
<td>$16.53</td>
<td>$1,983.43</td>
</tr>
<tr>
<td>Preservation Specialist (GS-11)</td>
<td>120</td>
<td>$33.78</td>
<td>$4,053.98</td>
</tr>
<tr>
<td>Woodcrafter (WG-10)</td>
<td>120</td>
<td>$26.75</td>
<td>$3,210.37</td>
</tr>
</tbody>
</table>

**Total Project Labor Cost:** $9,247.79

**Total Stabilization Costs** $13,899.19