



PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) 008-5088

1. General Information

District name(s): Hot Springs Historic District

Main Streets and/or Routes: Sam Snead Highway (US 220), Main Street (SR 615), Park Lane, Shady Lane, Homestead Drive

City or Town: Hot Springs, Virginia

Name of the Independent City or County where the property is located: Bath County

2. Physical Aspects

Acreage: approx. 110

Setting (choose only one of the following):

Urban ☐ Suburban ☐ Town ☐ Village ☒ Hamlet ☐ Rural ☐

Briefly describe the district's overall setting, including any notable landscape features:

The Hot Springs Historic District stands at the southern end of the Warm Springs Valley of Bath County and is situated between Warm Springs Mountain and Little Mountain. Steep hillsides flank the main route of US Route 220/Sam Snead Highway, which extends north-south through Hot Springs village and leads to Warm Springs (the county seat) to the north. The district encompasses residential, religious, and commercial buildings, including the NHL-listed Homestead resort hotel. Houses in the district are located near the main roadway and up the adjacent hillsides along winding secondary streets that respond to the topography. Many of the grander homes include large acreage parcels with manicured lawns, secondary buildings, and stone retaining walls. Commercial development flanks both sides of Main Street, which extends west from Sam Snead Highway. Three churches are present in the district, as well, with associated manses and one small burial ground (Presbyterian Church). The village is set within a bucolic region that is heavily wooded with the course of Hot Springs Run, a mineral-water spring, extending through the district. The district retains a very high level of integrity with regard to its physical setting and the historic architectural resources also retain a very high level of overall integrity. Besides the Homestead, the district contains two private residences that have been individually listed in the NRHP (The Yard, 008-0135; Barton Lodge, 008-0027). Many other buildings in the district have been recorded in VDHR's database, but are not listed in the NRHP.

3. Architectural/Physical Description

Architectural Style(s): Gothic Revival, Classical Revival, Colonial Revival, Craftsman bungalow, Tudor Revival, Italianate, Victorian, Quenn Anne, Vernacular

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here:

If any builders or developers are known, please list here: Southern Improvement Company/Virginia Hot Springs Company/Warm Springs Valley Company (developers), Yarnell and Goforth, Elzner and Anderson, Warren and Wetmore (Homestead hotel), Grace & Hyde Co. (contractor, Barton Lodge), A.C. Denison/Matthews and Denison (C.W. Short, Jr., architect, The Yard)

Date(s) of construction (can be approximate): ca. 1890-1950

Are there any known threats to this district? Demolition, development

Narrative Description:

In the space below, briefly describe the general characteristics of the entire historic district, such as building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district, as well as typical updates, additions, remodelings, or other alterations that characterize the district.

Discuss the district's general setting and/or streetscapes, including current property uses (and historic uses if different), such as industrial, residential, commercial, religious, etc. For rural historic districts, please include a description of land uses.

The Hot Springs Historic District contains buildings primarily associated with the growth of the Homestead resort during the late nineteenth and early twentieth century. Hot Springs was known for centuries for its professed medicinal and healing qualities. The waters of the "hot" springs hold numerous minerals and salts and are naturally heated to about 106 degrees. The "warm" springs of the valley are naturally heated to 98 degrees (Warm Springs) and 84 (Healing Springs). Though well known to the indigenous inhabitants and early explorers, it was not until about 1766, the date of origin cited by the Homestead resort, that the first hotel or inn was built in the Hot Springs area to offer accommodations to those who traveled to take the waters. No vestige of the original hotel remains, and the nineteenth century hotel that stood at the site of the Homestead was destroyed by fire in 1901, but was quickly rebuilt in 1902. The Homestead and the secondary buildings and grounds immediately surrounding it are at the center of the historic district. The hotel property influenced much of the organization and layout of the village that grew up around it, but the topography of the area is another notable factor in that organization. At present, all streets and roads in the district are hard surfaced, and are winding routes that lead up the hillsides flanking Sam Snead Highway and the hotel property. The side streets tend to be without sidewalks, but a concrete walkway extends from the main hotel entrance drive off of the highway, and throughout the downtown commercial area. Stone walls and retaining walls are common, and many houses have paved driveways. Brick, frame, and stone are the predominant building materials; late twentieth century alterations include replacement windows, small additions, and the installation of different exterior cladding materials (vinyl, aluminum, asbestos shingle, stucco). Alterations have not resulted in significant impacts the historic appearance of the residential buildings. Commercial buildings generally have been altered to accommodate new uses and accessibility, and some buildings have been altered with new cladding materials and windows.

Entering the historic district from the south by Sam Snead Highway, the visitor has traversed through outlying agricultural properties, small villages, and the Cascades golf course (owned and operated by the

Homestead) and the airfield known as Ingalls Field (008-5052), a commercial airfield built in 1931 atop Warm Springs Mountain by the Virginia Hot Springs Company. Upon entering the district, residential development extends along both sides of the roadway. Two of the district's churches are present on the west side of the highway, and the Homestead resort is situated on the east side of the road. The primary commercial district on Main Street extends west from Sam Snead Highway, where that road makes a sharp dogleg turn towards Warm Springs.

The historic architectural resources in the historic district are executed in architectural styles popular during the late nineteenth and early-to-mid twentieth century. Private residences include examples of the Tudor Revival, Classical Revival, Colonial Revival, Georgian Revival, and Craftsman bungalow styles, as well as vernacular cottages and popular forms such as the American Foursquare. The manager houses on Virginia Avenue ("Virginia Hill") were built between 1890 and 1910 by the Homestead for its managers. The high vantage point allowed department managers to observe the hotel operations from their homes. Most of these houses are two-story, frame dwellings and are example of regional vernacular forms that exhibit influences of the Colonial Revival, Queen Anne, and bungalow styles. A few houses in the district dating from the 1920s through the 1940s are examples of frame vernacular cottages and American Foursquare forms.

The Homestead is a combination of Georgian Revival, Colonial Revival, and Modernist sections; the Virginia Hotel, built in 1893 by the Homestead owners, is an example of Queen Anne architecture with later modifications. The three churches in the district reflect the influence of the Gothic Revival and each features stained glass windows set in arched openings, entry porches, and interior with notable woodwork include exposed beam ceilings. The commercial buildings along Main Street also reflect a variety of architectural styles including Greek Revival, Italianate, and one- and two-part commercial-block buildings.

Demolition and intrusive modern development are threats to the integrity of the historic district. Recently, a fire occurred in one of the commercial buildings that impacted successful businesses. Recognizing the historic district for NRHP listing would provide property owners with the opportunity to utilize historic tax credits for the rehabilitation and continued use of these and other historic resources in the district.

The following buildings are of particular note:

The Homestead (Omni Homestead Resort) (008-0025), 1766 Homestead Drive- This sprawling, brick Colonial Revival hotel is comprised of several wings and additions. A fire in 1901 destroyed the earlier hotel that stood at this site, but then-manager M.E. Ingalls oversaw the rebuilding of the hotel that was quickly rebuilt. The earliest section of the present hotel, dating from 1902 and designed by Elzner and Anderson, architects, of Cincinnati, Ohio, is a three-story, 14-bay rectangular block that contains the main entry fronted by an impressive, six-bay, double-height Ionic portico. Single-story, five-bay verandas with Doric columns and a turned balustrade flank each side of the grand portico, which creates a symmetrical colonnade that extends across the entire front of the building. Additions to the hotel include the 1903 west wing, the 1914 east wing, and the 1920s additions of a new dining room, the Garden Room, Crystal Room, Empire Room, and the theatre. The most striking, and most recognizable, section of the hotel is its 10-story tower, which dates from 1929 and was designed by the prestigious architectural firm of Warren and Wetmore of New York. In 1973, a convention wing was built on the west end of the complex. The hotel is situated atop a gradually rising hill surrounded by manicured lawns dotted with trees and shrubbery. Clustered about the hotel are several buildings associated with the resort including the Casino building, the historic spa building, and seven of the buildings along Cottage Row. The Omni Hotels & Resorts, present owners of the Homestead, have just completed a \$170 million rehabilitation to the main hotel, its public spaces, meeting rooms, and guest rooms. The Homestead was listed as a National Historic Landmark in 1991.

Virginia Hotel (008-0047), 7729 Sam Snead Highway-In 1893, the Virginia Hot Springs Company constructed the Virginia Hotel adjacent to the Hot Springs railroad depot (no longer extant). The hotel, which

was connected to the depot by a covered walkway, served as the main hotel in Hot Springs until the Homestead was updated with modern conveniences and became the preferred guest lodging. The Virginia, when built, was a modern hotel with steam heat and plumbing; however, its location near the depot made it a noisy, smoky site and was less attractive to long-term guests. The Virginia then became a dormitory for hotel employees; in recent years, the ground floor housed offices and shops. Originally, the 4 ½-story, Queen Anne-style hotel featured extensive porches, towers, projecting bays, and half-timbered gables. Over the years, much of the architectural detailing has been lost, but it retains its identifying, decorative plaster plaque above the second floor. George W.E. Field, a Richmond-based architect, is credited with the building's initial design.¹ Although on a separate tax parcel, the Virginia is part of the NHL-listed Homestead property.

The Yard (008-0135), 381 Old Greenhouse Road- The Yard, built in 1925, is an architecturally significant Tudor Revival house that represents this new period of affluence in Bath County and also represents a break from the traditional Virginia resort architecture. The Tudor Revival style, popular throughout the country in the 1920s but rare in Bath County, proved a perfect match for the new home of Fay and Rachel Ingalls, a couple with ties to the large cities of Cincinnati and New York rather than rural Virginia. Designed by C.W. Short, Jr. of the prominent Cincinnati architectural firm of Matthews and Denison, the house and its style, often associated with genteel country living, were masterfully adapted to suit the informal sporting lifestyle of the owners as well as the climate of Bath County and provide a landmark property from which to entertain wealthy neighbors and business associates. The Yard, situated on over twelve acres in Bath County, is significant as the home of the third and fourth generation of the Ingalls family, whose members developed The Homestead resort and the Hot Springs area into a world-renowned resort through their leadership of the Virginia Hot Springs Company.² The property was listed in the NRHP in 2007.

The Vine Cottage Inn (008-0067), 7402 Sam Snead Highway-Vine Cottage Inn was built in 1901 for the Virginia Hot Springs Company. J. T. McAllister, a local attorney and writer, held the first of several leases on the inn. In 1928, the house underwent a major expansion that doubled the size of the inn and added six rooms at the back of the property and created a much larger kitchen that served three meals a day to guests. It became a top rated inn in 1930 under the ownership of Thomas Sterrett. Following the sale of the inn 1955 by Helen Sterrett Mauzy, the inn changed management several times until former Homestead pastry chef Henri Ribet purchased the place in 1974 and began the process of restoring it to its former status. Today, the building continues to operate as a popular country inn. The 2 ½-story, frame building is covered by intersection gable roofs pierced by brick interior chimneys. The inn reflects influences of Victorian-era detailing including flared eaves, bay windows, and a wraparound porch with shaped eave brackets.

Hot Springs Presbyterian Church, Manse, and Burial Ground (008-0077), 7433/7461 Sam Snead Highway-This church, located west of the entrance drive to the Homestead resort property, was completed in 1895 on land deeded land to the Trustees of the Presbyterian Church by the Virginia Hot Springs Company for purposes of erecting a church on the property. A vernacular interpretation of the Gothic Revival style, the church consists of a front-gable-roofed wing with arched windows in the east end. A gable-roofed entry bay shelters the front (east) entrance, which is in the base of the tall, multi-level tower. A conical copper cap tops the tower. Previous survey noted that the elaborate interior roof support system is hammerbeam-like. Trefoils and other Christian symbols are used as carved elements of the network.³ The fellowship hall was added in 1970.

The dwelling north of the church, presumed to be the original manse (ca.1920), is a two-story, frame American Foursquare form covered by a nearly pyramidal roof with deep overhanging eaves. The full-width front porch features Ionic wooden column supports; Ionic pilasters serve as corner boards on the main

¹ Anne Carter Lee, ed., *Buildings of Virginia: Valley, Piedmont, Southside, and Southwest* (Charlottesville, VA: University of Virginia Press, 2015).

² Beth Scripps, "The Yard, 008-0135," National Register of Historic Places registration form, 2006, Section 8, page 8.

³ David Edwards, "Hot Springs Presbyterian Church, 008-0077" Architectural Survey Form, 1979.

house. The present manse, a one-story, brick Minimal Traditional form house (1955), stands north of the former manse. A small burial ground is present in the north side yard of that manse. It holds three marked graves, including that of Dr. Thomas Goode (d. 1858), former owner and operator of the springs hotels.

St Luke's (Hot Springs) Episcopal Church and Rectory (008-0063), 7537/7527 Sam Snead Highway- In 1895, the Virginia Hot Springs Company deeded land to the Trustees of Hot Springs Episcopal Church for the purpose of erecting a place of worship for the community. The site, on the west side of U.S. Route 220, stands west of the Homestead property and just north of the Presbyterian Church of the same date. St. Luke's Church is a Gothic Revival building with a Latin cross plan. The front (east) entrance is sheltered by a steeply pitched gable roof porch detailed with wooden tracery elements, brackets, and double-doors with iron strap hinges. The exterior features pointed arch stained glass windows with elaborate tracery, rose windows at both transepts, and brick buttresses. The church has a steeply pitched roof with decorative wood eaves. The interior features dark stained woodwork and the hammerbeam-type roof support system is decoratively carved. The apse is paneled with a ceiling mural above. The original metal altar-rail is elaborate. The church was damaged by fire in 1933, but subsequently restored. The altar mural was restored by artist Christine Herter, who, with her husband William Sergeant Kendall, built the NRHP-listed Warm Springs property "Garth Newel (008-5041)," which served as their home and a center for the arts. The rectory, located south of the church, is a 2-story, Queen Anne-style dwelling clad with brick on the first level and wooden shingles on the second level. A cross-gable roof covers the projecting bay window on the north end of the façade. The one-story entry porch is covered by a metal-clad shed roof with brick piers at the corners that project past the roof edge. A shallow projecting square bay window is present on the south end of the house.

Barton Lodge/Malvern Hall (008-0027), 373 Frenchs Hill Road- Accessed by a long, curving, paved driveway that leads past St. Luke's Episcopal Church, Barton Lodge stands on "Little Mountain" overlooking the Homestead property to the east. Malvern Hall was built between 1898 and 1900 for Seth Barton French, a law partner of J.P. Morgan and Co., New York International Bankers. Architect Stanford White of the renowned firm of McKim, Mead, and White, designed the house. The five-bay, double-pile, 2 ½-story, Neo-Classical Revival-style house has a single-story, flat-roofed, four-bay wing added to the west elevation. The original circa 1899 building features a hipped roof with hipped-roofed dormers and four interior brick chimneys. The impressive, double-height pedimented tetrastyle portico on the east elevation features Corinthian columns and a lunette window in the tympanum. Letitia Pate Whitehead Evans, a native of Bedford County, Virginia, purchased the house in 1917, and added the two one-story wings, made interior modifications, and changed its name to Malvern Hall. Mrs. Evans was one of the first women to serve on the board of a major American Company, The Coca-Cola Company. She is also significant for her philanthropic efforts in Hot Springs, throughout the Commonwealth of Virginia, and beyond. The 2.8-acre site retains several original landscape features including a portion of the stone retaining wall that was once capped with a pipe and concrete post fence. The property was listed in the NRHP in 2013.⁴

Arthur Greason House/The Pillars (008-0065), 1525 Shady Lane-Built about 1886 for Fred Sherry, then-manager of the Homestead, this house stands adjacent to the southern edge of the Homestead property. The house, set on a heavily wooded site with formal gardens at the back (south) is accessed by a drive leading from Shady Lane and curving to the front of the house. The 2 ½-story, frame dwelling is a classic example of Greek Revival architecture and boasts a rich assortment of classical detail on its exterior. A double-story, Ionic portico with balustraded deck is the most prominent element of the building and faces the Homestead. The portico columns are enriched with a flower motif. The front entrance has an elliptical fanlight transom. In 2013, New York-based architect Allan Greenberg and Charleston, South Carolina-based interior designer Amelia Handegan completed a restoration of the house.⁵

⁴ Bill Frazier, Beth Scripps, and Laura Purvis, "Barton Lodge, 008-0027," National Register of Historic Places registration form, 2013.

⁵ Sally Brady, "House Tour: A Historic Restoration in Virginia," *Veranda*, July 31, 2013.

Shrine of the Sacred Heart (008-0064), 1499 Shady Lane-This Roman Catholic church was constructed in 1894 on land donated by Ida and Thomas Fortune Ryan, a Nelson County, Virginia, native who became a wealthy tobacco, railroad, and mining magnate in the late nineteenth century. Ryan was also a notable benefactor to the Catholic church. The church, which because it was a private church is called a “shrine,” was donated to the Bishop of the Diocese of Richmond in 1922. The small, frame church is covered by a clipped gable roof with a bell tower on the west end. Rectangular stained glass windows are present on the side elevations. The church has a paved drive that encircles the building and the site is enhanced with stone walls and garden borders.⁶

Scarlett’s Burden, 180 Park Lane-This 2-story, 5-bay brick house, which stands at the corner of Park Lane and Shady Lane near the Homestead entrance, is covered by a slate-clad, side-facing gable roof with interior end brick chimneys. The house, built about 1900, is a reserved examples of Georgian Revival architecture and features a centrally located, elliptical-arched and recessed entry bay that is detailed with stone springers and keystone. A projecting, 4-course brick string course extends around the elevations.

Kay Cottage, 30 Hemlock Lane-This 2 ½-story, Mediterranean-style cottage was built for railroad engineer Decatur Axtell, president of the Virginia Hot Springs Company upon its formation in 1892, and first president of the Homestead Hotel, for his personal residence. The house, built about 1900, stands at the northeast corner of the intersection of Delafield Road and Hemlock Lane on a sloping and terraced site that overlooks the Homestead hotel property. The wooded property is accessed through a gated entry on Hemlock Lane. The house, on a raised basement, features a smooth stucco exterior with corner quoins, intersecting hipped roofs, and several tall, slender stucco-clad chimneys. Numerous windowed sunrooms are present and a Palladian motif opening on the south side of the house opens onto a narrow balcony. The raised, wraparound porch features Corinthian columns and a turned balustrade; arched openings on the lower level provide access to and from that level. A 2-story, stucco-clad garage/apartment stands behind (east) the house.

Woodland Cottage, 1590 Shady Lane-This large, 2 ½-story, frame Craftsman-style lodge, built in 1914, stands at the southeast corner of Shady Lane and Delafield Road at the entrance to the Homestead resort. The large 2-acre parcel features mature trees and hedges, The asymmetrical exterior is clad with stonework on the first floor and wooden shingle siding above. The side-gable roof and front projecting gable roof feature deep overhanging eaves with oversized wooden knee brackets and robust stickwork in the gable ends. Large stone exterior chimneys are present on the ends and rear of the house. The expansive, stone-walled, wraparound porch provides views of the Homestead hotel and the mountain ridges beyond. A porte cochere extends from the rear across the paved driveway that leads to the detached garage.

Odd Fellow’s Building, 2737 Main Street-Built in 1913, this two-story, frame Greek Revival-style commercial building is covered by a pedimented front-facing gable roof, is clad with asbestos shingle siding, and features two storefronts on the first floor that are sheltered by cloth awnings. The two storefronts are enframed by wooden pilasters carrying a beam that also serves as string course. The second floor is distinguished by a centrally located recessed balcony that is accessed by two doors. Wooden pilasters frame the recessed bay, and the second floor. Signage above the balcony opening identifies the building as I.O.O.F. Hot Springs Lodge No. 186, and a plaque with the odd fellows’ three chain link motif is located in the tympanum of the front pediment. Historically, businesses have been housed on the first floor level with the meeting hall located on the second floor level. The lodge is no longer active and the space is currently vacant.

Commercial Building, 2696 Main Street-This two-story, frame commercial building, which stands at the west end of the commercial area and on the south side of Main Street, housed a pub and barber shop in the early twentieth century. Most recently, it was home to the County of Bath Visitor Center. The building is a

⁶ Shrine of the Sacred Heart, “History of Our Parish.” Accessed on church website at

<https://shrineofthesacredheartparish.org/history-of-the-church/>.

Department of Historic Resources

1/7/2025

Preliminary Information Form 7

Rev. July 2020

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available

typical commercial building of the period featuring a full-width, raised walkway across the storefront on the first floor and a shed-roofed, cantilevered balcony on the second floor. The building, built about 1920, is covered by a stepped parapet shed roof. At present, additional commercial entrances are located on the east side elevation and an entrance to the lower level is on the west side.

The Lowman Building, 2747 Main Street-This two-story, commercial building stands east of the Odd Fellows Building on the north side of Main Street. The building, constructed in 1928, is notable for its exterior cladding of what appears to be oversized, iron-spot brick. In the early twentieth century, the building held a butcher shop and a grocery store operated by Joseph F. Lowman and his son Ed. A restaurant, entered from the building's alley side, has historically operated in the building. There are two entrances on the front (south) elevation with a wide bay window between them. Each doorway has a transom above, and the southern entry is also framed by fluted columns set atop a concrete block. A wooden frieze extends around the top of the building with a brick-clad parapet above. The doors and east side openings are sheltered by metal awnings.

Sam Snead's Tavern, 2849 Main Street-Located at the sharp turn in Sam Snead Highway as it makes its way through Hot Springs towards Warm Springs, this building originally was constructed to house the Bath County National Bank. The building was erected on land purchased from the Virginia Hot Springs Company in May 1918. Construction began on October 1, 1919, and was completed in May 1920. Warren and Clark were the architects commissioned to design the bank. When the bank moved to new facilities in February 1979, native son and professional golfer Sam Snead purchased the building and operated as a restaurant. The building is altered and enlarged from its original appearance as a bank, but the building retains its pier foundation that allows the creek to run beneath it.

4. District's History and Significance

In the space below, briefly describe the history of the district, such as when it was established, how it developed over time, and significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.) Normally, only information contained on this form is forwarded to the State Review Board.

If the district is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The historic architectural resources in the Hot Springs Historic District are primarily associated with the late nineteenth and early twentieth century development of the area as a health- and recreational-centered resort community, which is represented by the presence of the NHL-listed Homestead (008-0025) resort hotel and spa. The first guest lodging in the Hot Springs area was built by Thomas Bullitt on his division of 300 acres, which he and Andrew and Thomas Lewis had obtained by patent in 1764. In his will, Thomas Bullitt, who was originally from Fauquier County, left the Hot Springs property to his brother, Judge Cuthbert Bullitt. The property passed to various owners until 1832 when Dr. Thomas Goode purchased it. Dr. Goode died in 1858 and is buried in the churchyard at the Hot Springs Presbyterian Church.⁷

The Homestead then passed through a period of absentee ownership until the hotel was purchased in 1891 by a syndicate of businessmen who also owned controlling stock in the Chesapeake and Ohio Railroad. To maintain and develop the resort, the Virginia Hot Springs Company was formed and soon thereafter, a branch of the C & O Railroad was built from Covington, Virginia, to Hot Springs.⁸ As a result of new management, modernization began at the Homestead and the resort's popularity surged. The rail connection opened the area to tourism and recreation, and under the leadership of M.E. Ingalls (and later, his sons, M.E.,

⁷ "A Look Back at Homestead History," *The Recorder*, originally published July 17, 1983, republished September 25, 2014.

⁸ "The Homestead, 008-0025," National Register of Historic Places registration form, December 1990, page 14.

Jr., and Fay), who became president of the C&O in 1899 and was head of the Virginia Hot Springs Company, the Homestead gained a reputation as a premiere resort that attracted wealthy patrons from throughout the United States. Ingalls directed all improvements at the Homestead from 1894-1914.⁹

The Virginia Hot Springs Company capitalized on this influx of visitors by selling lots upon which to build summer cottages near the resort, especially to wealthy northern industrialists. Many frequent visitors to the resort built their own country estates near the hotel and were responsible for setting the tempo of the social life at Hot Springs.¹⁰ The company controlled the character of the surrounding property by affixing deed restrictions on use, as well as requiring company approval for residential designs prior to construction.¹¹ Such control assured a certain architectural character, as well as quality of construction in the surrounding area. Hot Springs is representative of the importance of the regional tourism engendered by the natural mineral springs in the area, and is an intact example of a community that expanded to include commercial, religious, and residential buildings that met the demands of both tourists and local residents. The Hot Springs Historic District is recommended eligible for listing in the NRHP under Criterion A in the areas of Community Planning and Development and Commerce, and under Criterion C as a historic district in the area of Architecture.

The Hot Springs Historic District retains very good overall integrity with only a few modern intrusions. Some demolitions have occurred over the years, including residential buildings (Hopkins House, 008-0066), commercial buildings, and some secondary resources associated with The Homestead (The Stables, 008-0051, some of the buildings on Cottage Row). There are approximately 75 properties within the proposed historic district boundaries. As noted, no comprehensive architectural of the village has been completed, although some properties have been recorded and three have been listed in the NRHP.

Further research for an NRHP nomination might include additional research on the private residents who constructed homes in the village and their social status and business connections. Many residents had financial and business ties with the Virginia Hot Springs Company, while others were wealthy residents who desired to be among the elite social and recreational groups that frequented the resort. These grand homes were often architect-designed, and additional research may reveal the names of those designers. Additional research would contribute to the knowledge of the businesses along Main Street, their owners and operators, and the people who worked in the area. Many Homestead employees came from other sections of Bath County, or from surrounding counties. It is presumed that county and village residents operated the Main Street businesses. Some of the Homestead's African-American employees lived in nearby Switchback (Pinehurst Heights) or West Warm Springs. Were Black residents employed by Main Street businesses? Resources that will be helpful in this research include census data, historical newspapers and periodicals, architectural firm records, personal memorabilia, and general histories. The Bath County Historical Society's collections will be a primary repository for this information.

Sources Consulted

"A Look Back at Homestead History." *The Recorder*. Originally published July 17, 1983, republished September 25, 2014.

Bath County Historical Society. *Historic Walking Tour of Hot Springs, Virginia*, [2009].

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

⁹ Ibid, page15.

¹⁰ Ibid, page 16.

¹¹ Beth Scripps, "The Yard, 008-0135," National Register of Historic Places registration form, 2006. Section 8, pages 8-10.

Edwards, David. "Hot Springs Presbyterian Church, 008-0077." Architectural Survey Form, 1979. [Mr. Edwards documented most of the Hot Springs properties in DHR's database in 1979. There has been no comprehensive survey of the village.]

Frazier, Bill, Beth Scripps, and Laura Purvis. "Barton Lodge, 008-0027." National Register of Historic Places registration form, 2013.

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

Lee, Anne Carter, ed. *Buildings of Virginia: Valley, Piedmont, Southside, and Southwest*. Charlottesville, VA: University of Virginia Press, 2015.

Morton, Orin F. *Annals of Bath County*. Staunton, VA: The McClure Co., Inc., 1917.

Scripps, Beth. "The Yard, 008-0135." National Register of Historic Places registration form, 2006.

Shrine of the Sacred Heart. "History of Our Parish." Accessed on church website at <https://shrineofthesacredheartparish.org/history-of-the-church/>.

"The Homestead, 008-0025," National Register of Historic Places registration form. December 1990. Completed by Virginia Historical Landmarks Staff, edited by Carolyn Pitts.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local X Public\State Public\Federal

6. Applicant/Sponsor (Individual and/or organization sponsoring preparation of the PIF, with contact information. For more than one sponsor, please list each below or on an additional sheet.)

name/title: Debra A. McClane/Architectural Historian
organization: Debra A. McClane, Architectural Historian
street & number: 4711 Devonshire Road
city or town: Richmond state: VA zip code: 23225
e-mail: dmcclane1@verizon.net telephone: 804/233-3890

Applicant's Signature: Quana A. McClure
Date: 01/06/2025

• • *Signature required for processing all applications.* • •

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: _____
Daytime Telephone: _____

Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: _____
organization: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
e-mail: _____ telephone: _____
Date: _____

7. Notification

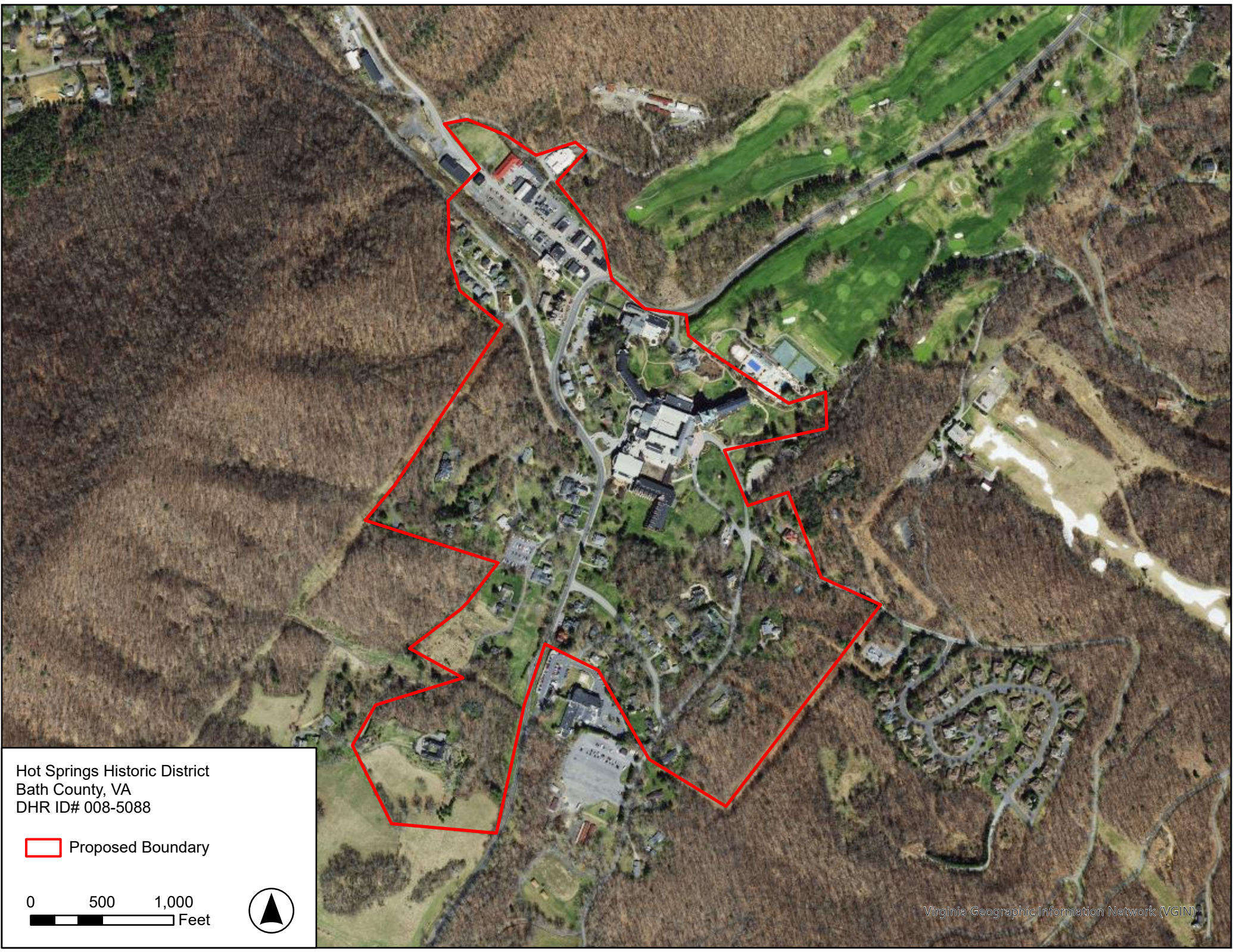
In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

name/title: Michael J. Bender, Jr./County Administrator
locality: County of Bath
street & number: P.O. Box 309
city or town: Warm Springs state: VA zip code: 24484
telephone: 540/839-7221


Photographs and Images


1. The Homestead, looking WNW.
2. Cottage Row at the Homestead, looking NW.
3. Historical postcard showing Virginia Hotel at left, covered walkway to depot at center, and an office building (no longer extant) at the corner of Main Street of U.S. Route 220.
4. The Virginia Hotel, looking SW.
5. Detail, Virginia Hotel façade plaque.
6. The Yard, looking SW. Photo: DHR.
7. The Vine Cottage Inn, looking SE.
8. Hot Springs Presbyterian Church and Manse, looking W.
9. St. Luke's Episcopal Church and Manse (to left), looking SW.
10. Barton Lodge, looking SSW. Photo: DHR.
11. Historical Postcard Showing the Pillars.
12. The Pillars, looking S.
13. Historical Postcard of The Shrine of the Sacred Heart.
14. Shrine of the Sacred Heart, looking NW.
15. Scarlett's Burden, looking S.
16. Kay Cottage, looking N.
17. Woodland Cottage, rear elevation, looking W.
18. Odd Fellows Building, looking NNE.
19. Commercial Building, looking SW.
20. Lowman Building, looking NNE.
21. Sam Snead's Tavern, looking NE.
22. Houses along Park Lane, looking N.
23. Looking N along Sam Snead Highway.
24. Entrance to the Homestead, Sam Snead Highway and Park Lane. Looking N.
25. Sharp turn in Sam Snead Highway to right, Main Street to left. Looking N.
26. Looking NW down Main Street.
27. Looking W down Main Street from Sam Snead's Tavern.
28. Looking NW from US Route 220 down Main Street.
29. View looking NE up Main Street with Homestead Tower in the background.
30. View from Main Street parking lot up to houses on Virginia Hill.

MAP: Proposed Boundaries for the Hot Springs Historic District



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

 Proposed Boundary

0 500 1,000
 Feet





The Yard (008-0027)
VLR, NRHP 2013

The Homestead (008-0025)
VLR, NRHP 1984; NHL 1991

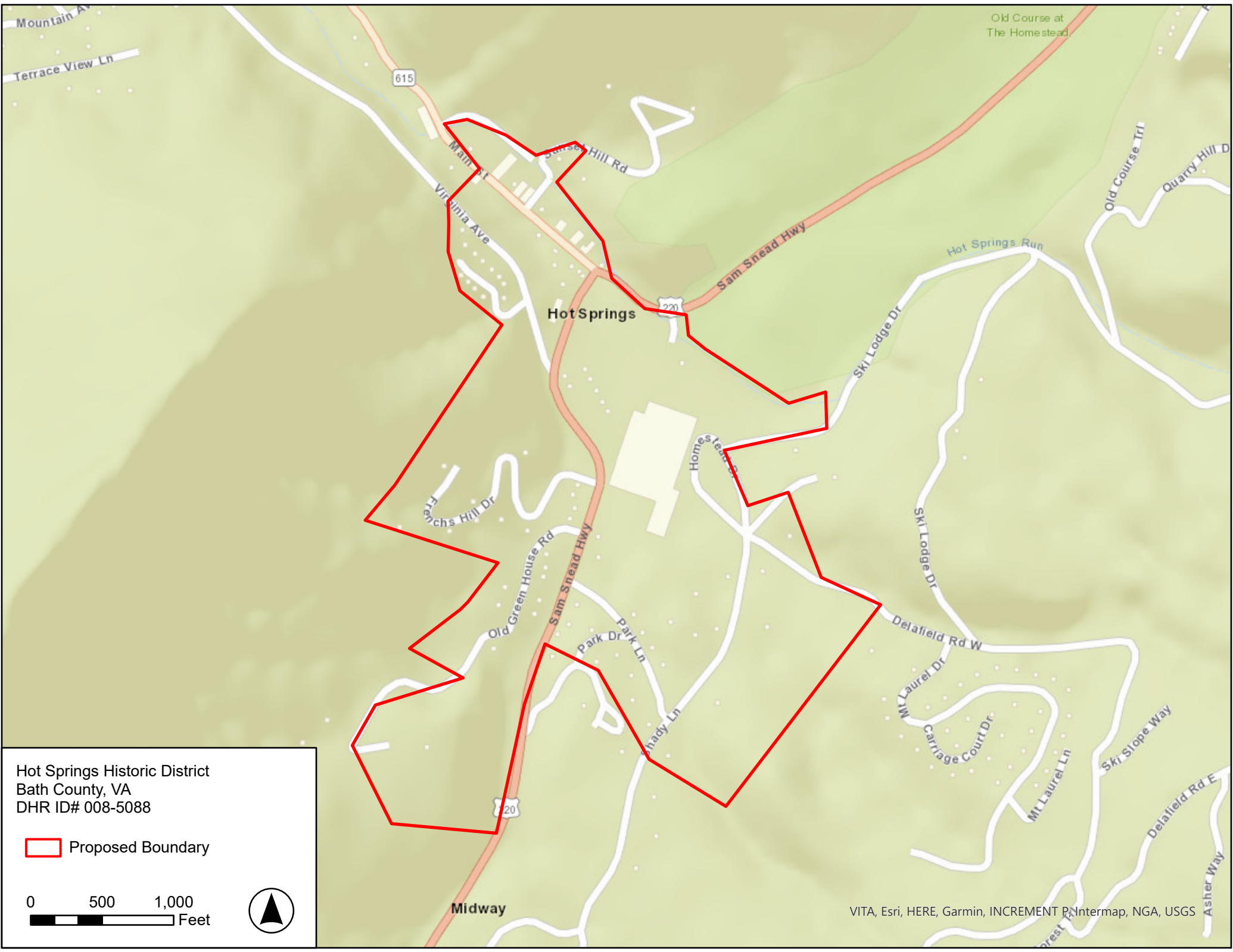
The Yard (008-0135)
VLR 2006, NRHP 2007

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


 Proposed Boundary


0 500 1,000
 Feet



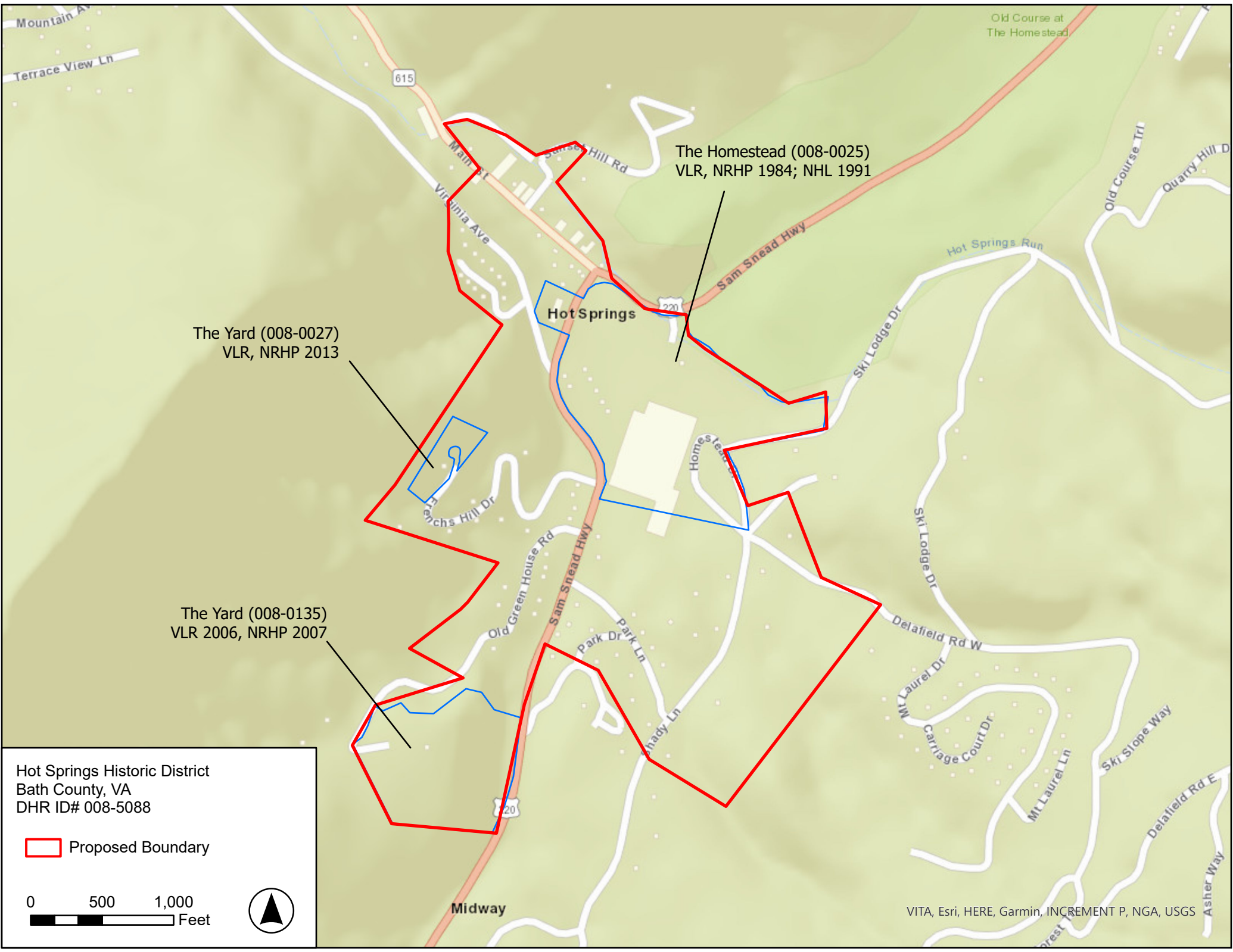


Hot Springs Historic District
Bath County, VA
DHR ID# 008-5088


 Proposed Boundary


0 500 1,000
 Feet





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

 Proposed Boundary

0 500 1,000
 Feet



The Homestead (008-0025)
VLR, NRHP 1984; NHL 1991

The Yard (008-0027)
VLR, NRHP 2013

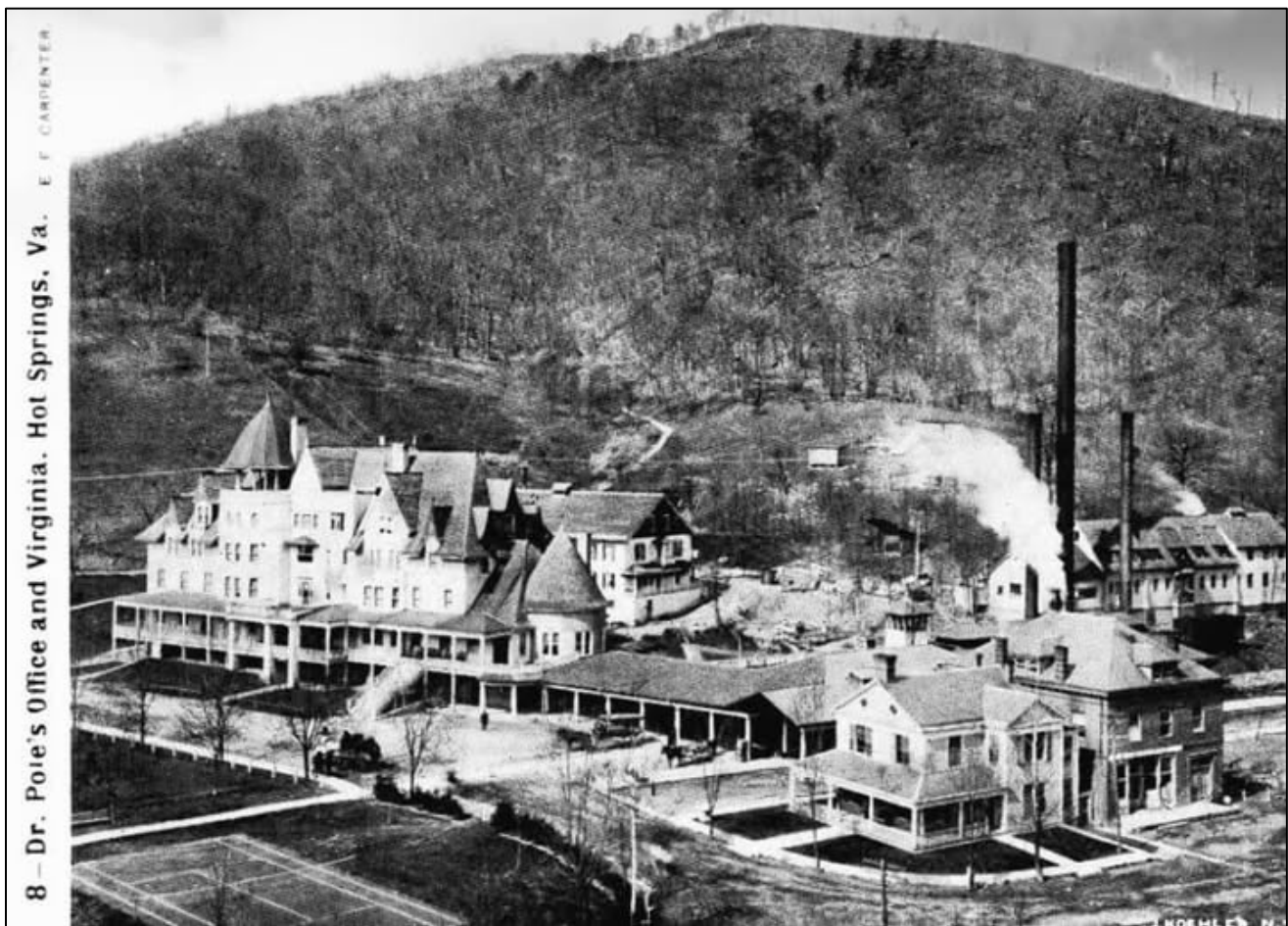
The Yard (008-0135)
VLR 2006, NRHP 2007



1. The Homestead, looking WNW.



2. Cottage Row at the Homestead, looking NW.



3. Historical postcard showing Virginia Hotel at left, covered walkway to depot at center, and an office building (no longer extant) at the corner of Main Street of U.S. Route 220.



4. The Virginia Hotel, looking SW.



5. Detail, Virginia Hotel façade plaque.



6. The Yard, looking SW. Photo: DHR.



7. The Vine Cottage Inn, looking SE.



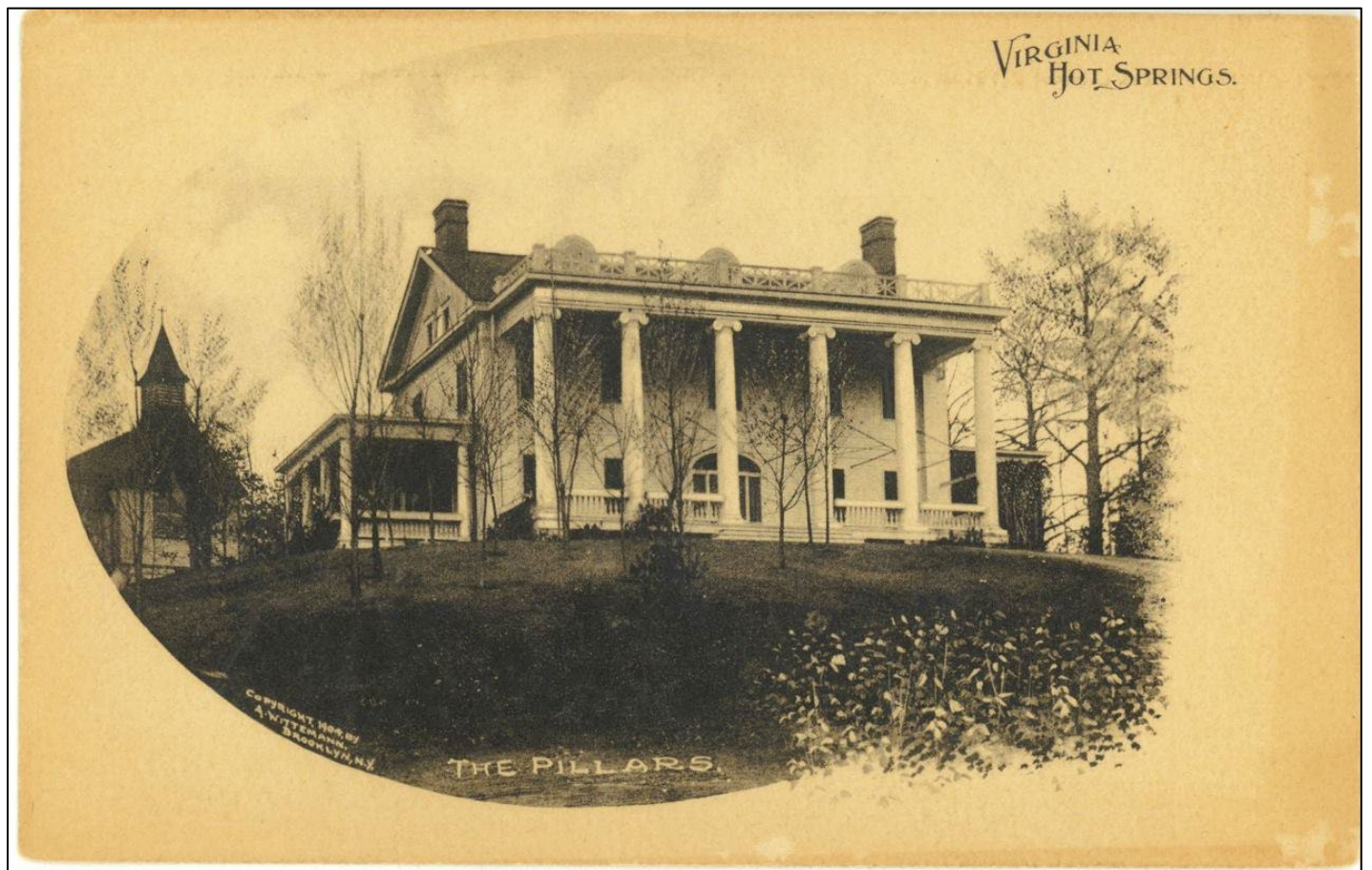
8. Hot Springs Presbyterian Church and Manse, looking W.



9. St. Luke's Episcopal Church and Manse (to left), looking SW.



10. Barton Lodge, looking SSW. Photo: DHR.



11. Historical Postcard Showing the Pillars.



12. The Pillars, looking S.



13. Historical Postcard of The Shrine of the Sacred Heart.



14. Shrine of the Sacred Heart, looking NW.



15. Scarlett's Burden, looking S.



16. Kay Cottage, looking N.



17. Woodland Cottage, rear elevation, looking W.



18. Odd Fellows Building, looking NNE.



19. Commercial Building, looking SW.



20. Lowman Building, looking NNE.



21. Sam Snead's Tavern, looking NE.



22. Houses along Park Lane, looking N.



23. Looking N along Sam Snead Highway.



24. Entrance to the Homestead, Sam Snead Highway and Park Lane. Looking N.



25. Sharp turn in Sam Snead Highway to right, Main Street to left. Looking N.



26. Looking NW down Main Street.



27. Looking W down Main Street from Sam Snead's Tavern.



28. Looking NW from US Route 220 down Main Street.



29. View looking NE up Main Street with Homestead Tower in the background.



30. View from Main Street parking lot up to houses on Virginia Hill.