

VLR - 12/3/97
NRHP - 6/26/98

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rosedale Historic District
other names/site number DHR file no. 003-0348

2. Location

street & number Addams St., Midland Trail Rd., Rosedale Ave., Stoughton Lane, Sweetbrier Ave.
city or town Covington vicinity N/A not for publication
state Virginia code VA county Alleghany code 005 zip code 24426

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title
Virginia Department of Historic Resources
State or Federal agency and bureau

May 18, 1998
Date

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> determined not eligible for the National Register.	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> removed from the National Register.	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> other (explain):	_____ Signature of the Keeper	_____ Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
76	10	buildings
1		sites
2	5	structures
		objects
79	15	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category	Subcategory
<u>DOMESTIC</u>	<u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>field</u>

Current Functions

(Enter categories from instructions)

Category	Subcategory
<u>DOMESTIC</u>	<u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>GOVERNMENT</u>	<u>government office</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>field</u>

7. Description

Architectural Classification

(Enter categories from instructions)

- Greek Revival
- Queen Anne
- Classical Revival
- Spanish Revival
- Colonial Revival
- Tudor Revival
- Craftsman/Bungalow
- Modernistic

Materials

(Enter categories from instructions)

- foundation concrete
- walls brick
- wood
- roof asphalt
- other wood
- concrete
- vinyl
- metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

INDUSTRY

COMMERCE

Significant Person

(Complete if Criterion B is marked above)

Architect/Builder

see continuation sheet

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past fifty years.

Period of Significance

1856-1947

Significant Dates

1856; 1899; 1900; 1911

Cultural Affiliation

N/A

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property approximately 43 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	587780	4183560	3	17	588480	4183280
2	17	588040	4183640	4	17	587920	4182820

___ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>Leslie A. Giles and J. Daniel Pezzoni, Architectural Historians</u>		
organization	<u>Landmark Preservation Associates</u>	date	<u>October 15, 1997 (revised 1/21/98)</u>
street & number	<u>6 Houston Street</u>	telephone	<u>(540) 366-0787</u>
city or town	<u>Lexington</u> state <u>VA</u>	zip code	<u>24450</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	see attached list of property owners/adjacent property owners		
street & number	_____	telephone	_____
city or town	_____	state	_____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Rosedale Historic District
Alleghany County, Va.

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DESCRIPTION

Materials (continued)

foundation	brick
walls	stucco
	asbestos
	aluminum
	vinyl
roof	slate
	metal
	terra cotta

Narrative Description

Summary

The Rosedale Historic District is located in Alleghany County, Virginia immediately west of, and across the Jackson River from, the City of Covington, Virginia. The land encompassed by the district includes a flood-prone lower terrace (historically used for agricultural purposes) along the river, with ascending benches occupied by residential lots located further west. The abrupt slopes of Luke Mountain define the south and west sides of the district, and form a picturesque backdrop to the neighborhood. Lindsay Glen Run courses through the district before joining Dunlap Creek, which defines the northern boundary of the neighborhood and parallels Midland Trail Road (U.S. 60). This historic east-west thoroughfare connects the neighborhood to the adjoining city via an early-twentieth-century bridge over the Jackson River. The predominantly residential Rosedale neighborhood, an early suburb of Covington, includes historic properties whose dates of construction range from the mid-nineteenth century through the first half of the twentieth century. For the most part, the district attained its present appearance by the late 1930s, by which time the majority of buildings in the neighborhood had been erected. A wide range of architectural styles is represented in the district, which includes Greek Revival, Queen Anne, Colonial Revival, Tudor Revival, Spanish Revival, Bungalow/Craftsman, and Modernistic buildings. Detached single-family dwellings, some of which were mail-order kit houses, make up the majority of the principal resources in the district. Most properties also retain historic-period outbuildings such as freestanding garages. One large institutional property, a former hospital, is situated in the district, and a few multiple-family dwellings are also present. Of the ninety-four total resources in the district, seventy-six buildings, one site, and two structures are considered contributing (a total of 84%); while only ten buildings and five structures are

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considered non-contributing (only 16%).

Mid-nineteenth-century Residential Architecture

The earliest building remaining in the district--and namesake of the neighborhood--is Rose Dale, the antebellum home of the McAllister family. Family tradition holds that the house was designed by its original owner, Thompson McAllister. Built in the late 1850s, the house incorporates the conservative double-pile massing, center-passage plan, and pilastered facade of a solemn Greek Revival plantation house, enlivened by fanciful Italianate-influenced woodwork at the front porch and bracketed roof overhangs. The seemingly individualistic woodwork is actually quite similar to that of several mid-century porches built on the main hotel and several cottages at the former Bath Alum Springs in adjoining Bath County and also on the former R.P. Pitzer House on Water Street (now Riverside Avenue) in Covington. Rose Dale's stuccoed pilasters and dentils resemble detailing seen at several mid-century brick cottages at Sweet Springs Resort in West Virginia. When first built, Rose Dale was the seat of an extensive farm on the west side of the Jackson River, and was set back from the roadway with a generous front yard. This "rural" siting contrasts markedly with the urban development of Covington's mid-nineteenth-century residential lots, which were typically small, relatively narrow plots with dwellings usually located on or near the front property line with minimal setbacks from the public right-of-way.

Late-nineteenth-/Early-twentieth-century Residential Architecture

In the late nineteenth century, Thompson McAllister's son A. Addams McAllister inherited the Rose Dale property and in 1899-1900 established the Rosedale neighborhood. The deep setback--and large front yard--of the new suburb's namesake, Rose Dale, established a siting precedent adopted by several neighboring houses on the south side of Midland Trail. The oldest of the houses from this period to survive is the ca. 1895 house of William McAllister, one of A. Addams McAllister's sons, at 506 Midland Trail. The William McAllister House, designed in the Queen Anne style, is a substantial frame building with a front-gabled roof, weatherboard siding, one-over-one double-hung sash and several ornamental windows. The original one-story pedimented front porch has been replaced by a simple stoop with a metal awning, but an original porte-cochere with river rock piers and Scamozzi Ionic columns remains intact.

In 1899, A. A. McAllister sold an immense tract of the McAllister plantation to West Virginia Pulp & Paper Company (now Westvaco) for its new industrial complex, establishing a connection between the family and the company that also extended to Rosedale. One of the region's most elaborate Queen Anne-style dwellings, the Moore-Luke-Lacy House at 610 Midland Trail, was begun in 1899 for Judge Charles Moore, who had arranged the Westvaco land purchase. Rising two-and-a-half stories, the

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Description (continued)

house features a complex deck-on-hip principal roof, projecting gables with oval, Palladian, and other decorative windows, bracketed overhangs, dentil moldings, and other classically influenced ornament. About 1912, the house was modified by the addition of several projecting polygonal bays and a three-story circular tower with a shallow conical roof and ornamental finial; at the same time, the original front porch was replaced with the current version, which has paired columns and wraps around the front and one side of the house. About 1900, the paper mill built two less substantial Queen Anne style houses located at 600 and 602 Midland Trail for senior company officials and their families. The houses, each two-and-a-half stories tall and of frame construction, feature turned and sawn wooden ornament, wraparound porches, and cross-gabled roofs. These houses on Midland Trail are comparable in size and craftsmanship to several houses built on Rosedale Avenue during the same period. Saylor A. Hudlow, a Covington-based builder, designed and built at least two of the houses—his own at 104 Rosedale Avenue and the Annie T. Stokes House next door at 106 Rosedale Avenue.

Architect Sidney E. Pace of Covington designed one of the neighborhood's most impressive dwellings, the Frank and Mattie Hammond House at 510 Midland Trail. Built in 1911, the house is a two-story, three-bay Colonial Revival style building with a steeply pitched hipped roof of ceramic tiles, broken-pediment gabled dormers, deep overhangs with a modillion and dentil cornice, walls of yellow brick laid in stretcher bond with stone lintels and sills at door and window openings, corbelled brick chimneys with recessed panels, and elaborate front and side porches supported by fluted Corinthian columns. Most door and window openings are simple in design, but the front entry incorporates an elliptical fan transom and the arched dormer windows have leaded panes.

By the late 1910s, lots on neighborhood streets beyond Rosedale Avenue and Midland Trail were being developed. To help stimulate lot sales in the neighborhood, the McAllisters purchased two mail-order houses, reputedly from Sears, Roebuck & Company, and erected them before 1920 on lots 16 and 17 on the north side of Addams Street, in the heart of the subdivision. These houses, originally used as rental property, are simple Craftsman-influenced bungalows of frame construction, with weatherboard siding, front-gable roofs, exposed rafters, triangular braces, and polygonal bays. Other known mail-order houses of the period include the McAllister-Marshall House, an Aladdin Homes design, at 212 Rosedale Avenue; and the Kinzer Cottage at 208 Rosedale Avenue, a modified "Crescent" model from Sears. In the 1920s, the earliest (other-than-McAllister-family) purchasers of lots in Rosedale built Craftsman-influenced bungalows such as Metz House at 616 Addams and the Rogers House at 620 Addams, with prominent porches, overhanging eaves, and other period detailing.

From the early 1930s through the late 1940s, the majority of the remaining lots located on Addams Street and Sweetbriar Avenue in the Rosedale neighborhood were sold and developed. The residences

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Alleghany County, Va.

Description (continued)

constructed were usually of masonry or brick-veneered frame, and in one of several popular revival styles. The Rinehart House at 620 Midland Trail, with a steep gambrel roof, symmetrical façade, shed dormer, and large exterior end chimney, represents the Dutch interpretation of Colonial Revival style. Most of the district's Colonial Revival houses have symmetrical or regularized facades, gabled roofs, multi-pane double-hung sash, front porches, and simple woodwork trim. Story-and-a-half houses invariably have gable or shed dormers. In contrast, the district's Tudor Revival style houses usually incorporate picturesque asymmetry, front-facing gables, half-timbering, entry stoops, side porches, and irregular brickwork. Examples range from the modest Hudson House at 625 Addams Street to the grand Miller House at 706 Sweetbriar.

Mid-twentieth-century Residential and Institutional Buildings

By the late 1940s and 1950s, a few houses were still being constructed in the Tudor Revival or Colonial Revival styles; unlike earlier examples, they typically incorporated simple forms and minimal detailing. An exception is the carefully proportioned 1950 Kinzer House at 710 Sweetbriar, a refined Colonial Revival house in the Tidewater tradition, with a four-bay Flemish-bond brick façade. Houses of this period were usually located on the neighborhood's less desirable perimeter parcels, which often dictated extensive slope modifications to provide any usable yard area. The stone-faced Pittman House at 115 Rosedale Avenue, with a nearly two-story poured-concrete foundation, typifies this approach. The one-story Ritsch House at 601 Addams and the Weiss House at 606 Addams Street are the district's only examples of the standard Ranch-type house. The largest building in the district, the former Alleghany Memorial Hospital (now the Alleghany County Administration Building), was built at 110 Rosedale Avenue on the site of the Albert Noel House. The T. M. Gathright House, located at 108 Rosedale, was also demolished for the hospital's adjoining surface parking lot. Dating to 1940, 1951, and the 1960s, the three-story former hospital is a modernistic building with an H-shaped plan, brick exterior, flat roofs, and metal casement windows. A brushed-metal canopy shelters the original front entry, which faces Rosedale Avenue near the intersection of Addams.

Outbuildings

Thirty-one historic-period detached single- and double-car garages make up the majority of the district's secondary resources. The neighborhood's earliest garages, dating from the turn-of-the-twentieth-century, were converted from carriage houses. Of frame construction with weatherboard siding and standing-seam metal gable roofs, they are usually accessed from rear alleys. At 102 Rosedale one of these carriage houses/garages, located at the rear of the property, retains a curious front roof projection with arched openings; posts probably supported its corners at one time. Later garages, still located near rear property lines, are usually accessed by driveways that lead from the street and along one side of the house. These early-to-mid-twentieth-century garages are typically of masonry

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construction with brick or stucco veneer and have gable roofs. In a few instances, as at 110 Rosedale, 621 Addams, and 510 Midland Trail, garages were built with upper-story apartments. The garage/apartment at 610 Midland Trail is an unusually refined Spanish Revival-influenced brick and stucco building with a terra cotta tile roof; nearby stands the district's only example of a greenhouse. Smaller outbuildings and structures in the district include a brick pumphouse, an above-ground pool, and at least two pergola garden-seat structures.

Landscape Features

The Rosedale Historic District's landscape features include the broad expanse of open fields beside the Jackson River, the cast-concrete arched Rosedale Bridge, and the narrow wooded and stone-lined course of Lindsay Glen Run. Mature evergreen and deciduous trees shade many of the houses in the district. The neighborhood's principal streets are paved in asphalt, while the secondary alleys have gravel paving. Residential yards are separated from the street by stone, brick, or poured concrete retaining walls, often with built-in steps to negotiate differences in grade. Some properties in the district retain more ornamental landscape elements such as gateposts, arbors, and retaining walls that define garden rooms and planting areas. Stippled concrete, brick paver, or flagstone walkways link houses to the street, while most driveways have been paved in gravel, concrete or asphalt.

Inventory

The inventory of properties in the district is arranged alphabetically by street and numerically by address (street number). Entries in the inventory include a one-line identification heading that includes the following information: address, historic name, date, 11-digit DHR file number, and a code that designates the property type and contributing/non-contributing status. A brief description of the principal resource, selected historical information, and information on all secondary resources (with codes that designate property type and contributing/non-contributing status) completes the inventory listing.

The following key describes the codes used in the inventory:

CB	=	contributing building
NB	=	non-contributing building
C Structure	=	contributing structure
N Structure	=	non-contributing structure
C Site	=	contributing site
N Site	=	non-contributing site

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Description (continued)

ADDAMS STREET

601 Addams St. Frederick and Harriet Ritsch House. 1950s. 003-0348-0001. NB.

One-story brick-faced frame Ranch-style house with an asphalt-shingled side-gable roof. Other features include an interior brick chimney, a front picture window under a small gable, and a rear frame addition with T1-11 siding.

Frederick "Fritz" and Harriet Ritsch hired contractor Sonny Hudlow to build this Ranch, one of the last houses to be built on Addams St. Fritz Ritsch operated Ritsch's Cleaners until his death in 1956.

606 Addams St. Bernard Weiss House. 1950s. 003-0348-0002. NB.

One-story frame Ranch-style house with weatherboard siding and an asphalt-shingled side-gable roof. The house, which stands on an alley behind Addams St., also features a small front gable and an attached garage.

608 Addams St. George and K. T. Revercomb House. Ca. 1936. 003-0348-0003. CB.

Story-and-a-half brick-faced tile-block Colonial Revival-style house with an asphalt-shingled side-gable roof. Other features include gabled dormers, a gable-end brick chimney, side and rear wings, and a landscaped yard with a brick front walk.

Plans for the "George A. Revercomb House" dated October 1935 were drawn by James R. Jones, Jr.-- apparently the son of the James R. Jones who laid out the Luke Mountain estate adjoining the Rosedale neighborhood.

Garage (one-story brick-faced tile block). CB.

610 Addams St. Robert and Beatrice Gibson House. 1935. 003-0348-0004. CB.

Two-story brick-faced tile-block Colonial Revival-style house with an asphalt-shingled side-gable roof. Other features include a two-story front portico supported by Doric columns, a front entry with sidelights and fanlight, and a brick chimney. A concrete walk leads to the front porch, and a "Hollywood driveway" with two concrete strips leads back to a garage.

Robert Lee Gibson worked as a merchandise manager at the Covington Furniture and Hardware Company, and, after World War II, he established his own firm, Gibson Hardware.

Garage (one-story, weatherboarded, frame). CB

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Description (continued)

611 Addams St. Jack and Bobbie Wallace House. 1932. 003-0348-0005. CB.

Two-story brick-faced frame Colonial Revival-style house with an asphalt-shingled side-gable roof. Other features include a side *porte-cochere* supported by brick columns, a small gabled entry porch, windows with Craftsman sash, a one-story side addition (replacing a greenhouse wing) and an enclosed back porch. A "Hollywood driveway" with two concrete strips (asphalted over to the rear) connects Addams St. to the alley and to a garage/workshop with an added front porch.

Garage/workshop (one-story brick). CB.

612 Addams St. Franklin and Clara McAllister House. Ca. 1930. 003-0348-0006. CB.

Story-and-a-half brick Colonial Revival-style house with an asphalt-shingled side-gable roof. The home's dominant features are a shed-dormer across the front of the roof and a gabled entry porch that shelters a door with fanlight and sidelights. Other features include gable-end porches--one open, the other screened--a rear wing, and a gravel driveway that leads back to a two-car garage with fold-out doors with glazing.

Garage (one-story, board-and-batten, frame). CB.

613 Addams St. Rufus and Clara Caldwell House. Late 1930s. 003-0348-0007. CB.

Two-story brick-faced tile-block Colonial Revival-style house with an asphalt-shingled hip roof. The house has a number of stylish features including an enclosed one-story side porch with a concave hip roof, a metal railing suggestive of a balcony over the front entry, and an octagonal window in the second story. Other features include a brick chimney, a hipped dormer, and a one-car garage on the alley with a front frame addition.

Allegheny County Sheriff Rufus Ayers "Jack" Caldwell began construction on his and his wife Clara Rose Caldwell's house in 1936 but he died in 1939 before the house was completed. Before becoming sheriff, Caldwell had had a construction firm, and he used his own machinery to dig the home's foundation. The house was used as a rental property until 1971 when Clara and her second husband, Gerald A. Fearon, moved in.

Garage (one-story, brick). CB.

615 Addams St. McAllister-Perry House. Ca. 1920. 003-0348-0008. CB.

One-story frame gable-fronted bungalow with aluminum siding and asphalt-shingle roofing. Other

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features include a gabled entry porch, a front bay window, and gable brackets. A three-car garage/apartment (later stuccoed) was built to the rear of the lot in the 1920s.

615 Addams is said to be a Sears, Roebuck kit house erected by A. A. McAllister & Sons as one of the first two residences on Addams St. (the other being the twin kit house at 617 Addams). The earliest known renters were Roger and Ola Perry.

Garage/apartment (one-story, stuccoed, tile-block, three garage bays). CB.

616 Addams St. Ralph and Dorris Metz House. 1922. 003-0348-0009. CB.

Story-and-a-half frame gable-fronted Craftsman-style bungalow with weatherboard siding and asphalt-shingle roofing. The house features a front porch with a front-gable roof supported by brick and clustered wood columns, a brick side chimney, gable brackets, and rear additions. A concrete walk leads to the front porch and a "Hollywood driveway" with two concrete strips leads back to a one-car garage.

The Covington plant's personnel department director Ralph Metz and his wife Doris Rupert Metz had this bungalow built in 1922, making it one of the earliest houses on Addams St. The family of Carl and Dorothy Skoggard later lived in the house, and then the Metzses again.

Garage (one-story, stuccoed tile-block). CB.

617 Addams St. McAllister-Williams House. Ca. 1920. 003-0348-0010. CB.

One-story frame gable-fronted bungalow with aluminum siding and asphalt-shingle roofing. Other features include a front bay window and gable brackets. A one-car garage with later asbestos-shingle siding was built to the rear of the lot in the 1920s.

617 Addams is said to be a Sears, Roebuck kit house erected by A. A. McAllister & Sons as one of the first two residences on Addams St. (the other being the twin kit house at 615 Addams). The earliest known renters were E. Crawley Jr. and Alice Williams. Crawley, who was hired as the Covington plant's paper tester and laboratory chemist in 1934, rose through the ranks to a place on the board of directors in 1945 and vice president in 1966.

Garage (one-story, asbestos-shingled, frame). CB.

618 Addams St. Frank and Nancy McClung House. 1933. 003-0348-0011. CB.

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Description (continued)

Story-and-a-half brick or brick-faced Colonial Revival-style house with an asphalt-shingled side-gable roof. The house is a fine representative of its style, with gabled dormers and an arch-headed paneled front door sheltered by a pedimented entry porch. Other features include a one-story side wing with a porch (later screened in) and a brick chimney. A brick walk with a picket gate leads to the front entry and an asphalt driveway leads back to a two-car garage.

Frank Wallace "Tacky" McClung came to Covington in 1924 to manage his uncle's McClung Brothers's auto parts branch store. Tacky married Nancy Gew in his native Waynesboro in 1929 and the couple built on Addams St. in 1933.

Garage (one-story frame). CB.

619 Addams St. Randolph and Cornelia Cabell House. Ca. 1928 003-0348-0012. CB.

Two-story frame Colonial Revival-style house with vinyl siding and an asbestos-shingled side-gable roof. The home's more distinctive features include a front entry porch with a concave hipped roof and upper-level wall dormers with segmental pediments. The house also has a one-story side family room addition with an attached two-car garage extension, and a screened porch added to the rear.

Randolph McGuire Cabell moved to Covington in 1924 to serve as secretary of the Cabell Coal Company, associated with the Berwind-White Coal Mining Company.

620 Addams St. Rogers House. 1923. 003-0348-0013. CB.

One-story brick house with an asphalt-shingled front-gable roof. The front porch is supported by brick pillars and is partially enclosed. Other features include Craftsman windows, a side bay window (partially enclosed with the porch), a brick chimney, and a two-car garage to the rear.

A man named Rogers is said to have built this house. Later owners were William Bailey and Betty Luke; Bill Luke was a member of the Luke family who owned the West Virginia Pulp and Paper Company.

Garage (one-story brick). CB.

621 Addams St. Charles and Annie Echols House. 1934. 003-0348-0014. CB.

Two-story brick-faced frame Colonial Revival-style house with an asphalt-shingled side-gable roof. The house features a small entry porch supported by round columns, a one-story side porch, gable brackets,

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and an interior brick chimney. Concrete walkways lead to the front antry and back to a two-car garage on the alley.

Charles Little Echols, a native of Glasgow, Virginia, came to Covington in the early 1930s to work for the pulp plant. He married Annie Elizabeth "Liz" Coleman and the couple built this house in 1934 (another account gives 1938 as the date).

Garage (story-and-a-half brick). CB.

623 Addams St. Robert and Freda Hatcher House. 1935. 003-0348-0015. CB.

Two-story brick-faced tile-block Colonial Revival-style house with an asphalt-shingled side-gable roof. The house has a front entry with fanlight sheltered by a small gabled porch, a one-story gable-end porch with a false balcony above, gabled dormers, and a brick side chimney. To the rear is a one-car garage.

Robert Elmer "Buddy" Hatcher and Freda Martin Reid met at the pulp plant, where they both worked; he as the head of the beater and finishing rooms, she as a stenographer.

Garage (one-story brick). CB.

624 Addams St. Robert and Gerda Persinger House. 1936. 003-0348-0016. CB.

Story-and-a-half brick-faced tile-block Tudor Revival-style house with a multiple-gabled asphalt-shingled roof. The house--one of the best examples of Tudor Revival in the neighborhood--features a front gabled projection with a round-arched entry, casement windows, rough-textured brickwork, and a brick chimney. A later one-story brick garage attaches to the rear elevation by a breezeway.

Robert Lee Persinger began the firm of R. L. Persinger & Co., certified public accountants, in the mid-1930s.

Swimming pool (round, above-ground, metal). N Structure.

625 Addams St. Hudson House. Ca. 1935. 003-0348-0017. CB.

Story-and-a-half Tudor Revival-style house with a brick-faced tile-block first story and a vinyl-clad frame upper story (the vinyl covers original detail, possibly false half-timbering). The house is distinguished by its sweeping asphalt-shingled front-gable roof, which engages a front porch and a side garage, the latter now enclosed and used as a bedroom. A concrete walk with brick edging leads to the

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front porch.

MIDLAND TRAIL RD.

400 block Midland Trail Rd. Rosedale Bridge. 1929. 003-0348-0049. C Structure.

Three-span reinforced-concrete bridge crossing the Jackson River with square-section concrete balusters and concrete light standards. The original light globes have been replaced with modern coach-lamp-type fixtures. The bridge, which links downtown Covington to points west, is said to be the third in its location. The bridge is partly in Alleghany County and partly in the City of Covington.

400 block Midland Trail Rd. Rose Dale Market Farm Field. 1856-1945. 003-0348-0048. C Site.

This low-lying field along the Jackson River occupied the core of Thompson McAllister's holdings at the time he built the Rose Dale plantation house in 1856-57. In 1887, Thompson's son, A. A. McAllister, established a market farming operation on the bottom known as the Rose Dale Market Farm, which experienced a name change to Rosedale Market Garden in the 1910s. During World War I and II residents of the Rosedale neighborhood established victory gardens in the field. The field marks the eastern edge of the district.

400 block Midland Trail Rd. Pump house. Ca. 1955. 003-0348-0050. N Structure.

One-story brick or brick-faced Colonial Revival-style pump house with an asphalt-shingled side-gable roof. The small structure has Flemish-bond walls above a poured-concrete foundation, and a steeply pitched roof with molded wood cornices terminating in decorative stops. The site on which this structure stands was purchased by Alleghany County in 1955, and the structure was presumably built soon after.

504 Midland Trail Rd. Rose Dale. 1856-57. 003-0348-0018 (also 003-0010). CB.

Two-and-a-half-story brick house with Greek Revival and Italianate stylistic features, Flemish- and American-bond walls, and an asphalt-shingled deck-on-hip roof. The house is one of the finest of its style and type in Alleghany County, and consequently it is considered individually eligible for the state and national registers. Dominant characteristics of the house include a front (north) elevation divided into three by stuccoed pilaster strips painted white; a dentil-like frieze, also painted white, with scrolled brackets; and a front entry porch with delicate wooden supports pierced by cruciform cut-outs and a decorative balustrade for a balcony above. Other exterior features include a set of four gabled dormers (apparently added to make a former attic into a usable living floor), four brick chimneys, a 1900 east-elevation porch with a sleeping porch above, and an integral two-story brick ell with an enclosed two-tier porch on its east side. The two-room-deep center-passage-plan interior has simple Greek Revival

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mantels, sliding pocket doors between the pairs of rooms, and a center-passage stair with simple balustrade. Rose Dale once stood at the center of an extensive complex of barns and other outbuildings, now all gone.

Rose Dale was built by Pennsylvania-native Thompson McAllister, who moved to the Covington area in 1850 and who formed a railroad contracting business in the 1850s to help build the Covington & Ohio line (later the Chesapeake & Ohio). McAllister served as a regimental captain on the side of the Confederacy in the Civil War. Thompson and Lydia McAllister's son, Abraham Addams McAllister, became one of Covington and Alleghany County's leading businessmen after the Civil War, operating the Rose Dale Market Farm from 1887 to 1908 and developing several residential additions to Covington, including the Rosedale neighborhood. In the late 1870s and early 1880s, Rose Dale was also the site of a private girls' school; teachers at the seminary, which provided instruction in academics and the social graces, included Julia Ellen Stratton, who later married A. A. McAllister, and Bessie J. Montague.

506 Midland Trail Rd. William and Annie McAllister House. Ca. 1895. 003-0348-0019. CB.

Two-story frame Queen Anne-style house with weatherboard siding and a metal-sheathed hip roof with front gable. On the west elevation is a *porte-cochere* with classical columns set on cobblestone piers. Other features include a small entry porch (in place of an earlier wraparound veranda), brick chimneys, and a lunette window in the front gable.

William McDonald McAllister, a son of A. A. McAllister, had this home built about the time of his marriage to Annie Virginia "Gin" Harlow. The place was later used as an in-town residence by William's brother Hugh Maffit McAllister and his second wife, Lillian Belle Kyle McAllister, so that their children could attend school in Covington when the family was not at their country residence, Milton Hall.

507 Midland Trail Rd. Dick and Lula Mae Stokes House. 1946. 003-0348-0021. CB.

Story-and-a-half brick-faced frame Colonial Revival-style house with an asphalt-shingled side-gable roof. The house has the standard characteristics of its style including gabled dormers, a brick chimney, and a classical front entry surround. A formerly detached gable-fronted garage on the west elevation has been linked to the main house by an enclosed breezeway. A Craftsman-style *porte-cochere* occupies the east elevation. In front of the house extends a low brick wall with earlier and later sections. Tall board fences constructed by Westvaco and landscaped areas extend to the east and west of the house.

Richard and Lula Mae Rinehart Stokes built this Colonial Revival cottage as a retirement home.

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510 Midland Trail Rd. Frank and Mattie Hammond House. 1911. 003-0348-0020 (also 003-0106). CB.

Two-and-a-half-story brick Classical Revival-style house with buff-colored stretcher-bond brickwork and a hipped roof sheathed with red ceramic tiles. The house features elegant front and side porches linked by a balustraded deck. The porches have fluted Corinthian columns, dentil/modillion cornices, and roof balustrades. The porch cornices are repeated on the main house, which also features pedimented dormers with compass-headed windows, chimneys with recessed panels, and a broad front entry with fanlight and sidelights. A spacious yard wraps around all sides of the house, bordered by a low hedge. In a back corner where an alley and Rosedale Ave. meet stands a 1920s two-car garage with an apartment above.

Frank Holloway Hammond Sr. built this grand home for his wife, Mattie Barnett Hammond, and the couple's children. Frank made his living as a traveling salesman supplying coal company commissaries in West Virginia, returning to Covington for the weekends. The Hammond House was designed by local architect Sidney E. Pace, who had practiced in Roanoke earlier in the century.

Garage/apartment (two-story brick or brick-faced). CB.

600 Midland Trail Rd. Anderson House. Ca. 1900. 003-0348-0022. CB.

Two-and-a-half story frame Queen Anne-style house with asbestos-shingle siding and an asphalt-shingled front-gable roof. The house has several attributes of its style, including a wraparound porch with turned posts and balusters and sawn post brackets, milled ornament and a decorative attic window in the front gable, and a two-story bay window under a gabled roof projection on the east elevation. The sloping site is criss-crossed by a system of stippled concrete walkways with a concrete retaining wall along the back alley. To the rear stands a two-part garage built in phases before the mid-1920s.

The West Virginia Pulp and Paper Company built this house and a similar one next door at 602 Midland Trail for its Covington plant managerial staff. The first resident was plant paymaster Major William Anderson.

Garage (one-story, weatherboarded, frame). CB.

602 Midland Trail Rd. James and Clara Schuder House. Ca. 1900. 003-0348-0023. CB.

Two-and-a-half-story frame Queen Anne-style house with aluminum siding and an asphalt-shingled front-gable roof. The house has a wraparound porch with turned posts, sawn brackets, a spindle frieze,

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and a decorative balustrade. Other features include milled ornament in the front gable, a two-story bay window under a gabled roof projection on the east elevation, and a one-story rear wing with a screened porch. Behind the house is a modern garden seat/arbor and, on the alley, a carriage house with stable and privy later made into a two-car garage.

The West Virginia Pulp and Paper Company built this house and a similar one next door at 600 Midland Trail for its Covington plant managerial staff. James A. Schuder, plant superintendent, and his wife, Clara S. Schuder, lived in the house from 1920 to 1940.

Carriage house/garage (one-story, weatherboarded, frame). CB.

Pergola (one-story frame, of modern construction). NC Structure.

610 Midland Trail Rd. Moore-Luke-Lacy House. 1900. 003-0348-0024 (also 003-0104). CB.

Two-and-a-half-story frame Queen Anne-style house with vinyl siding and a complex asphalt-shingled roof. The home's dominant features are early additions: a drum-like three-story tower with conical roof perched above a corner of a wraparound porch, and a pedimented *porte-cochere* on the west elevation. The porch and *porte cochere* are supported by coupled Doric colonnettes on paneled pedestals, and the porch has turned balusters. The roof has several intersecting gables, two of them clipped, and an elliptical window in a front gable. Other features include a second-story sleeping porch, eaves brackets, a one-story latticed back porch, and a front entry with sidelights and transom.

The house stands at the east end of an extensively landscaped lot with a circular drive that passes through the *porte-cochere* and joins Midland Trail Road at a pair of concrete gate posts. To the rear stands a large brick Spanish Revival-style carriage house with overhead hay loft (later made into servants quarters), arched windows in stuccoed gables, broadly overhanging eaves supported by clustered brackets, and a red tile roof with a cupola. The building's ground level originally contained a tack room, stable, and carriage room. Next to the carriage house stands a gardener's house of similar Spanish Revival design and with a rear greenhouse wing. The heating plant of the gardener's house formerly supplied heat to the carriage house via an underground connection. The gardener's house is now used as an office and the greenhouse is used for potting and storage. Other yard features include two poured-concrete flower pits, board fences along the rear alley, and a mix of deciduous and evergreen shade trees.

The Moore-Luke-Lacy House is associated with several of Covington's leading families. The lot on which the house was constructed was sold to Janie S. Moore in late 1899, and Janie and her husband Charles F. Moore--the man most responsible for bringing West Virginia Pulp and Paper to Covington-

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-completed the house the following year. In 1902 the Moores sold the property to William Luke, president of West Virginia Pulp and Paper, and in 1912 William A. Luke, general manager of the Covington plant, acquired the home. Ownership was transferred to the company the following year, but William A. Luke and his family continued to occupy the house until they completed their Luke Mountain home Pen-Y-Bryn in 1919. Paul B. Lacy Sr. purchased the home in 1942, and it remains in the ownership of the Lacy family.

Carriage house (story-and-a-half brick). CB.

Gardener's house (one-story brick, steel, and glass). CB.

616 Midland Trail Rd. Robert and Elsie Owens House. Ca. 1918. 003-0348-0025. CB.

Two-story frame Victorian-style house with aluminum siding and an asphalt-shingled side-gable roof. The house has a one-story wraparound porch with wood-clad arches, and a two-tier back porch with an upper sleeping level. A driveway curves along Lindsay Glen Run, which flows through a ravine on the east side of the lot, and connects to a garage with an original gabled section and a shed-roofed side addition. A small shed is located in the rear yard.

Garage (one-story, novelty weatherboard-sided, frame). CB.

Shed (one-story, stuccoed frame). CB.

617 Midland Trail Rd. David and Blanche Landes House. Ca. 1930. 003-0348-0026. CB.

Two-story brick Tudor Revival-style house with an asphalt-shingled side-gable roof. The salient feature is a steeply pitched front gable with a round-arched window that opens onto a false balcony. The false balcony occupies the roof of the front entry porch, which has round columns. Other features include wall dormers with segmental roofs, a story-and-a-half sunroom wing on the east end, and a porte cochere with an upper room on the west end. Behind the house stand a ca. 1930 garage with a pyramidal roof, and a modern garden shed. The landscaped yard overlooks Dunlap Creek.

Garage (one-story, stuccoed, frame). CB.

Shed (one-story, T-1-11-sided, frame). NB.

618 Midland Trail Rd. Paul Sr. and Grace Lacy House. 1917. 003-0348-0027. CB.

Two-story yellow-brick Craftsman-style Foursquare has an asphalt-shingled hip roof. Other features include a one-story front porch supported by brick pillars, hipped dormers, and a small back porch. A modern fence with metal pickets extends along the front of the lot, and a stippled concrete walk leads from the front of the house back to a 1920s stuccoed one-car garage on the alley.

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Pennsylvania-born Paul B. Lacy Sr. went to work at the Covington pulp plant as a chemist in the early 1910s. He married Grace Elizabeth Gormly in 1914 and the couple completed this home several years later. Paul Lacy later served as superintendent in charge of production, assistant manager, and, from 1941 until 1951, as general manager of the plant.

Garage (one-story frame). CB.

620 Midland Trail Rd. Jack and Rosemary Rinehart House. 1921. 003-0348-0028. CB.
Two-story frame Dutch Colonial Revival-style house with stuccoed exterior and an asphalt-shingled side-gambrel roof. The house features a large shed dormer across the front, triple windows to each side of the front sidelight entry, and brick chimneys. A screened porch extends from the west end, and to the rear are a gambrel-roofed ell and an enclosed porch. The lot is bounded by a picket fence. At the alley and Sweetbrier Ave. is a garage which harmonizes with the main house architecturally.

Marion Jackson "Jack" Rinehart married Rosemary Luke, daughter of Covington plant general manager William A. Luke, and the couple lived at 620 Midland Trail until Rosemary's death in 1924. Rosemary's brother William A. Luke Jr. and his wife Helen Davis Luke lived in the house for about five years until their home, Glencairn, was completed on Luke Mountain.

Garage (story-and-a-half, stuccoed frame). CB.

ROSEDALE AVE.

102 Rosedale Ave. William Owens House. 1914. 003-0348-0029. CB.
Two-story brick Queen Anne-style house with a brick foundation, one-over-one double-hung sash, glazed front entry, complex hip-and-gable roof, and a one-story wraparound porch with Tuscan columns and a plain balustrade. A tall retaining wall of poured concrete supports the yard above the street level, and the rear yard is enclosed with metal chain-link fencing.

This house was built for Williams Owens, a brother of Mrs. William A. Luke's, after his arrival in Covington from Piedmont, West Virginia.

Carriage house/garage (one-story, weatherboarded frame). CB.

103 Rosedale Ave. House. 1946. 003-0348-0030. CB.

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Two-story brick Tudor Revival-influenced house with a side-gabled asphalt-shingle roof and gabled dormers, an integral first-story garage, casement windows, a single-leaf entry, and a one-story arched portico. Brick entrance posts mark the beginning of a slate walkway that leads from the street to the house's entry.

104 Rosedale Ave. Saylor and Ada Hudlow House. 1901. 003-0348-0031. CB.

Two-story weatherboarded frame house on a brick foundation, with an asphalt-shingled hipped roof, three hipped dormers, and one-over-one double-hung sash. The full-length front porch has unfluted columns and wooden balusters. The central front entry has a four-light transom over a single-leaf door.

Saylor Alexander Hudlow was a building contractor who built his house and at least one other in the Rosedale neighborhood. Hudlow was a native of Augusta County, Virginia, who came to Covington in the company of his uncle, building contractor Joseph R. Pirkey. Hudlow established the S. A. Hudlow Lumber Company and later owned a brick plant in town.

Garage (one-story, cinderblock with brick facing; adjoins 106 Rosedale garage). NB.

Shed (one-story, weatherboarded frame). CB.

BBQ area (brick barbeque with concrete patio and cinderblock walls). N Structure.

105 Rosedale Ave. Deeter Duplex. 1945. 003-0348-0032. CB.

Two-story brick Colonial Revival duplex with a concrete block foundation, asphalt-shingled gable roof, six-over-six double-hung sash, a recessed front entry, and two brick chimneys. A low riverstone fence demarcates the front property line, and stone retaining walls support the front and side yards. A rear parking area is accessed from Stoughton Lane.

This duplex is one of three rental buildings built and/or operated by Mrs. "Dolly" Deeter in the Rosedale neighborhood.

106 Rosedale Ave. Annie T. Stokes House. 1905. 003-0348-0033. CB.

Two-story Queen Anne-style weatherboarded house on a brick foundation with an asphalt-shingled gabled roof and two brick interior chimneys. One-over-one double-hung sash are most typical, but a projecting front gable incorporates a large arched window with a balcony-like feature. The wraparound porch is supported by unfluted columns. The front entry has a multi-light door with sidelights.

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This house was built by Saylor Hudlow for Annie Stokes, widow of Rev. Colin Stokes, who was pastor of First Presbyterian Church in Covington from 1891 to his death in 1904. Their son, attorney Dick Stokes, and daughter-in-law Lula Mae Rinehart Stokes, lived with Annie in the house upon its completion. The house was later owned by Hale Collins, another prominent local attorney who served as a State Senator.

Garage (one-story, brick; shares party wall 104 Rosedale garage). CB.

110 Rosedale Ave. Alleghany Memorial Hospital. 1940, 1951, 1960s. 003-0348-0034. NB.
Modern, three-story building with an H-shaped plan, flat roof, five-course common bond, ten-light metal casement windows, and a canopied main entrance. The earliest section, the two-story rear half of the building, was constructed in 1940 as an addition to the former Noel House that once stood on the property. The Noel House was demolished to make way for the new two-story front half of the building in 1951. A third floor was added to the building in the early 1960s, and a side entrance in the "hyphen" of the building was created in the 1980s. A garage/apartment outbuilding associated with the former T. M. Gathright House, is located on the property.

Alleghany Memorial Hospital was begun in the early twentieth century as Covington General Hospital, at which time it was located in the former Albert and Carrie Noel House, which was remodeled for that purpose by hospital founder Dr. Preston Burton. The institution was renamed Alleghany Memorial Hospital in 1946, and expanded with a modern addition in 1951. The hospital remained in use until 1979 when Alleghany Regional Hospital was built several miles away in Low Moor. The building is now occupied by various Alleghany County offices.

Garage/apartment (two-story, brick, asphalt-shingled hipped roof). CB.

111 Rosedale Ave. Randall and Mary Brungart House. 1950. 003-0348-0035. NB.
Two-story Tudor Revival-influenced aluminum-sided frame house with a prominent permastone-clad front gable, six-over-one double-hung sash, Craftsman-influenced recessed entry door, concrete block foundation, brick chimney, and rear garage bays. Stone steps lead from the front yard to the much lower rear yard, passing a pergola-shaded patio area; stone retaining walls support the small front and side yard.

Randall Brungart contracted with Tom McAllister in 1950 to build this house, which was apparently modeled on a previous home constructed by McAllister. The main level was occupied by the Brungarts, while the upper story was rented as an apartment. Brungart briefly worked at the

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Covington pulp plant in the early twentieth century. In later years he operated Feed and Farm Supply in the Sunnymede area of Covington.

Pergola (frame). C Structure.

113 Rosedale Ave. Deeter House. 1937. 003-0348-0036. CB.

Two-story, three-part weatherboarded and clinker brick-faced Tudor Revival style house with side-gabled roofs, a gabled dormer, brick chimney, eight-over-eight double-hung sash, entry stoop, engaged side porch with paired supports, and a rear garage bay. The house is located below street level, with retaining walls creating terraced planting areas between the front elevation and Rosedale Avenue. A stone staircase with intermediate landings connects the street to a walkway that links the house's various front and rear doors. Additional sets of stair link the ground level of the front of the house with the much lower ground level of the rear.

This house, though apparently not built as rental property, has for many years operated as income-producing apartments under the direction of Dolly Deeter. Mrs. Deeter had the garage apartment at the rear of the property built as well.

Garage/apartment (two-story, weatherboarded and aluminum sided, gable-roofed building with three garage bays). 1945. CB.

115 Rosedale Ave. Pittman House. 1949. 003-0348-0037. NB.

Story-and-a-half stone-faced house, now used as two apartments, with an extremely tall foundation that reads from the rear as almost two full stories. The building has a side-gabled roof of asphalt shingles, an interior end chimney, paired casement windows and six-panel wooden doors. Steps on the south side of the house lead down to a small porch and then to the rear yard. Several retaining walls support a small level front yard, which is separated from the street by a stone wall.

Humorously known to neighborhood residents as "Pittmans' Folly," this house was built with more poured concrete than probably any other house of comparable size in the area. Mr. Pittman was a chemist for West Virginia Pulp & Paper Company, and had this house built in the late 1940s.

202 Rosedale Ave. McAllister-Payne House. 1914; 1980s. 003-0348-0038. NB.

Two-story vinyl-sided frame house on a brick foundation with an asphalt-shingled gable roof, three gabled dormers, replacement windows, modern pressure-treated stoop and gabled portico, two-story side wing, and other alterations. The house was repositioned on the lot to make room for the side

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wing, which matches the altered main block of the house in materials and design. A modern stone-veneered retaining wall, slightly setback from the street, provides angled parking at the front of the property. A large paved area provides additional parking at the rear of the lot.

This house was built for Hugh and Evalene McAllister, who raised five children there until her death from influenza in 1919. In 1921 Hugh married Lillian Brubeck Kyle, had two additional children, and in 1926 moved his family to Milton Hall near Callaghan in Alleghany County. The house later served as Mr. and Mrs. Forrest Payne's family homeplace, and was converted into apartments in the 1980s by "Doodle Bug" Dressler.

204 Rosedale Ave. Edgar and Lillian Crawford House. 1912. 003-0348-0039. CB.

Two-story, aluminum-sided frame Queen Anne-style house with an asphalt-shingled deck-on-hip roof, two brick chimneys, a front gable, brick foundation, and one-over-one double-hung sash. The central entry is flanked by skylights and sheltered by an off-center, one-story portico supported by columns. Side and rear shed additions are early alterations. A rear porch has been enclosed. The yard includes a set of poured-concrete steps near the street, a stepping stone path from the steps to the front porch, several mature trees, and a "Hollywood driveway" at the rear beside the garage. A narrow concrete walk leads from the driveway to the rear of the house.

Edgar Allen Crawford, a native of Mt. Sidney in Augusta County, Virginia, was the Covington pulp plant's office manager during the early twentieth century.

Garage (one-story weatherboarded frame, gabled, with storage shed addition). CB.

208 Rosedale Ave. Frank and Mary Kinzer Cottage. 1932. 003-0348-0040. CB.

One-story, weatherboarded frame cottage, probably a modification of the Sears "Crescent" model, with a symmetrical façade, gable roof with clipped gable ends, projecting gabled portico with paired columns and an arched ceiling, decorative windows and applied trelliswork, paired six-over-six double-hung sash, central entry with sidelights, an original rear ell, and a brick foundation and chimney. The house is nestled into the base of Luke Mountain, and has a steeply sloped yard; steps negotiate the grade change from the garage to the yard and from the street to the front porch.

The house was built as a "honeymoon cottage" for Frank and Mary Crawford Kinzer by her father Edgar Crawford. Later occupants included Guy L. and Elen Frye Knapton and their daughter Jane.

Garage (one-story weatherboarded frame, gabled). CB.

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212 Rosedale Ave. McAllister-Marshall House. 1912. 003-0348-0041. CB.

Story-and-a-half Craftsman-influenced bungalow, apparently an Aladdin Homes mail-order house, of weatherboarded frame construction with an asphalt-shingled side-gabled roof, large shed dormer, one-over-one double-hung sash, two interior brick flues, a full-length front porch with solid balustrades and substantial column supports. Poured concrete steps with an intermediary walkway link the house to the street, and negotiate the steep slope that marks the base of Luke Mountain.

A local carpenter by the name of Garber built this house for landowner A. A. McAllister using an Aladdin Homes pre-fabricated package. Built as rental property, the house was initially occupied by the Marshall family (he was a local forester). Julian McAllister, one of A. A. McAllister's sons, lived in the house with his wife Gertrude for several years in the late 1910s. The guest house on the property was built in the 1930s for McAllister's daughter Gertrude and her husband Warren Hatcher. The two-car garage has an attached studio apartment in which Tom Banks, caretaker/handyman on the McAllister estate, lived for several years.

Guest house (one-story, painted concrete block, central entry, side-gable roof). CB.
Garage/apartment (one-story, brick, flat roof). CB.

STOUGHTON LANE

505 Stoughton Lane. Stoughton-Beirne House. 1940. 003-0348-0042. CB.

Story-and-a-half aluminum-sided frame house of Colonial Revival influence, with a five-bay façade, six-over-six double-hung sash, asphalt-shingled side-gable roof, one-story screened front porch, stone chimney, concrete block foundation, and dentil-like frieze detailing. A stone retaining wall elevates the front yard several feet above the Street.

This dwelling was built for R.L. "Gus" Stoughton and his family, and later was the homeplace of the Beirne family. Richard Beirne was the longtime publisher of the *Covington Virginian* newspaper.

Garage (one-story, weatherboarded frame). CB.
Carport (one-story, metal, flat roof). N Structure.

SWEETBRIAR AVENUE

700 Sweetbriar Ave. Ernest and Louise Shumate House. Ca. 1941. 003-0348-0043. CB.

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Description (continued)

Story-and-a-half side-gabled house with aluminum and stone veneer, a projecting gabled entry portico with square columns, two gabled dormers, a stone chimney, and a rear shed wing. A paved walkway and steps link the front entryway to the street. A side driveway leads back to the detached garage.

Ernest B. and Louise Coleman Shumate both worked at the Covington pulp plant, he for forty-five years and she for more than twenty years.

Garage (one-story, frame). CB.

702 Sweetbriar Ave. Peter and Kathleen Byers House. Ca. 1938. 003-0348-0044. CB.

Story-and-a-half Tudor Revival-influenced, side-gabled house with asphalt shingle roofing, brick exterior, six-over-six double-hung sash, gabled front entryway with an arched door, side porch with arched openings, brick chimney and flue, and rear shed wing. A brick paved path and steps lead from the street to the front door, and a "Hollywood drive" extends along one side to the detached garage.

Peter Byers was a long-time employee at Westvaco, and served as Superintendent of Paper Testing and Control at the plant until his retirement in 1970.

Garage (one-story, brick, with later carport addition). CB.

706 Sweetbriar Ave. Harold and Neta Miller House. Ca. 1940. 003-0348-0045. CB.

Two-story Tudor Revival-style house with exterior of clinker brick, limestone, and board-and-batten siding, a steep slate-shingled hipped roof with a projecting front gable and gabled dormers, shed-roofed entry portico, multi-pane casement windows, a large multi-pane picture window, and a one-story side porch with large wooden support posts and braces. A driveway on the south side of the property is shared with 710 Sweetbriar and leads to the detached garage. Terraced gardens with stone retaining walls occupy much of the rear yard, while stone edging defines the front yard from the street. A slate walkway leads from the entry to the street.

Harold E. Miller was a chemical engineer who began working for West Virginia Pulp & Paper Company in 1917 and retired in 1960. He served as head of the chemical recovery department for many years, and under his guidance the paper mill pioneered several early waste treatment techniques. The Miller House's foundation was laid by contractor Buddy Fisher.

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Description (continued)

Garage (story-and-a-half, clinker brick, gabled). CB.

710 Sweetbriar Ave. Frank and Mary Kinzer House. 1950. 003-0348-0046. NB.

Story-and-a-half Tidewater Colonial Revival-style house with Flemish-bond brick veneer, exterior end chimneys, dentilated cornice moldings, a recessed front entry with six-panel wooden door, nine-over-nine double-hung sash, gabled dormers. The rear of the building incorporates a replica of a Colonial-era kitchen. Brick curbing and retaining walls define a front parking area, side/rear patios, and distinguish the front yard from the street. Slate walks link the front entry to the street and to the side yards. A driveway on the north side of the property is shared with 706 Sweetbriar and leads to a two-car garage, built into the hillside, that supports a brick patio.

The Kinzers built this house and garage in 1950, after moving out of the Crawford House (204 Rosedale).

Garage (one-story, brick). NB.

712 Sweetbriar Ave. Henry and Olivia Anderson House. 1920. 003-0348-0047. CB.

One-story Craftsman-influenced vinyl-sided frame house with a complex hipped roof, two chimneys, a partially enclosed front porch, and a front entry with multi-pane sidelights. Poured concrete steps link the front porch to the street. There is a small gravel parking area to the north of the house, and a garage on the south side of the house.

Henry W. and Olivia Smith Anderson acquired this property in 1920 from A. A. McAllister and Sons and built their house immediately thereafter.

Garage (one-story, frame, with attached carport shed). CB.

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STATEMENT OF SIGNIFICANCE

Architect/Builder (continued)

Hudlow, Saylor Alexander
Pace, Sidney E.
McAllister, Thompson
Sears, Roebuck and Company
Alladin Homes
Jones, Jr., James R.
Garber, Mr.
Caldwell, Rufus A.
Fisher, Buddy

Narrative Statement of Significance

Summary

The Rosedale neighborhood, located along Midland Trail Road (U.S. Route 60) in Alleghany County, Virginia, across the Jackson River from the city of Covington, traditionally ranked as one of its area's premier residential sections.¹ The neighborhood takes its name from Rose Dale, the antebellum plantation seat of the McAllister family and today the district's oldest home. In 1899 family patriarch A. A. McAllister began selling house lots to local and regional business leaders including officials of the West Virginia Pulp and Paper Company (now Westvaco), which started construction of its Covington pulp plant the same year. Rosedale's earliest houses, including the grand 610 Midland Trail residence of the Luke family, owners of West Virginia Pulp and Paper, are typically of frame construction and Queen Anne styling, with the notable exception of the buff-colored brick Classical Revival mansion of the Hammond family at 510 Midland Trail. From the late 1910s through the 1940s houses in the popular eclectic styles of the period--Craftsman, Colonial Revival, and Tudor Revival--filled in most remaining lots. Among these more modest dwellings are several kit homes from mail-order companies such as Sears, Roebuck and Aladdin Homes. Stylish, well-preserved homes, landscaped yards, and back-lot carriage houses and garages--some architecturally coordinated with their associated dwellings--together comprise one of Covington's more attractive historic suburbs. Included in the district is the Rosedale Bridge, an architecturally refined concrete bridge linking the suburb to the city of Covington, and the bottomland field of the Rose Dale Market Farm, which illustrates the rural quality that

¹ The east end of the Rosedale Bridge (400 block Midland Trail Rd.; 003-0348-0049), a contributing structure in the district, is located in the City of Covington. The remaining ninety-nine-plus per cent of the district is located in Alleghany County.

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characterized the entire district at the time of Rose Dale's construction in 1856-57 and also is associated with the later commercial enterprises of the McAllister family. The Rosedale Historic District adjoins the Covington Historic District, listed in the Virginia Landmarks Register and the National Register of Historic Places in 1990, and the Luke Mountain Historic District, listed in the Virginia Landmarks Register in 1997 and awaiting National Register of Historic Places designation.

Justification of Criteria

The Rosedale Historic District is eligible for the National Register of Historic Places under criteria A and C in the areas of Architecture, Industry, and Commerce. The district's residences, most dating from 1900 to 1940 but including the antebellum Rose Dale house (considered individually eligible for the state and national registers), are of an architectural quality and sophistication that reflects their historic status as the homes of Covington's leading businessmen and industrialists. These homes--some on the scale of mansions with approach drives and grand *porte-cocheres*--display many of the styles popular in Covington and the nation during the era, including the Queen Anne, Classical Revival, Craftsman, Colonial Revival, and Tudor Revival styles. Several were the work of local architects and master builders, whereas others were constructed from mail-order kits. In addition, the district is significant to the industrial history of Covington for its status as the preferred address of officials associated with the West Virginia Pulp and Paper Company (Westvaco), then and now Covington's leading industry. Historically, the Covington plant's general manager, William A. Luke, as well as its superintendent, paymaster, office manager, personnel director, and two later general managers all maintained residences in the neighborhood. Businessmen who played a leading role in the commercial affairs of their community also lived in Rosedale, including members of the McAllister family such as A. A. McAllister, real estate developer and owner of the Rose Dale Market Farm (which operated in the district); contractor Saylor A. Hudlow, who built at least two residences in the neighborhood; a bank vice-president, a coal company secretary, an accounting firm president, and others. The period of significance for the district extends from 1856, the begin date of construction for the district's earliest identified resource, the Rose Dale house, until 1947, embracing the construction dates of the majority of houses built in the district, and encompassing the years during which many of the district's residents were active in the business affairs of Covington. The district is eligible at the local level of significance.

Acknowledgments

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Statement of Significance (continued)

and staff of the Allegheny County and City of Covington Commissioner of Revenue offices. Special thanks also to project sponsors Rose Dale, Incorporated, and to members of the McAllister family, especially Lydia McAllister Mefford, Harriett McAllister Loving, Home McAllister Reitwiesner, and Robert McAllister.

Historic Context

Rosedale dates its origins as a residential neighborhood to 1899 when the West Virginia Pulp and Paper Company began construction of its sprawling facility across Dunlap Creek, but the locale's settlement history extends back at least another century. Eighteenth-century landowners in the area included John Markley and Uriah Humphries, and in the early 1800s Bernard Pitzer built a log house at a site near the later Rose Dale house. The ca. 1850 Shaw map of Covington and environs showed a cluster of three buildings at the Pitzer homeplace. Earlier still, a one-story stone structure identified as a French and Indian War-era powder magazine was constructed near the intersection of the present Midland Trail Road and Sweetbriar Avenue. (Both the Pitzer house and the powder magazine were demolished long ago.) The Rosedale area's relatively level topography and its proximity to the rich alluvial land at the confluence of the Jackson River and Dunlap Creek made it ideal for farming, and photographs taken at the turn of the twentieth century show both pasture and crop land.²

The Rosedale area's rural character began to change during the antebellum period. First, the town of Covington was established in 1818 and made the county seat of newly formed Allegheny County in 1822, enhancing the development potential of adjacent areas such as Rosedale. Second, transportation improvements were routed through Covington beginning with the James River and Kanawha Company turnpike in 1835, which corresponds to Midland Trail Road where it passes through the Rosedale neighborhood. And third, about 1850 Pennsylvania native Thompson McAllister (1811-1871) purchased the Pitzer property and in 1856-57 constructed the gracious brick home known as Rose Dale at 504 Midland Trail. Lydia McAllister, Thompson's wife, tracked progress on the home's construction in a series of letters to relatives in Pennsylvania. She described Rose Dale as a "double house with two fronts," one facing the main road and the other the river. She also apparently took a jab at the home's Greek Revival and Italianate features, claiming "the old style suits me best," and she lamented the tardiness of the carpenters. Rose Dale features a small entry porch with delicate wooden supports characterized by cruciform cut-outs. The porch is a rare survival of several other mid-nineteenth-century examples from the region, including the porches of the R. T. Pitzer House in

² Hammond, *History of Rosedale*, 1-2; Lacy, "Rosedale Historic District;" Kern and Pezzoni, "Covington Historic District," 7.34; and photographs in the Allegheny Historical Society collections.

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Covington and the ca. 1849 main hotel at Bath Alum Springs in Bath County, and suggests the work of an accomplished (but unidentified) regional builder. In addition to Rose Dale, an 1880 map and an 1897 photograph of the area show two or more other residences as well as a blacksmith shop and several farm buildings, and suggest the area had already begun to develop into a quasi suburb of Covington by the end of the century.³

Rose Dale's original owner, Thompson McAllister, involved himself in a number of local and regional enterprises during the 1850s, among them the construction of the Covington & Ohio Railroad, which was later absorbed into the Chesapeake & Ohio line. Thompson's son, Abraham Addams McAllister (1841-1916), followed in his father's footsteps to become one of Covington's leading industrialists/developers. After Thompson's death in 1871, A. A. McAllister and a brother acquired Rose Dale and hundreds of adjoining acres. In 1876 A. A. McAllister opened a store in Covington and in 1884 he rented the McDonald Mill on the Jackson River, a property he later purchased and transformed into the Covington Roller Mills. At the same time McAllister began to purchase large parcels adjoining Covington, which during the town's industrial boom of the 1890s were developed into residential additions.⁴

A. A. McAllister's many business enterprises included market farming. According to the published family history *McAllister Family Records*, from 1887 to 1908 A. A. McAllister operated the Rose Dale Market Farm on the rich river bottom at the eastern edge of the district. The truck farm's proximity to the Chesapeake & Ohio freight depot across the river in Covington made it convenient to the coal mining settlements and West Virginia Pulp & Paper Company lumber camps located westward along the C&O line in West Virginia, in addition to the urban population of Covington. Members of an English family, the Colemans, managed the business. In the 1910s the operation's name was changed to Rosedale Market Garden. Surviving letter head lists J. W. Beard and G. H. Hamilton as business managers working for A. A. McAllister, and the operation's products were identified as "Wholesale and Retail Vegetables and Plants" (see Exhibit A). During World War I and again in World War II the McAllister family rented out plots in the bottomland field to residents of the Rosedale neighborhood for "victory gardens." Produce from these plots went to home consumption and to local school

³ Kern and Pezzoni, "Covington Historic District," 8.3; Hammond, *History of Rosedale*, 4-7 and after 12; Cohen, *Historic Springs of the Virginias*, 8; McAllister, *McAllister Family Records*, 16; McAllister family letters, Lydia Mefford collection; and Alleghany Historical Society collections.

⁴ McAllister, *McAllister Family Records*, 52-56; Arritt, *Historical Sketches*, 44-46.

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cafeterias, and some plots remained in use through the early 1960s.⁵

In 1899, when the West Virginia Pulp and Paper Company was searching for a mill site, the company's agent Charles F. Moore approached A. A. McAllister and convinced him to sell his acreage on the north side of Dunlap Creek to the company. Placed into operation in 1900, West Virginia Pulp & Paper's Covington plant represented the largest industrial enterprise in its host community, and today--as Westvaco--it remains Covington and Allegheny County's largest employer. The establishment of the pulp plant served as a catalyst for the development of the Rosedale neighborhood. As early as November 1899, A. A. McAllister began to sell house lots adjoining the Rose Dale mansion, and in March 1900 he hired surveyor C. P. Barnett to lay off streets and lots on the surrounding acreage. The new development was originally known as the "A. A. McAllister Addition" or "McAllisterville," but by the 1920s it was increasingly called by its present name, Rosedale.⁶

From its founding through the first decades of the twentieth century, Rosedale ranked as Covington's premier residential development. A McAllister family chronicler wrote in 1912:

"Another portion [of A. A. McAllister's lands], consisting of nearly all the cleared land on the west side of the river and lying to the west of 'Rose Dale,' has been laid off into building lots as 'the A. A. McAllister Addition' and sold to desirable purchasers, this plan consistently carried out resulting in the erection of a number of attractive homes in what is recognized as the most desirable suburb of Covington."

The first lot purchasers in 1899 were Janie S. Moore, Charles F. Moore's wife, and William Luke, president of the West Virginia Pulp and Paper Company. According to tradition, about 1900 West Virginia Pulp and Paper built residences at 600 and 602 Midland Trail to serve as manager housing; paymaster William Anderson was the first known occupant of 600 and the occupants of 602 after 1920 were the plant superintendent, James Schuder, and his wife Clara. Upper-echelon pulp plant employees who numbered among the neighborhood's early residents included William Owens, William Luke's son-in-law; William A. Luke Sr., George L. Miller and Paul B. Lacy Sr., the Covington plant's first,

⁵ McAllister, *McAllister Family Records*, 52-56; Walker, *Economic and Social Survey of Allegheny County*, 74; Rosedale Market Garden records; and Harriet Loving, Robert McAllister, and Lydia Mefford interviews.

⁶ Hammond, *History of Rosedale*, 10-11; Allegheny County tax records; and Allegheny County Deed Book 22, pp. 705 and 706, and Deed Book 35, p. 249.

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second, and third general managers; office manager Edgar A. Crawford; and personnel director Ralph Metz.⁷

Businessmen not affiliated with the pulp plant also located in the neighborhood. In 1903, West Virginia entrepreneur Thomas M. Gathright moved to Covington and with his wife Martha B. Gathright soon erected a residence at 108 Rosedale (since torn down, although its rear garage/apartment survives). Thomas Gathright involved himself in numerous local development and real estate schemes and is said to have "controlled much of the Lower Jackson River Valley" by 1930. He is also credited with helping to convince the Industrial Rayon Corporation to establish a plant at Covington in 1929, and the T. M. Gathright Reservoir is named for him. Other businessmen residents of the neighborhood included Albert L. Noel, president of the Alleghany Milling Company and a bank vice-president; Randolph M. Cabell, secretary of the Cabell Coal Company; auto parts dealer Frank W. McClung; and Robert L. Persinger, founder of what is now Covington's oldest and largest accounting firm.⁸

The houses built in Rosedale during the first four decades of its development were of an architectural sophistication commensurate with the social standing of the neighborhood's residents. The earliest houses were built in the Queen Anne style with the complex massing, bay windows, and milled ornament of the mode. Particularly noteworthy are the 1900 Moore-Luke-Lacy House at 610 Midland Trail, a large house featuring as early additions a drum-like corner tower, wraparound porch, and *porte-cochere*, and the ca. 1905 Annie T. Stokes House at 106 Rosedale, which boasts a recessed arched balcony in its front gable. The latter house was built by Rosedale's resident home builder, Saylor A. Hudlow, who also built his own residence at 104 Rosedale during the first decade of the century. With his uncle, contractor Joseph R. Pirkey, Hudlow worked on a number of buildings erected in downtown Covington during the 1890s boom, and he later operated a lumber company and brick yard in association with his construction business. Saylor's son, William "Sonny" Hudlow, worked with his father before forming the Crete Products Company construction firm, responsible for building many houses in Covington during the mid-twentieth century including the Frederick and Harriet Ritsch's ca. 1950 Ranch-style house at 601 Addams St. Another resident builder in the district was Rufus Ayers "Jack" Caldwell, who built his own Colonial Revival-style residence at 613 Addams St. in the late

⁷ McAllister, *McAllister Family Records*, 56; Hammond, *History of Rosedale*, 24-26, 32-33 and 43; and Alleghany County Deed Book 22, pp. 705 and 706.

⁸ Hammond, *History of Rosedale*, 36-39, 59, 66 and 68.

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1930s.⁹

In 1911, Frank H. Hammond Sr., who made his living supplying coal company commissaries in West Virginia, built one of the neighborhood's finest dwellings at 510 Midland Trail for his wife Mattie and the couple's family. The Classical Revival-style Hammond House, designed by local architect Sidney E. Pace, departed dramatically from the Queen Anne architecture that preceded it in its use of buff-colored brick masonry construction rather than weatherboarded and shingled frame, and overtly classical porch columns and dentil-modillion cornices rather than more free-form Victorian treatments. Another notable feature is the home's red ceramic tile roof. The Hammond House made its appearance at the same time as other prominent examples of Classical Revival architecture in Covington such as the Alleghany County Courthouse and the Covington High School.¹⁰

After 1920, newcomers to the neighborhood tended to build on a less grandiose scale, although they maintained a comparable level of quality. As in other residential areas of Covington, eclecticism characterized the new architecture. Brick and frame houses in the Craftsman, Colonial Revival, and Tudor Revival styles predominated. Several prefabricated "kit" houses--both documented and suspected--were built in the district during the 1910s, 1920s, and 1930s. A. A. McAllister & Sons, the McAllister family's development company, is said to have purchased two gable-fronted bungalow kits from Sears, Roebuck and to have erected them at 615 and 617 Addams as rental properties. For their rental bungalow at 212 Rosedale, the McAllisters purchased a kit house from Alladin Homes, another mail-order company of the era. This house--said to have been the first mail-order house in Covington--was assembled by a local carpenter named Mr. Garber in the late 1910s and was originally occupied by the Marshall family. Another dwelling, the 1932 Kinzer Cottage at 208 Rosedale, is not identified in local tradition as a kit house, but its form and ornament--including wall-mounted trellises at the front corners--are virtually identical to "The Crescent," a Sears, Roebuck design of the 1920s and early 1930s.¹¹

⁹ Ibid., 33-36, 47, and 54-55; Edwards, "C. F. Moore House."

¹⁰ Hammond, *History of Rosedale*, 89; Edwards, "Frank H. Hammond, Sr. House;" Wells and Dalton, *Virginia Architects*, 338; and Kern and Pezzoni, "Covington Historic District," 7.8-7.9.

¹¹ Hammond, *History of Rosedale*, after 20, 56, and 58; Stevenson and Jandl, *Houses By Mail*, 19 and 95. Designs for the houses at 615 and 617 Addams do not appear in *Houses By Mail*, but the book is not a complete catalogue of Sears, Roebuck kit houses.

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The Rosedale neighborhood is distinguished by the relative completeness and fine state of preservation of its many secondary historic resources, outbuildings such as garages and sheds and landscape features such as walls and walkways. One of the more impressive outbuilding complexes adjoins the Moore-Luke-Lacy House at 610 Midland Trail. Early in the property's history, presumably during the Luke family's ownership about 1910, a large brick garage with overhead servants quarters was constructed at the rear of the lot. The building features arched windows in stuccoed gables, broadly overhanging eaves supported by clustered brackets, and a red tile roof with a cupola. Near it stands a smaller and somewhat later but otherwise similar building with a rear greenhouse wing, and together the outbuildings adjoin a circular drive that passes through the *porte-cochere* on the west elevation of the house and joins Midland Trail Road at a pair of concrete gate posts. The attention lavished on the property's surroundings anticipates the more extensive embellishments the Lukes made at their Luke Mountain estates adjoining Rosedale beginning in the late 1910s.¹²

Rosedale remained exclusively residential until shortly before World War II, when Dr. Walter P. Burton purchased the Albert and Carrie Noel House at 110 Rosedale and converted it into Covington's first hospital. Conveniently sited to serve Rosedale's residents, Covington General Hospital was later acquired by the town and county and renamed Alleghany Memorial, remaining in service until 1979. The hospital was expanded by the addition of brick-faced sections in 1940, 1951, and the early 1960s, and the original structure was torn down. The modernistically styled building now serves as county offices.¹³

Most of Rosedale's lots had been developed by World War II, and subsequently few homes were built in the neighborhood after the war. Those that were continued in the Colonial Revival vein of the pre-war period, or they were constructed in the Ranch style popular during the post-war years. The neighborhood retains most of its historic homes, with the exception of a row of houses on the north side of Midland Trail Road--including the nineteenth-century McAllister family home known as White Hall--which was torn down by Westvaco in the 1990s and replaced with landscaping (this area is largely excluded from the district). Families continue to own and occupy most of the homes in Rosedale, which remains one of Covington's more attractive historic residential neighborhoods.¹⁴

¹² Edwards, "C. F. Moore House;" Giles and Pezzoni, "Luke's Mountain Historic District."

¹³ Hammond, *History of Rosedale*, 41-42.

¹⁴ Lacy, "Rosedale Historic District."

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GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the district conform to the area enclosed by the heavy outline as indicated on the enclosed sketch map, which is drawn at a scale of 1" = 200' and derived from local tax maps. The Rosedale Historic District adjoins the Covington Historic District on its eastern edge and the Luke Mountain Historic District at its southwestern edge and southern tip. The district's resources lie entirely in Alleghany County, with the exception of one--the Rosedale Bridge--which is jurisdictionally split in half, so that its western half is located in Alleghany County while its eastern half lies in the City of Covington.

Boundary Justification

The area nominated for listing encompasses the contiguous resources associated with the historic development and use of the Rose Dale plantation and the Rosedale neighborhood. Alongside the Jackson River a field associated with the antebellum Rose Dale plantation and the later Rose Dale Market Farm defines the district's eastern boundary. This field is not included in the district as a buffer--after all, it faces the National Register-listed Covington Historic District rather than a non-historic or detracting resource or area--but rather for its relation to the commerce area of significance and for its many historical associations with the other resources of the district, as demonstrated throughout the text. Several parcels located on the north side of Midland Trail Road (U.S. Route 60) and historically associated with the residential development of the Rosedale neighborhood have been excluded from the district due to the demolition of the houses and outbuildings that once occupied them. The 1929 Rosedale Bridge, over which Midland Trail Road crosses the Jackson River, is included in the district for its historic status as the principal link between the Rosedale neighborhood and the adjoining city of Covington and the West Virginia Pulp and Paper Company plant, the commercial and industrial foci of the neighborhood, and for its relation to the architecture area of significance.

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Rosedale Historic District
Alleghany County, Va.

Section number Photos Page 35

PHOTOGRAPHS

All photographs are of: Rosedale Historic District, Alleghany County, Virginia.

DHR File No. 003-0348

All negatives filed at the Library of Virginia, Richmond.

1. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Rose Dale (504 Midland Trail)
DHR Negative No. 15910 PHOTO 1 of 14
2. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 600, 602, and 610 Midland Trail
DHR Negative No. 15910 PHOTO 2 of 14
3. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Frank and Mattie Hammond House (510 Midland Trail)
DHR Negative No. 15911 PHOTO 3 of 14
4. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 616, 618, and 620 Midland Trail
DHR Negative No. 15909 PHOTO 4 of 14
5. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 102, 104, and 106 Rosedale Avenue
DHR Negative No. 15910 PHOTO 5 of 14
6. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Carriage house/garage at 102 Rosedale Avenue
DHR Negative No. 15911 PHOTO 6 of 14
7. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: House at 208 Rosedale Avenue
DHR Negative No. 15909 PHOTO 7 of 14

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rosedale Historic District
Alleghany County, Va.

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Photographs (continued):

8. CREDIT: Leslie A. Giles DATE: September 1997
VIEW OF: Alleghany Memorial Hospital (now County Administration Building)
DHR Negative No. 15908 PHOTO 8 of 14

9. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 615, 617 Addams Street
DHR Negative No. 15909 PHOTO 9 of 14

10. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 616, 618 Addams Street
DHR Negative No. 15910 PHOTO 10 of 14

11. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 618, 620, and 624 Addams Street
DHR Negative No. 15910 PHOTO 11 of 14

12. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 625, 623, 621, and 619 Addams Street
DHR Negative No. 15912 PHOTO 12 of 14

13. CREDIT: Charles B. Hammond, Sr. DATE: 1996
VIEW OF: Houses at 712, 710, and 706 Sweetbriar Avenue
DHR Negative No. 15910 PHOTO 13 of 14

14. CREDIT: Leslie A. Giles DATE: 1996
VIEW OF: Rosedale Bridge, 400 block Midland Trail Road
DHR Negative No. 15912 PHOTO 14 of 14

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Rosedale Historic District
Alleghany County, Va.

Section number Exhibit Page 37

A. A. McALLISTER. J. W. BEARD

ROSEDALE MARKET GARDEN,
J. W. BEARD, MANAGER.
WHOLESALE AND RETAIL

Vegetables and Plants.

COVINGTON, VA. *Aut 6th* 1910

A. A. McALLISTER. G. H. HAMILTON.

COVINGTON, VA. *Oct* 1911

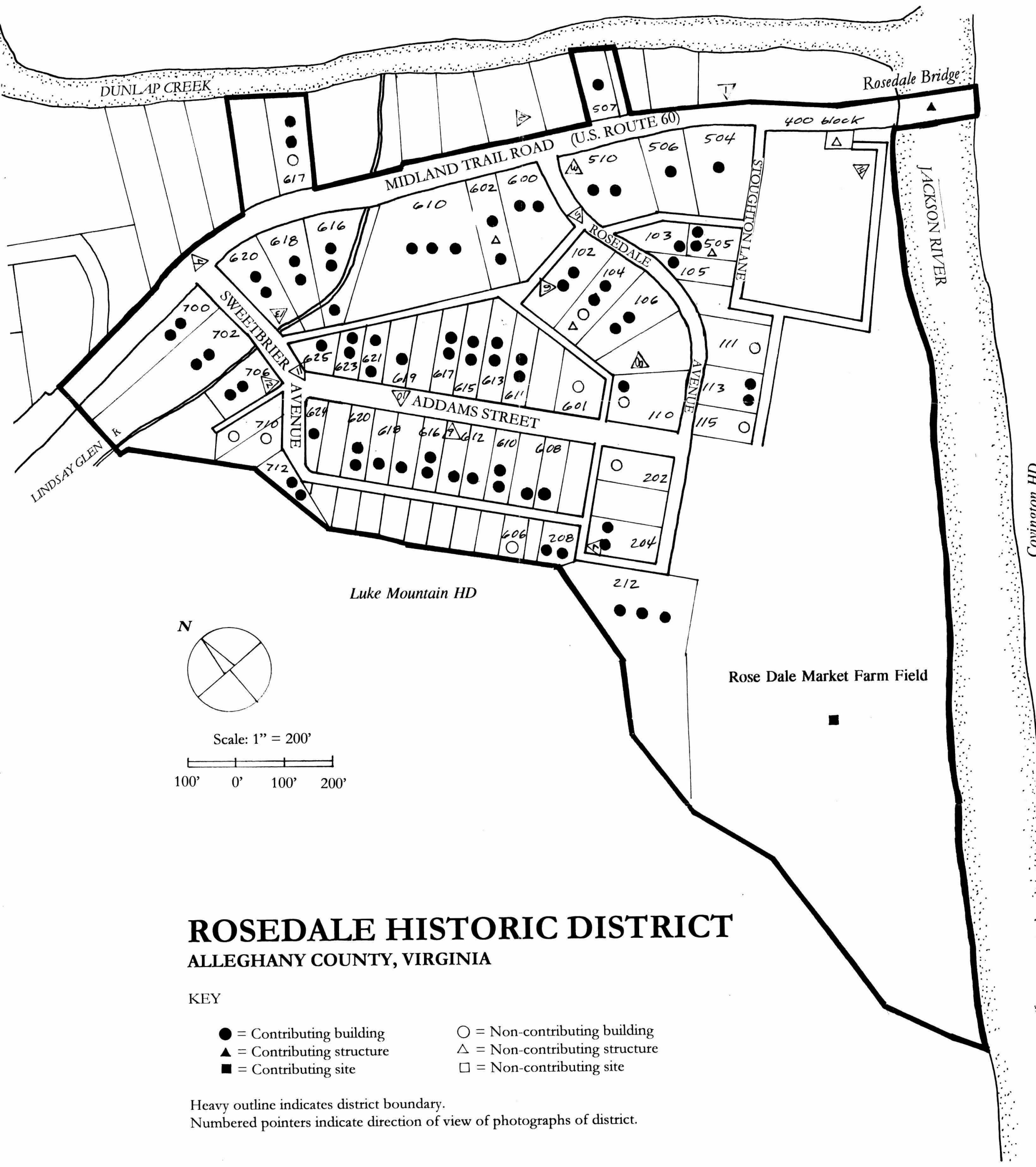
M _____

IN ACCOUNT WITH **ROSEDALE MARKET GARDEN,**
G. H. HAMILTON, MANAGER.
WHOLESALE AND RETAIL

Vegetables and Plants. *10/16874*
9257
509

TERMS: _____

Exhibit A. Letterheads from the Rosedale Market Garden (successor name to the Rose Dale Market Farm). Courtesy of Robert McAllister, Galax, Va.



ROSEDALE HISTORIC DISTRICT

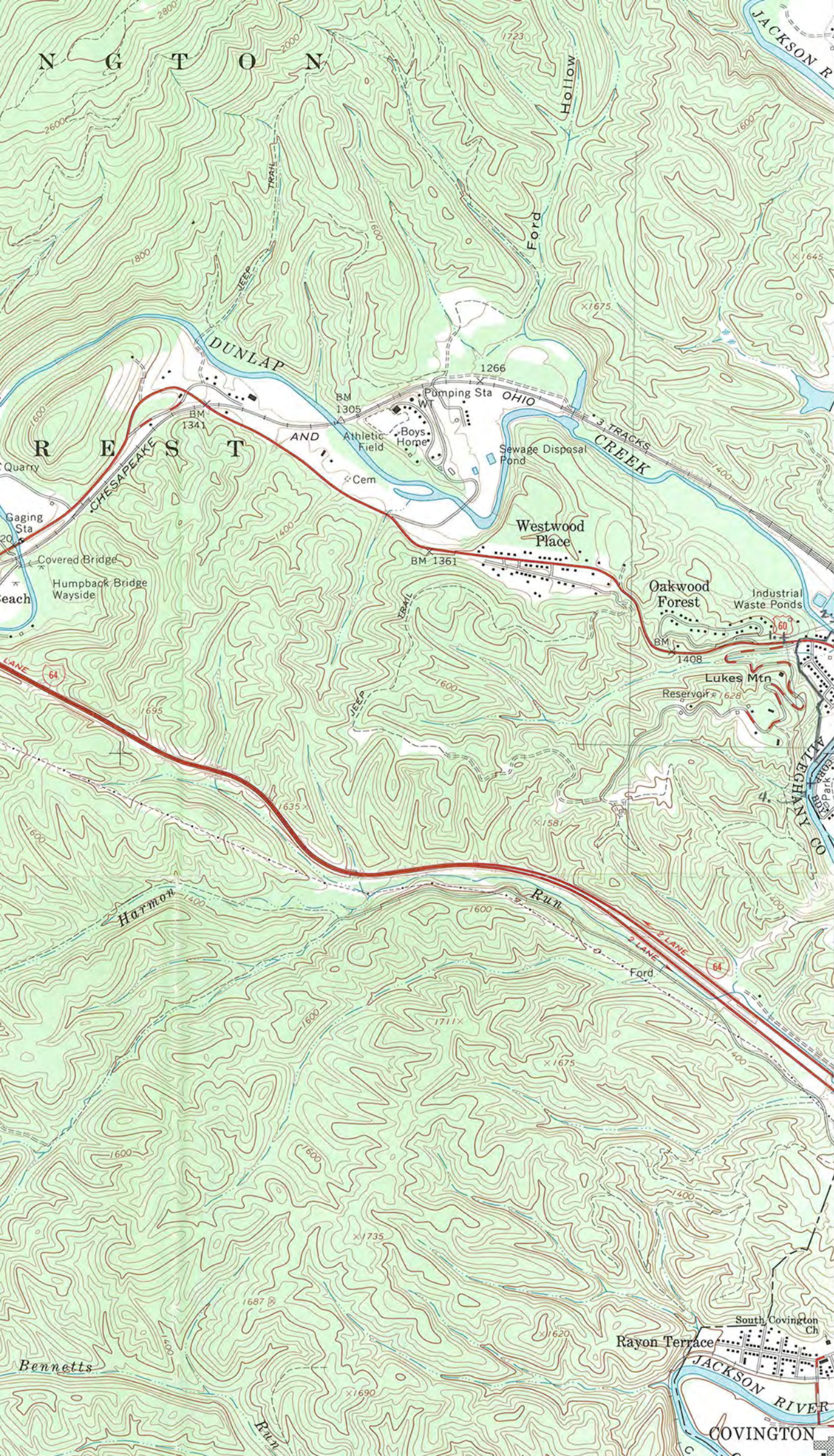
ALLEGHANY COUNTY, VIRGINIA

KEY

- | | |
|----------------------------|--------------------------------|
| ● = Contributing building | ○ = Non-contributing building |
| ▲ = Contributing structure | △ = Non-contributing structure |
| ■ = Contributing site | □ = Non-contributing site |

Heavy outline indicates district boundary.

Numbered pointers indicate direction of view of photographs of district.



4186
 (COVINGTON) 5059 1V SW
 4185
 CLIFTON FORGE 10 MI
 LEXINGTON 42 MI
 47'30" 4183
 4182
 CLIFTON FORGE 10 MI
 4181
 4180

CALLAGHAN
 USGS

Rosedale Historic
 District, Alleghany
 Co. and City of
 Covington, Va.

UTM ref.s (zone 17):
 1. E 587780 N 4183560
 2. E 588040 N 4183640
 4. E 587920 N 4182820
 (see Covington Q. for rest)

South Covington Ch
 Rayon Terrace
 COVINGTON
 JACKSON RIVER

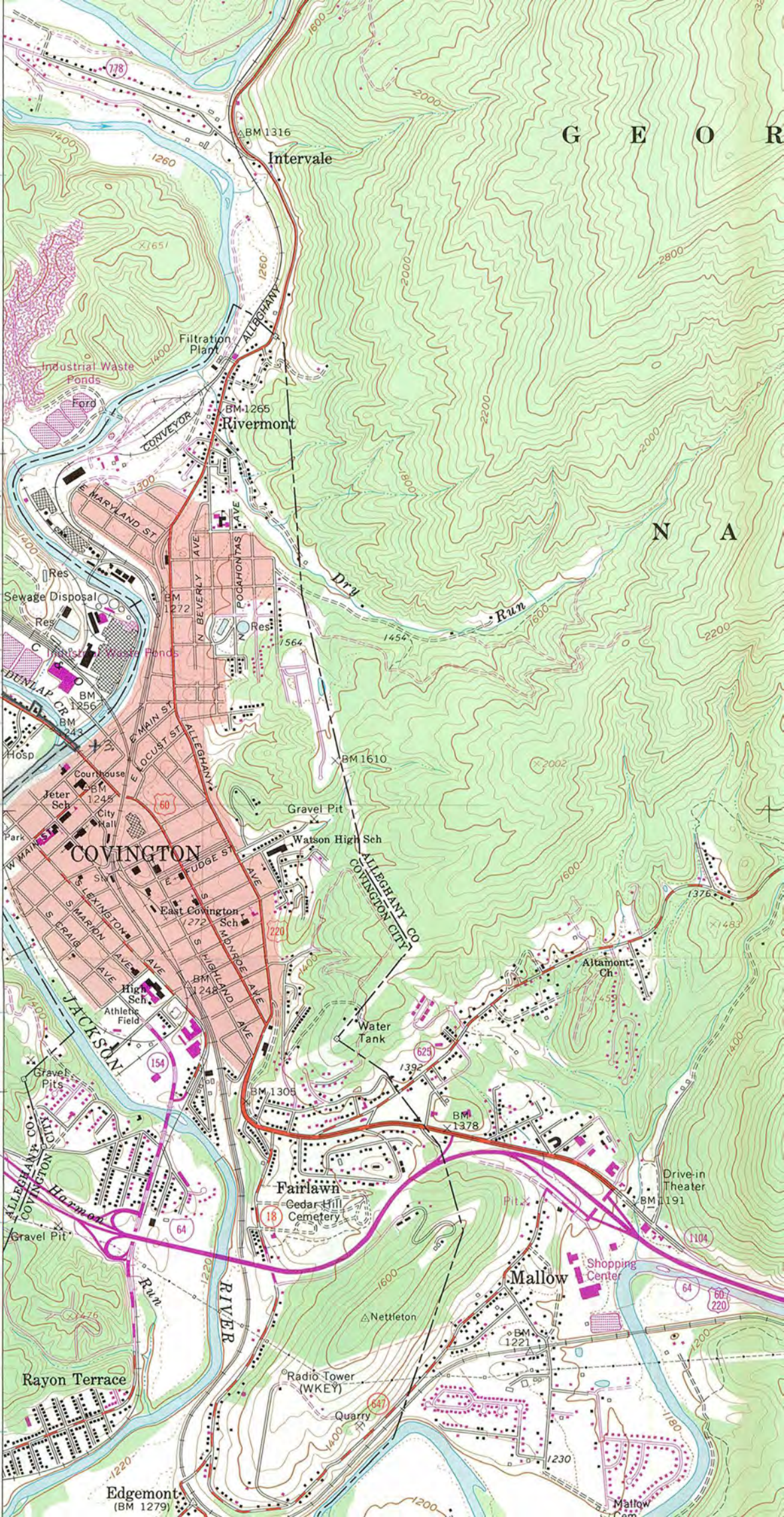
COVINGTON
USGS

Rosedale Historic District
Alleghany Co. and City
of Covington, VA

UTM refs (zone 17)
3, E580480 N4183280
(see Callaghan Q. for rest)

4959 / SE
(CALLAGHAN)
4186
4185
4183
4181
4180
WHITE SULPHUR SPRINGS, VA. 19 MI.
CALLAGHAN 4 MI.

WHITE SULPHUR SPRINGS, W. VA. 18 MI.
4.5 MI. TO VA. 681



G E O R

N A