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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Brookside Historic District

other names/site number

2. Location

street & number George Washington Hwy, n. and s. sides, near Cathedral State Park ☐ not for publication

city or town Aurora ☒ vicinity

state West Virginia code WV county Preston code 077 zip code 26705

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for 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.)

Susan M Pierce, DSHPO 3-19-2013
Signature of certifying official/Title Date

West Virginia State Historic Preservation Office
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
- ☒ entered in the National Register.
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

Signature of the Keeper Date of Action

Edson H. Beall 5-8-13

5. Classification

Ownership of Property

- [x] private
- [ ] public-local
- [x] public-State
- [ ] public-Federal

Category of Property

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property

Contributing	Noncontributing	
11	7	buildings
1	2	sites
1	14	structures
		objects
13	23	Total

Name of related multiple property listing

N/A

Number of Contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

DOMESTIC/single dwelling
DOMESTIC/hotel
COMMERCE/restaurant
AGRICULTURE/animal facility
AGRICULTURE/agricultural outbuilding
LANDSCAPE/park

Current Functions

DOMESTIC/single dwelling
DOMESTIC/hotel
COMMERCE/restaurant
AGRICULTURE/animal facility
AGRICULTURE/agricultural outbuilding
LANDSCAPE/park
WORK IN PROGRESS/artists' residency program

7. Description

Architectural Classification

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS: Craftsman
LATE VICTORIAN: Shingle
OTHER: I-house; OTHER: Barn

Materials

foundation WOOD: log; STONE: sandstone; CONCRETE
walls WOOD: weatherboard; WOOD: shingle; STONE: Sandstone
roof METAL: steel
other ASPHALT; BRICK; ASBESTOS

Narrative Description
See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B.** removed from its original location.

☐ **C.** birthplace or grave of a historical figure of outstanding importance.

☐ **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 50 years.

Levels of Significance (local, state, national)
Local

Areas of Significance
ENTERTAINMENT/RECREATION
AGRICULTURE
ARCHITECTURE (Red Horse Tavern and Gaymont only)
COMMERCE (Red Horse Tavern and Gaymont only)
ART (Red Horse Tavern only)
TRANSPORTATION (Red Horse Tavern only)
COMMUNICATIONS (Red Horse Tavern only)

Period of Significance
1827; 1841-1882 (Red Horse Tavern only)
ca. 1885-1924; 1929-1939

Significant Dates
ca. 1895 (Gaymont construction)
1827 (Red Horse Tavern construction)

Significant Person

Cultural Affiliation

Architect/Builder
Unknown

Narrative Statement of Significance:
See Continuation sheets

9. Major Bibliographical References

Bibliography

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

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☐ Local Government
☐ University
☒ Other

Name of repository:
Aurora Area Historical Society, Western Reserve Historic Society

Record #

10. Geographical Data

Acreage of Property 139

UTM References

	Zone	Easting	Northing
1	17	626583	4354168
2	17	626574	4354005
3	17	626438	4354010
4	17	626412	4353945

☒ See continuation sheet

Verbal Boundary Description
See Continuation Sheets

Boundary Justification
See Continuation Sheets

11. Form Prepared By

name/title Courtney Fint Zimmerman
organization Aurora Research Associates date July 18, 2012
street & number 1436 Graham Road telephone 304-685-7410
city or town Silver Lake state OH zip code 44224

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 listing. 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 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 Projects (1024-0018), Washington, DC 20303.

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LOCATION and SETTING

The Brookside Historic District is located in the small community of Aurora in southeast Preston County, West Virginia. The district includes five properties located on either side of U.S. Route 50, formerly the Northwestern Turnpike, including Brookside Inn/Gaymont, the Brookside Cottages, Cathedral State Park, Brookside Farm and the Red Horse Tavern. The surrounding landscape is rural with gently rolling mountains and includes both forest and open pastureland. Cathedral State Park (formerly Brookside Woods) is a stand of uncut virgin timber that was a major draw for tourists. The entirety of the park is included in the historic district and accounts for most of the district's 139 acres. The separate properties that were part of the Brookside Resort, including the Brookside farmyard, woods, cottages, Gaymont, and Red Horse Tavern, are all within walking distance of each other and together form a complex that satisfied the recreational and practical needs of guests. Modern intrusions are minor and include alterations to the park area and low-scale, removable outbuildings and structures. Most non-contributing resources are unobtrusive and do not impact the district's integrity. The various properties and buildings that were part of Brookside Resort continue to maintain a visual relationship and convey a sense of the area's historic significance.

DESCRIPTION

1. Brookside Inn/Gaymont **ca. 1895** **Photos 1, 2** **Listed**

Gaymont (now known as the Brookside Inn) is a two-story residence with a rectangular plan and a low-pitched hipped roof with very deep bracketed overhangs. A large brick chimney projects from the center of the roof. The house is wood balloon frame construction and is covered in wood clapboard siding on the first floor and wood shingles on the second floor. The foundation is random course sandstone. Two gabled bays project from the east and west sides of the house on the second floor level. A wraparound porch extends around the front (north) and two sides (east and west) of the building and is recessed beneath the second floor, projecting out with the gabled side bays. The porch is five bays wide on the front façade and is supported by wood tapered columns. Porch railings are simple closely-spaced vertical wood spindles. On the east elevation, the porch extends along the exterior wall past the projecting second floor bay and is covered with a pyramidal roof supported by tapered columns with no railings. The west portion of the porch has been enclosed and is covered in clapboard siding. Originally some portions of the first floor exterior consisted of rustic log siding; some of this siding is still visible in the enclosed porch area. The porch is accessed by a wide staircase on the north (front) façade and is at grade level on the side elevations.

The front entrance is centrally located on the north façade and has large dimensions of 4'-8" x 7'-6". It is flanked by two sets of paired one-over-one sash windows. The second floor contains a wide central projecting bay with a one-over-one sash flanked by fixed 36-pane windows in the front panel, and one-over-one sashes in the angled side panels. One-over-one sashes are placed closely on either side of the central bay. At the roof/attic level, a three-pane eyebrow window is centrally located over the second-floor bay window.

The east façade contains two large one-over-one sashes at the first floor level, looking onto the porch. Second floor windows consist of four one-over-one sashes on the front and sides of the projecting bay, as well as two similar windows on each section of the main wall. The gable contains one small horizontal three-pane window. The west façade windows mirror the east façade. The enclosed porch on the first floor west façade contains a three-sided projecting bay following the original footprint of the porch, with one-over-one windows in the side panels, two narrow one-over-one sashes on the left portion of the west wall, and a triple set of one-over-one sashes on the right portion of the west wall. An uncovered wooden deck is located at the southwest (rear) corner of the house, providing access to the enclosed porch. This is currently used as the main entrance. The rear façade of the house contains an exterior door to the kitchen. The entrance to the cellar was enclosed in 1908 and a second floor room was added above this enclosure. A shingle was found during a recent restoration of the shingles with the names of the workers and the date.

The interior layout on the first floor consists of one large open great room with a large fireplace/wood stove at the south wall. The kitchen is located in the rear (south) portion of the first floor and is accessed from the great room through a door to the right of the fireplace. The enclosed west porch contains a small bar area. The décor style is rustic Craftsman and includes handmade oak and chestnut wall paneling, exposed oak ceiling beams and oak floors. The wide wood staircase with extensive wood paneling is located to the left of the fireplace and wraps around behind it and up to the second floor. The second floor layout consists of one large central parlor surrounded by four bedrooms. An additional bedroom is located above the kitchen. The second floor is also Craftsman style and includes tongue and groove pine wainscoting and ceiling, wide wood trim in the bedrooms and large windows.

Brookside Cottages

2. Linden Cottage **ca. 1885** **Photos 4, 5** **Contributing building**

Linden Cottage (historic name) is an L-shaped one-story frame building. The ell extends approximately 12' back on the west side of the building. The cottage has a gabled roof and a porch extends around the east and north façades. The porch is approximately 8' deep and has a shed-type roof supported on simple wood posts. An uncovered section of the porch continues around the back of the house in the corner formed by the ell. Railings consist of a white wood rail cap and black metal spindles and bottom rail. The main portion of the building is 2 bays deep and 5 bays wide. Windows consist of six-over-six wood sashes and are placed as follows: two in the main section east façade; four in the main section north façade; two on the west façade; one in the ell south façade; one in the main section south façade. A door is located off the deck in the ell and is the primary entrance. Another door is centrally located on the north façade and is accessed via the porch. A third door is centrally located on the south façade and is accessed via a simple 3-step staircase. The interior of Linden consists of one room in the ell and a wide central hallway flanked by two rooms on each side in the main part of the building.

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Linden Cottage was restored in recent years. A concrete foundation was added and interior and exterior finishes were restored in keeping with the period

3. Sycamore Cottage **ca. 1885** **Photo 7** **Contributing building**

Sycamore Cottage (historic name) is a wood-frame two-story building in the I-house tradition. Sycamore and Maple cottages have the same design. The house has a gabled roof and is oriented parallel to US Route 50. The house is two bays deep and four bays wide. Windows are six-over-six wooden sashes. The front (north) façade contains a central front door with two closely abutted windows on either side, and two additional windows spaced farther out beyond those. The second floor contains three symmetrically placed windows. The side elevations contain four windows, two on each story, except for south by of the west façade, which contains an additional entrance. The building originally had a wood one-story porch with a shed-type roof that extended around the east, north and west sides; this porch was removed due to deterioration. All of the two-story cottages had rear staircases for use by housekeeping staff; they were removed in the 1930s in order to add bathroom additions.

The interior of the house consisted of eight rooms. A new concrete foundation has been poured underneath the house.

4. Keystone Cottage **ca. 1885** **Photo 8** **Contributing building**

Keystone Cottage (historic name) is a large two-story plus attic frame building with a rectangular plan and a gabled roof with deep overhangs. The building is five bays wide and three bays deep. A large hipped dormer extends from the roof on the west elevation. A small one-story addition with gabled roof projects from the south side center bay of the building. The primary façade faces US Route 50 and consists of a central entrance flanked by two size-over-six sash windows on each side. The second story contains three equally-space sash windows. A large decorative roof with scalloped trim extends over the central second-story window and is supported by four gingerbread brackets. The attic/third story contains two sash windows placed in a staggered position above the second story windows. The east and west elevations contain three symmetrically placed six-over-six sash windows on each story. The dormer on the west elevation contains two sets of paired sash windows. The rear elevation is similar to the front, but lacks a decorative roof overhang and contains a small one-pane window on the second floor central bay. The rear extension contains two six-over-six sashes on each side, and a door flanked by sash windows on the rear elevation.

The building exterior was originally board-and-batten but was altered in ca. 1900 with Shingle Style/ Queen Anne features added to the exterior in a more vernacular surface application, rather than an extensive redesign. The exterior of the building consists of wood clapboard at the first floor level and wood shingles at the second floor. A one-story porch with a shed-roof and decorative gingerbread accents formerly extended around three sides of the building. The cottage is in the process of being restored. A new concrete foundation

has been poured underneath the existing walls. The interior of the building originally consisted of sixteen guestrooms with an exterior stairway on the south side of the building for use by housekeepers.

5. Maple Cottage **ca. 1885** **Photo 9** **Contributing building**

Maple Cottage (historic name) is a wood-frame two-story building in the I-house tradition. Sycamore and Maple cottages have the same design. The house has a gabled roof and is oriented parallel to US Route 50. The house is two bays deep and four bays wide and is partially covered in wood German clapboard siding. Windows are six-over-six wooden sashes. The front (north) façade contains a central front door with two closely abutted windows on either side, and two additional windows spaced farther out beyond those. The second floor contains three symmetrically placed windows. The side elevations contain four windows, two on each story, except for south by of the west façade, which contains an additional entrance doorway. The south façade contains two sash windows in the outermost bays on the first floor and three symmetrically placed sash windows on the second floor. The building originally had a wood one-story porch with a shed-type roof that extended around the east, north and west sides; this porch was removed due to deterioration. A new concrete foundation has been poured underneath the existing walls. The interior of the building originally consisted of eight rooms with an exterior stairway on the south side of the building for use by housekeepers.

The house had a ca. 1930 rear one-room addition that has been removed. The central bay of the rear (south) façade was altered to accommodate this addition by reconfiguring the size and location of the central second floor window.

6. Carbide Cottage **ca. 1885** **Photo 10** **Contributing building**

Carbide Cottage (historic name) is a one-story frame shed consisting of a roughly square section and a rectangular extension. The square section of the building has a cross-gabled roof with a steep pitch and is a simple form of the Carpenter Gothic style. The rear extension has a gabled roof. The building has one door and no windows. It has a metal roof and board-and-batten siding.

Cathedral State Park

7. Landscape **ca. 1880** **Photo 15** **Contributing site**

Cathedral State Park, formerly known as Brookside Woods, is a 133-acre stand of untouched virgin forest. It is located about one mile east of Aurora and extends on both sides of U.S. Route 50. The forest is a mixed hemlock and hardwood forest and is the only remaining stand of virgin hemlock in West Virginia. Some trees in the park are over 400 years old. Aside from maintenance of a limited network of trails throughout the park and a picnic area, the forest is left as-is in a completely natural state. The park contains approximately ten trails. Some trails were made during the establishment of Brookside Resort in late 1800's or perhaps even

earlier, and some were made in the 1940s after the land was sold to the State of West Virginia. No records were available regarding the specific history of each trail. The park landscape has remained essentially the same with the exception of the construction of a picnic area and parking lot adjacent to U.S. Route 50 in the 1950s and the replacement of bridges on the trails in the 1990s.

7a. Cathedral Park Trail Bridges **ca. 1995** **Non-contributing structures (9)**

Nine wooden footbridges are located throughout the park providing pedestrian access over Rhine Creek. The bridges are low-scale wooden structures approximately 6' wide and varying in length. Rails consist of 4x4 posts with 2x6 board handrails. The bridges are unpainted wood.

7b. Cathedral Park Parking Lot **ca. 1955** **Non-contributing structure**

The Cathedral Park parking lot is a paved area approximately 200' x 100'. It is located adjacent to US Route 50 directly west of the caretaker's residence.

8. Caretaker's Residence **ca. 1960** **Photo 13** **Non-contributing building**

The park caretaker's residence is a one-story frame ranch-style house with a gabled roof. The exterior is covered in wide vertical wood panels painted brown. The rightmost bay of the house is a forward-angled gable containing a two-pane horizontal sliding window. A concrete porch with a shed-type roof supported by wood posts extends from the bay across the rest of the front façade. The front entrance is on the left portion of the front façade and is flanked by two horizontal sliding windows. Two more sliding windows are spaced across the front elevation. A cut stone chimney is located on the east end of the house. The house is located a short distance north of U.S. Route 50, on the site of the original Brookside Hotel. The building was built after the period of significance and is thus considered non-contributing.

9. Garage **ca. 1960** **Photo 16** **Non-contributing building**

The maintenance garage for the park is located on the paved road leading to Brookside Farm on the easternmost boundary of the park. It is a one-story front-gabled building with two garage bays and brown aluminum siding. The building has a one-bay addition on the west side with a shed roof and one garage bay. The building was built after the period of significance and is thus considered non-contributing.

10. Picnic Area **ca. 1955** **Photo 14** **Non-contributing site**

The picnic area is contained within a clearing of approximately 1 acre adjacent to the parking lot and caretaker's residence near the eastern boundary of the park. The picnic area includes a small frame gabled restroom building, playground equipment, a wood gabled pavilion, several permanent metal grills and a

number of picnic tables. The area was built after the period of significance and is thus considered non-contributing.

Brookside Farm

11. House **ca. 1900** **Photo 19** **Non-contributing building**

The house at Brookside Farm is a one-story frame building with a gabled roof and shed-type dormer. It has a rectangular plan with a rear gabled extension. A sub-grade garage is located under the extension. The exterior of the house is covered in field stone veneer. The front porch is recessed beneath the main roof on the right side of the house and the front entrance is centrally located. There is a large picture window on the right side of the front façade and a three-panel projecting bay window on the left side. Windows are generally replacement unit and vary from double-hung sashes to casements. The house was originally built as a two-story residence, but was altered to 1½ stories in 1948. The stone veneer was also added at that time. Thus, this building is non-contributing due to lack of historic integrity.

12. Barn **1975** **Photo 20** **Non- contributing building**

This barn is a long one-story wood building with a gabled roof. It has a clerestory opening just below roof level along the length of the building and two wide openings on the east end. A round-top silo concrete silo is located at the west end of the barn. The siding consists of vertical boards and the roof is metal. This building is outside of the period of significance for the historic district and is thus considered non-contributing.

13. Icehouse **ca. 1895** **Photo 24** **Contributing building**

The icehouse is located next to the livery barn across the road from the house. It is a small one-story frame building with dimensions of approximately 20'x20'. It has a cross-gabled roof and a vented cupola with a hipped roof. The exterior consists of board-and-batten siding. The entrance is located on the left half of the east elevation and has a sliding barn door. A small three-over-three wood window is centrally located above the door.

14. Livery Barn **ca. 1895, 1907** **Photos 21-23** **Contributing building**

The livery barn is a large 2-story heavy-timber frame building with a gabled roof and stone foundation. It is 3 bays wide and 8 bays long with plan dimensions of 40'x120'. Each bay on the south and east elevations contains one six-over-six wood sash window on the ground and second levels, with the exception of the center ground floor bay on the east elevation, which contains a large barn door opening. An additional sash window is placed at the attic level on the east elevation. A large cupola with a hipped roof and additional steep spire is located at east end of the roof over the primary entrance. The exterior of the building is covered

in red German clapboard siding. On the north side of the building, beginning at the third bay and extending to the west end, is a 40'x100' shed addition formed by extending the roofline down to the one-story level. Two more additions extend from the front of this section, to the right of the main two-story barn; one has a shed-type roof and contains a bank of five (5) six-over-six sash windows, and the other is a shorter and narrower addition with a shed type roof and a doorway. The construction of these additions are noted in a 1907 from Leander McBride to his nephew Douglas McBride.

The interior of the barn consists of a central passage along the length of the barn with animal pens on either side. The ground floor level has a maple tongue-and-groove ceiling and wormy chestnut board-and-batten walls. The upper floor is a 1½ story loft with two granary rooms on the east end and two finished rooms with chestnut paneled walls, said to be used to house farmhands, on the west end.

15. Dairy Barn **1905** **Photo 25** **Contributing building**

The Dairy Barn is located a short distance south of the Livery Barn. It is a timber-framed gabled building 3 bays wide and 8 bays long with plan dimensions of approximately 40'x60'. The front (east) elevation contains a large sliding barn door on the left and a smaller vertically-sliding barn door on the right. There is one 6-pane wood window in each bay at the ground floor level on the north and south façades, with the exception of the leftmost bay on the north façade, which contains a doorway covered by a cantilevered gabled roof. There is a one-story 40'x16' metal addition 40x16 with a shed roof extending from the rear (west) elevation. The exterior consists of asbestos faux brick siding on the north wall and, vertical metal siding on the other walls. The barn originally had board-and batten siding and a wood shake roof. The construction of the barn is noted in a 1905 letter from Harriett McBride.

16. Corn Crib **ca. 1895** **Photo 26** **Contributing structure**

The corn crib is located across the road from the dairy barn along an old road/pathway connecting several farm structures parallel to Rhine Creek. The corn crib has a U-shaped plan and is approximately 25'x4' with 6' sections extending from the back towards the creek. It consists of wood frame and horizontal wooden slats spaced to accommodate air circulation in corn. The structure has a shed roof and a stacked stone pier foundation. It has a centrally-placed top-hinged square opening and four smaller similar openings on its north side and a doorway on its west side.

17. Storage Shed **ca. 1895** **Photo 28** **Contributing**

This one-story frame building is located across the path from the corncrib and has dimensions of approximately 12'x8' and a shed roof. It has one six-over-six wood sash window on the left side of its front (south) façade, one door in the center and another door on the right. It has two additional sashes on the east and west elevations. The exterior is covered in board-and-batten siding. The interior is divided into two pens with a half-height wood partition.

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18. Blacksmith Shop **ca. 1895** **Photo 27** **Contributing building**

This building has a gabled roof and is three bays wide by two bays deep with plan dimensions of approximately 20'x12'. The central bay in the front (south) façade contains a large barn-door opening and is flanked by two six-over-six wood sash windows. The side and rear façades contain one six-over-six sash in each bay. The exterior is covered in board-and-batten siding.

19. Chicken Coop **ca. 1950** **Photo 29** **Non-contributing building**

The chicken coop is a long, one-story wood frame structure with a shed roof and deteriorated brick-pattern asbestos siding. It's plan dimensions are approximately 30'x16'. It is located next to the gabled shed and faces Rhine Creek. It is eight bays wide and two bays deeps. The structure has a doorway in the center bay on the front façade and another in the right bay of the west façade. Other bays on the front and east facades contain six-pane fixed wood windows. The structure was built after the period of significance and is thus considered non-contributing.

20. Root Cellar **ca. 1950** **Photo 30** **Non-contributing building**

The cellar is located to the east of the chicken coop and is a concrete block building built into a manmade earth embankment. The cellar has a shed roof covered with turf. It has a central entrance with a wooden door. The building was built after the period of significance and is thus considered non-contributing.

21. Laundry Barn **ca. 1895** **Photos 31, 32** **Contributing building**

The laundry barn is a timber frame building consisting of a two-story section with dimensions of approximately 40'x30' and a one-story section with dimensions of approximately 60'x20'. The building is located parallel to Rhine Creek along a road/path containing a number of ancillary buildings. The two-story portion of the barn is rectangular in plan and is three bays wide by three bays long. The eastern gable of the barn extends out to create a deep overhang supported by timber brackets. A trapezoidal entrance to the hayloft is located beneath the overhang. The ground floor on the eastern elevation contains a barn door in the right bay and six-over-six wood sash windows in each of the other two bays. The north façade contains six-over-six sashes in the left and center bays, a sliding barn door in the right bay, and window openings with horizontal wooden vent slats in each of the three upper bays. There are three cupolas with cross-gabled roofs and wood slatted vents equally spaced on the roof ridge.

The one-story section of the barn, where laundry was processed for the resort, extends from the west end of the two-story portion and also has a gabled roof. It contains several consecutive barn door bays on the north elevation along the road and sash windows on other façades. Both sections of the barn are covered in board-and-batten siding and have wood floors.

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Red Horse Tavern

22. Red Horse Tavern **1825** **Photos 33-35** **Listed**

The Red Horse Tavern is a two-story stone house with a rectangular plan and gabled roof. The house also has a one-story gabled section extending from the west elevation. It is located on U.S. Route 50 adjacent to Cathedral State Park and the Brookside Farm. The main section of the house is three bays wide and two bays deep. The main entrance is located on the south elevation in the left bay. Other bays contain nine-over-six wood sash windows on the first floor and six-over-six sashes on the second floor. The east façade contains six-over-six sash windows in the right façade. A stone chimney projects from the roof on the west side of the two-story section. A two-story wooden porch with shed roof extends across the rear (north) façade. A wide staircase leads to the first floor porch and an additional staircase accesses the second floor. The basement level is also fully accessible from the rear of the house. There are two doorways with four-light transoms on the first floor level in the left and right bays, and a nine-over-six sash window in the center bay.

The one-story extension is also constructed of stone and has a wood porch with a shed roof that extends across the front (south) façade. The porch has been enclosed with horizontal boards. There is a doorway in the west elevation that is accessed by a small wooden porch and staircase that is currently in poor condition. The rear (north) elevation of the one-story section contains one nine-over-six wood sash window. The foundation of the house is stone and the roof, which has recently been replaced, is composite shingle.

The Red Horse Tavern property contains a manmade pond and a number of outbuildings that were built in the 1990s when the residents opened the property for living history tours. The buildings are low-scale and sympathetic and do not interfere with the setting of the historic house, and could be removed.

23. Pavilion **2008** **Non-contributing structure**

A small wood pavilion with a gabled roof is located a short distance to the west of the Red Horse Tavern. It contains a pottery kiln with brick chimney. The structure was built after the period of significance and is thus considered non-contributing.

24. Outhouse **ca. 1990** **Non-contributing building**

A small wood frame outhouse is located north of the Red Horse Tavern, a short distance from the pavilion. It has a shed-type mansard roof with rounded wood shingles. The exterior of the building is covered in wood German clapboard siding. The entrance is located in the center of the front wall and is covered in clapboards in a chevron pattern. The building was built after the period of significance and is thus considered non-contributing.

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25. Log Cabin **ca. 1990** **Non-contributing building**

A log cabin is located north of the Red Horse Tavern a short distance from the pond. It has a gabled roof that extends approximately 2' past the west end wall to form a porch roof over the door. The building has no windows. It is in poor condition and has deteriorated significantly. The building was built after the period of significance and is thus considered non-contributing.

26. Bridge and Gazebo **ca. 1990** **Non-contributing structures (2)**

The manmade pond in the northwest section of the property contains an island with a small octagonal wood gazebo. The gazebo has a hipped roof and a small cupola. The wooden covered footbridge to the island has been moved to the side of the pond so the island is no longer accessible. The bridge has a gabled roof and wood vertical railings and is five bays long with a slight arch. These structures were built after the period of significance and are thus considered non-contributing.

27. Well **ca. 1990** **Non-contributing structure**

A well is located to the west of the tavern. It a small structure with a base of approximately 2' x 2' and unknown material. The well is capped with wood boards and has a superstructure with a gabled roof and trellis walls on three sides. The structure was built after the period of significance and is thus considered non-contributing.

28. Springhouse **ca. 1990** **Non-contributing building**

A log building with dimensions of approximately 6'x10' is located west of the tavern on the southern property line adjacent to U.S. Route 50. The building has a gable roof that extends past the north wall to form an overhang. The door in located on the right side of the east wall and there are no windows. It encloses a spring. The building was built after the period of significance and is thus considered non-contributing.

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STATEMENT of SIGNIFICANCE

The Brookside Historic District is eligible for listing in the National Register of Historic Places under Criterion A: Entertainment/Recreation for its local significance in the area's leisure history. It is also eligible under Criterion A: Agriculture for its significance in supporting the resort and its visitors. The district's period of significance begins ca. 1885, the construction date of the cottages built by resort founder Wilmer P. Vale, which are the earliest extant contributing sources. The years of 1925-1928 are excluded due to the temporary closure of the resort. The period of significance ends in 1939 when the resort permanently closed.

The Brookside Historic District is significant under Criterion A: Entertainment/Recreation and Agriculture as an important example of a turn-of-the-century rural retreat with farm. Owners of the resort took advantage of its location close to the Baltimore and Ohio Railroad and created a respite from the city heat for residents of Washington, Baltimore, Cleveland and other cities. The natural surroundings, clean environment and healthful physical activities also appealed to a popular post-Industrial Revolution anti-modernist movement that distrusted the mechanization and inhumanity of cities. The Brookside cottages provided rustic yet comfortable accommodations, Brookside Farm produced homegrown meat, vegetables and dairy products for guests, and the Brookside Woods and landscape afforded ample opportunity for vigorous exercise and commune with nature. All these aspects were heavily marketed to potential guests throughout the East Coast. Gaymont, the Craftsman-style McBride family summer home, also represents a value of retreat into nature. The Red Horse Tavern, long a stopping point for travelers along the Northwestern Turnpike, became a farmhouse for the Brookside Farm and Resort in the late 1890s.

Two houses within the boundaries were previously listed in the National Register. Thus, their areas of significance and periods of significance are included.[1] Gaymont was individually listed in the National Register of Historic Places in 1992 under Criterion A: Commerce and Criterion C: Architecture with a period of significance that falls within that of the Brookside Historic District's. The Red Horse Tavern was individually listed under Criterion A: Commerce, Transportation, and Communications and under Criterion C: Architecture and Art in 1973 with a boundary expansion in 1979. Red Horse Tavern's period of significance includes its construction date, 1827, and the years it served as a tavern, 1841 to ca. 1880.

HISTORY

Historical Context and Background

Preston County, in north central West Virginia, was established in 1818 and was created from part of Monongalia County. Agriculture, coal and timber have long been the county's primary industries. Early

[1] These areas and periods of significance are not associated with the overall Brookside Historic District, but are included in accordance with National Register guidance.

transportation development in the area consisted of the National Road, which passed within three miles north of Preston County in Pennsylvania.[2]

The community of Aurora was first settled in 1787 by John Stough, a Lutheran minister. The Lutheran church that he established was the first recorded church of any denomination in Preston County.[3] Stough called the settlement Salem, built a gristmill, and recruited a number of German families to migrate to the area. Salem, also known as German Settlement, was one of the first substantial and permanent settlements in Preston County, and the residents retained strong German cultural ties well into the 19th century. The growth of the community was so promising that in 1790, surveyors laid out a town named Carmel with the hopes that it would become the seat of a new county.[4]

Aurora's status as an early center of commerce, transportation and tourism was facilitated by the construction of the Northwestern Turnpike, chartered in 1827 and intended by the Virginia General Assembly to rival the National Road. The selected route of the turnpike passed close by Carmel. A town named West Union was built even closer to the turnpike route in 1840 and surpassed Carmel in population and development; however, as noted in Morton's *History of Preston County*, "the two villages are so close that they fairly touch, and are connected by a plank walkway."[5] West Union was renamed "Aurora" in 1875 and today the former separate villages are virtually indistinguishable. The Northwestern Turnpike had an immense impact on the area, bringing multitudes of travelers, livestock drovers, stagecoaches, westward-bound pioneers and other traffic into the area. A number of inns and taverns sprung up along the route, reportedly every 1-2 miles.[6] One of the earliest of these was the Red Horse Tavern, built in 1825-27 by Henry Grimes in the Aurora area and still standing today (Photos 33-35). The building was originally a dwelling but was converted into a tavern in 1841 to accommodate turnpike traffic. It is one of the oldest buildings in the area and one of the few remaining links to Aurora's past as a busy turnpike town. Later, it served as a farmhouse for the Brookside Resort.

Brookside Resort

The Baltimore and Ohio Railroad reached Preston County in the 1850s and supplanted roads and turnpikes as the primary mode of travel. Aurora's proximity to Oakland, Maryland, where there was a Baltimore and Ohio Railroad station, aided its development as a tourist destination. The B&O Railroad built the Deer Park Hotel near Oakland in 1872 and marketed it to city-dwellers in Baltimore and Washington, DC as a peaceful and cool respite from the city. The area became a fashionable vacation spot and was conveniently reached by

[2] Dr. Robert J Dilger, "Preston County History," County Commissioners' Association of West Virginia website, http://www.polsci.wvu.edu/wv/Preston/prehistory.html.

[3] Oren Frederick Morton and J.R. Cole. *A History of Preston County, West Virginia*. Kingwood, WV: Journal Publishing Co., 1914. 170. Google eBook edition.

[4] Morton, 260

[5] Morton, 260.

[6] Morton, 205.

railroad. A number of well-known people spent time at Deer Park, including Senator Henry Gassaway Davis, President Grover Cleveland (on his honeymoon), William McKinley (on the campaign trail) and W.W. Corcoran (of the Corcoran Gallery in Washington DC).[7] John W. Garrett, president of the B&O Railroad from 1858-1884, was especially fond of Deer Park and spent much of his life at the resort. Aurora, a ten-mile carriage ride from Oakland, appealed to the same growing group of tourists looking for a summer mountain retreat. A number of hotels and inns were constructed to accommodate the tourists. Morton later noted,

> In becoming a summer resort Aurora has not retrograded since the decay of the pike. The fine landscape setting, the attractive appearance of the village street, the pure highland air, the pure cool water, and the inducements for pleasure riding are such to attract numbers of people every summer.[8]

Brookside Hotel and Cottages was the largest of the resorts in the area. In 1882, Wilmer P. Vale[9] of Washington D.C. bought 329½ acres from William Stone[10], and added two 2-acre parcels from Christian Selders in 1884[11] and 1885[12]. The property was named "Brookside" after Rhine Creek that meandered nearby through the landscape. Vale built a large complex of hotel buildings on the north side of the Northwestern Turnpike a short distance from the Red Horse Tavern (all non-extant), approximately where the Cathedral State Park caretaker's house currently stands west toward the current parking lot. A number of cottages were also constructed around the inn and across the road (Photos 4-11). Linden, Sycamore, Keystone and Maple Cottages are still standing on the south side of U.S. Route 50. Bark Cottage, which stood near the Brookside Hotel was demolished. Oak and Laurel Cottages burned. Cherry Cottage, also south of Route 50, is under separate ownership and has been significantly altered leaving none of its original structure identifiable. The cottages were simple vernacular building covered in board-and-batten siding, and varying in number of stories and floor plan. All included wraparound porches to take advantage of the mountain air and scenery. Promotional materials from ca. 1900 boasted:

> Nine attractive cottages, each with a wealth of veranda and a large central hallway from fifteen to twenty feet wide running through from front to back, neatly carpeted and furnished and provided with log fires and abundant light… The cottages vary in size and contain from four to twenty rooms each. The rooms are large, light and airy, and all windows are provided with screens against the annoyance of flies.[13]

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[7] "Famous People for Many Years Have Visited Deer Park Hotel." *Baltimore and Ohio Magazine*. October 1927: 47. Accessed on the "Railroads, Tourism and the Deer Park Hotel" website, sponsored by the *Teaching American History in Maryland* project of the Maryland State Archives. June 23, 2004. http://teachingamericanhistorymd.net/000001/000000/000071/html/t71.html

[8] Morton, 261.

[9] Wilmer P. Vale is referred to as "Judge Vale" in some sources. However, no records could be found confirming that Vale was a judge. Census records and city directories for Washington, DC from 1887-1917 indicate that a Wilmer P. Vale living there in 1880 was a clerk for the U.S. Treasury Department. Given the proximity of Washington DC to Brookside, and later transfers of the property to DC residents William Middleton and Stephen Prescott Wright, it seems likely that Wilmer Vale the treasury clerk is the same Wilmer Vale who developed the resort.

[10] Preston County Deed Book 52, page 64.

[11] Preston County Deed Book 55, page 274.

[12] Preston County Deed Book 56, page 433.

[13] Author unknown. "Brookside: Where It Is." Circa 1900. Document on file, Brookside Inn, Aurora, WV. 8.

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In 1890, Vale sold 240 acres of the property, including the inn, cottages and farm, to William and Jean Middleton of Washington, D.C.[14] The Middletons built the large livery barn and invested in riding horses, but by 1894, appear to have defaulted on their payments; the property was sold at public auction by George H. Wright, who held the deed in trust for Vale. The Wright family apparently took a strong interest in Brookside, because the resort was purchased in January 1894 by William W. Wright, George's father.[15] Then in 1896, William deeded the property to another son, Stephen Prescott Wright, and his wife Harriet Louise Fox Wright, as an advance on Stephen's share of his father's estate.[16]

In 1898, a portion of the property again changed hands within the Wright family, this time from Harriet Fox Wright to Harriet Wright McBride, a niece of William W. Wright and cousin of Stephen. The deed for one 4-acre section of the property noted that the parcel had already been "recently occupied and built upon by Leander McBride," Harriet's husband.[17] Leander "Lee" McBride was a successful businessman in Cleveland, and was on the board of directors of a number of banks, businesses and institutions.[18] He began his career as a clerk for the Morgan & Root general store in Cleveland in 1857. In 1864, the business expanded and McBride became an investor and partner. The company became one of the largest dry goods wholesalers in the Midwest. In 1884, Lee and his brother Frank purchased Morgan's interest in the company, changing the name to Root & McBride, Co.. The McBride family ran the company successfully well into the 20th century.[19] Harriet "Hattie" Wright McBride, born in Ohio and raised in New York, was the daughter of a wealthy banker and had strong family ties to colonial Connecticut and the American Revolution.[20]

The Craftsman-style summer home the McBrides built on their 4 acres ca. 1895 was called "Gaymont" (Photos 1-2), said to be named for a niece, Gay, who suffered from tuberculosis and enjoyed spending time at the house.[21] Some secondary sources state that Gaymont was modeled on a Swiss chalet seen by the McBrides on their honeymoon. This is highly unlikely, since the McBrides were married in 1863[22], well before the Arts and Crafts style emerged, and Gaymont's design has little resemblance to a Swiss chalet. A more feasible explanation is that some ca. 1900 alterations made by McBride to the cottages were inspired

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[14] Preston County Deed Book 68, page 306.
[15] Preston County Deed Book 76, page 415.
[16] Preston County Deed Book 84, page 11.
[17] Preston County Deed Book 84, page 471.
[18] Elroy McKendree Avery, *A History of Cleveland and Its Environs; The Heart of New Connecticut*. Vol. III. Chicago and New York: The Lewis Publishing Company, 1918. 546-547. Google eBook edition. https://play.google.com/store/books/details?id=X4AUAAAAYAAJ
[19] "Root & McBride Co." *The Encyclopedia of Cleveland History*. Cleveland: Case Western Reserve University and Western Reserve Historical Society, 1998. Online edition. http://ech.case.edu/ech-cgi/article.pl?id=RMC
[20] Ancestry.com. *1860 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.
[21] *Preston County West Virginia History*. Reprint. Kingwood, WV: Preston County Historical Society, 1985. 56.
[22] Ancestry.com. *Cuyahoga County, Ohio, Marriage Records and Indexes, 1810-1973*[database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

by Swiss design elements, such as gingerbread molding, although no positive confirmation of this was documented. The rusticity and focus on nature of Craftsman architecture made the style particularly suitable for a country retreat. Gaymont, a large five-bedroom house, can hardly be called a cottage, but natural elements including rich paneling and trim made from local wood, textured shingle and log exterior walls, and exposed wood ceiling beams likely helped give the house a cozy, more informal cottage-like feel, especially in contrast to the typically formal city homes of the wealthy. Lee and Harriet McBride lived at 6017 Euclid Avenue in Cleveland[23]; though the house is no longer standing and its design is unknown, Euclid Avenue was known for many years as Cleveland's "Millionaire's Row" and contained many blocks of mansions and stately homes.[24] Gaymont, now operating as the Brookside Inn and Retreat Center, was listed in the National Register of Historic Places in 1992 under Criterion C: Architecture.

The McBrides acquired the rest of the Brookside property, including the hotel, cottages, farm and woods, about 1900. Roger Kirkpatrick, a friend in the Aurora area, contacted McBride and suggested that the 400 acres, which were owned by Wright but had fallen into disrepair, could be purchased at a reasonable price. McBride purchased the property using Kirkpatrick as an agent, who was prepared to occupy the property with his wife Emma Jane as operator/caretaker. However, Kirkpatrick died in March 1900, leaving Emma Jane as operator.[25]

The McBrides' business experience, financial resources and social status undoubtedly helped them develop Brookside to its highest potential. They transformed the resort into a self-sufficient operation, adding agricultural facilities for fresh eggs, meat, vegetables, fruit and dairy products.[26] Brookside Farm was located a short distance from the hotel and cottages. The farm and the food it provided was a major selling point for Brookside Resort. One brochure could not have been more enthusiastic in its description:

> *The Brookside farm, garden and orchards afford an abundant and varied supply of vegetables and fruit, and the beef, veal, lamb and mutton are raised in the luxuriant pastures on the slopes of the mountain adjoining. The meats are butchered on premises and stored in a new mammoth refrigerator built exclusively for the purpose. The cuisine of Brookside has been distinguished from that of many of the mountain resorts of the country by the far superior quality of the meats supplies at its table. Rich, golden milk and cream and freshly churned butter are furnished in abundance from our own dairy. Milk from special cows can be obtained for you and your children.*[27]

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[23] Avery, 547.

[24] "Euclid Ave." *The Encyclopedia of Cleveland History*. Cleveland: Case Western Reserve University and Western Reserve Historical Society, 1998. Online edition. http://ech.case.edu/ech-cgi/article.pl?id=EA

[25] *Kirkpatrick v. McBride.* 202 F.144 (4th Cir. 1912). In *United States Circuit Court of Appeals Reports*. v. 120. St. Paul: West Publishing Co., 1913. 323-324.

[26] Container 7, Folder 207 MS 4585 Donald McBride Family Papers, Western Reserve Historical Society, Cleveland, Ohio

[27] "Brookside: Where It Is," 11.

By the late 1900s, the Red Horse Tavern was being used as an additional farmhouse for the farm.[28] The farm also included the large livery barn (Photo 22) and a number of ancillary buildings, including a laundry barn (Photo 32), dairy barn (Photo 25), blacksmith shop, icehouse, chicken coop and various small sheds. A two-story farmhouse was located near the livery barn, but was altered significantly in the 1940s. Otherwise, a majority of the Brookside Farm buildings are still standing with fair to excellent integrity and the surrounding landscape remains largely untouched by encroachments or development.

Also under the McBrides' ownership, part of Rhine Creek was dammed to create a pond for boating, fishing and winter ice skating; ice from the pond was stored in the icehouse for use throughout the summer.[29] The resort produced its own acetylene gas[30] , a.k.a carbide, for lighting in a small building still standing and known as "Carbide Cottage." (Photo 10) The residential cottages were upgraded and the board-and-batten replaced with German clapboard and shingle siding. Decorative gingerbread moldings, wood shingle exterior wall coverings and a second-story faux balcony were added to Keystone (Photo 8).

Another drawing point to the resort was the large stand of virgin hemlock forest known as Brookside Woods. As with the resort industry, the railroad caused immense growth in the timber industry. Wilmer Vale purchased this virgin forest tract just as the logging industry was taking hold throughout West Virginia; fortunately, Vale and his successors were more interested in conserving the landscape to benefit tourism. The woods were directly adjacent to the Brookside Hotel and farm and the trails were frequently used by guests for walking and horseback riding.[31]

The McBrides entrusted the daily operation and year-round caretaking of the resort to employees Emma Jane Kirkpatrick and Branson Haas. Mrs. Kirkpatrick managed the inn and cottages and even created marketing materials. Her promotional brochure entitled "A Leaf from Brookside Diary" outlines the many amenities of the resort, including indoor plumbing, "pleasant entertainments" at the casino, boating, horseback riding, croquet, tennis, daily mail service, delicious meals and more. She also notes the distances and train fares from many major cities and includes several testimonials from satisfied customers. The bustling resort attracted many visitors to the Aurora area and provided a variety of jobs for locals.[32]

Hattie McBride wrote a number of letters to her nephew Donald McBride in the early 1900s. She describes many aspects of daily life at Brookside, including the weather, arrivals and departures of family and guests from all over the Eastern United States, activities such as horseback riding, "tramping" or hiking, tennis,

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[28] "Brookside: Where It Is," 8.

[29] Michele Moure-Reeves. Personal interview, September 2012.

[30] Norma Jean Venable, "Cathedral State Park," No. 814 in *West Virginia Renewable Resources Unique Areas Series.* Informational booklet. Morgantown: West Virginia University Extension Service. Online version. http://www.wvu.edu/~agexten/wildlife/814.pdf. 9.

[31] Cy Wills, "Nature Holds Sway in Cathedral State Park, " *West Virginia Conservation* 13:6, 20.

[32] Redmond, Pamela Ball. "National Register of Historic Places Registration Form: Gaymont." Manuscript on file at the West Virginia State Historic Preservation Office, Charleston, WV. 1991. Section 8 page 6.

gardening and other leisure activities. Regarding construction at the property, Hattie mentions the construction of a lake (no longer extant) for fishing and boating in 1903 and an addition to the livery barn in 1907. A rare letter from Lee in 1905 mentions a new cow barn and silo and discusses agricultural pursuits including 30 Jersey cows, crops, hay, lambs, chickens and beef. Both Hattie and Lee share news in various letters that Brookside butter was sold to various hotels and other customers along the B&O Railroad; in 1906, 300 pounds per week was shipped to the Walton Hotel in Philadelphia.[33]

Brookside Resort operated smoothly for a number of years until Lee McBride died in 1910. Although Hattie McBride's letters indicate that the family's relationship with Mrs. Kirkpatrick was generally close and positive, a dispute arose between the McBride family and Mrs. Kirkpatrick over her right to remain as manager of the resort. Mrs. Kirkpatrick claimed that Lee McBride made a verbal agreement with her husband before his death in 1900 that allowed the Kirkpatricks to remain on the property for 25 years. Harriet McBride filed a lawsuit in 1912 against Mrs. Kirkpatrick for return of all real estate and personal property, meaning that she would have to vacate the premises. In 1912, the courts found that Mrs. Kirkpatrick had the right to remain on the hotel and cottage property for 25 years, from 1901 through 1925, but no right to the use of Brookside Farm or Gaymont.[34] Without the food and produce from the farm, operation of the hotel was no longer financially viable. In addition, growing ownership of automobiles allowed tourists greater freedom in choosing vacation destinations, since they were no longer tied to locations accessible by train. These factors, along with the impending expiration of Mrs. Kirkpatrick's right of occupancy, contributed to the temporary closure of Brookside Resort in 1924.[35]

In 1929, retired lawyer and former congressman Robert E. Lee Allen of Morgantown bought the resort, not including the farm, and reopened it. Allen was a prominent figure in local politics and, in addition to a term in the U.S. House of Representatives, served in a number of public service positions including Morgantown City Council and city court judge.[36] Anecdotal information provided by R.E.L. Allen's son in law Peter Pavone indicates that Allen's son Robert E. Allen owned or acquired Gaymont. When the son returned from the west in the 40's, Allen and his daughter moved to the Cherry Cottage, which was located behind Gaymont, where he resided until his death in 1951.[37] Although Allen's Congressional biography states that he operated the resort until 1939, records also indicate that Keith and Ethel Smith of Clarksburg, West Virginia ran the resort in the late 1930s. Given Allen's advanced age, it is possible that he contracted the Smiths for seasonal operation of Brookside. Their son Phil wrote an article in 2006, remembering summers at the Brookside Inn:

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[33] Container 7, Folder 207 MS 4585 Donald McBride Family Papers, Western Reserve Historical Society, Cleveland, Ohio

[34] *Kirkpatrick v. McBride*, 323-328.

[35] Venable 9.

[36] Matthew Wasniewski, et. al. "Allen, Robert Edward Lee." Biographical Directory of the United States Congress website. Washington, DC: U.S. Congress Office of the Historian/Office of Art and Archives. http://bioguide.congress.gov/scripts/biodisplay.pl?index=A000144

[37] Michele Moure-Reeves. Personal communication, August 2012.

In 1938 we were living in Preston County at Brookside Inn... My dad... was running the Inn. I guess today we would call it a "B & B". We had less than a dozen rooms on three floors, a huge [sic] dinning room and kitchen. There was a casino for dancing. Even in the 30s we had "Round Dancing" on Sundays with a juke box and "Square Dancing" with a local group of fiddlers, guitars pluckers and a beat-up piano. There was a cottage called "Bark Cottage" where my brother and I stayed in the summer, so we could rent our room in the Inn. We had a large barn (we had two horses in the summer for guests) and there were three cabins, under construction, using material from a bowling alley of bye-gone days, all on the north side of Route 50. There was a winding road down through some woods with rocks and a small stream that made you think of a "quiet cathedral". The road led to Mr. Hoses' farm. There was a swimming hole on the farm where we would go swimming. To "encourage" business during the depression, my parents mailed out post cards in the fall to their friends and acquaintances in Clarksburg, Fairmont, and Morgantown, reminding of the "beauty of West Virginia mountains" in the fall and that Brookside Inn offered a "Leaf Peeking" Special Turkey Dinner on Saturday and Sundays for those that wanted to see the beauty of the trees and enjoy an outstanding fall dinner.[38]

The 1940 United States Census indicates that the Smiths were still employed as seasonal hotel operators at Brookside during that year.[39] However, it appears that ca. 1940 marked the end of the era for Brookside as a hotel and resort. World War II, the decline of U.S. Route 50 as a major east-west route due to the growth of interstates, the decline of passenger rail and changing preferences in tourism were all factors that contributed to its decline. As the years progressed, some cottages were demolished, sold individually and/or became rental properties. The remaining cottages, with the exception of Cherry, were purchased by the non-profit Aurora Project in 2001 for restoration as an artists' and writers' residency program.

With regard to Brookside Woods, Branson Haas, longtime caretaker for the resort, purchased 400+ acres, which included the woods as well as some surrounding farmland, from the McBride estate in 1922. By all accounts, Haas loved the virgin forest and was adamant about its conservation.[40] In 1942, he agreed to sell the 118.5-acre tract containing the Brookside Woods to the State of West Virginia for $13000.[41] The State Conservation Commission established the area as Cathedral State Park and developed additional amenities for guests through the late 1940s and 1950s. Deed information suggests that the parking lot and picnic area were built on an additional 7.5-acre lot purchased by the state after 1942.[42] The original 118.5-acre woods remains as it did during the days of Brookside Resort, completely untouched by human intervention. Branson

[38] Phil Smith, "A northern fall is a beautiful time...", *The WI Newsletter*, Issue 86 (October 2006). Online newsletter of the Washington Irving High School (Clarksburg, WV) Alumni, edited by Roleta Smith Meredith. http://wihs59.tripod.com/news/news0610/news0610.html

[39] Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[40] Wills, 20.

[41] Preston County Deed Book 215, page 449.

[42] Preston County Deed Book 339, page 182.

Haas remained in residence as park caretaker until his death in 1955. Unfortunately, the original Brookside Hotel and cottages on the north side of Route 50, adjacent to the park, fell into disrepair and were demolished in the 1950s. The park caretaker's residence was constructed sometime afterwards near the site of the old hotel.

Today Cathedral State Park continues to draw visitors to Aurora as the only remaining stand of virgin hemlock forest in West Virginia, providing a continuous link between all eras of transportation and tourism in the area. Gaymont, now operated as the Brookside Inn and Retreat Center, hosts visitors in search of a peaceful mountain retreat and the old Brookside resort cottages are being renovated for use as an artists' residency program. After serving as a private home for many years, the Red Horse Tavern was reopened as a bar in 2009. Brookside Farm, still in use as a farm, continues to provide a pastoral backdrop for all the former properties of the Brookside Hotel.

Summary

Brookside Historic District is locally significant under Criterion A: Entertainment/Recreation and Agriculture as a late 19th-century/ early 20th-century vacation destination with full-service farm to meet the needs of visitors. The resort took advantage of its proximity to the Baltimore and Ohio Railroad, and marketed itself to city dwellers in Washington, Baltimore, Pittsburgh, Cleveland and other locales as a cool mountain retreat. Brookside was developed in an era when railroads had made travel slightly easier, yet people were still accustomed to taking long holidays of multiple months; the automobile had not yet arrived and altered public attitudes towards tourism, emphasizing freedom and swift movement. Also at play in late-19th century America was an anti-modernist backlash against the mechanization and urbanization of the Industrial Revolution. The popular back-to-nature movement championed simplicity, rural life, outdoor recreation and exercise as a foil to the presumed illness, pollution and inhumanity of the city and its factories. Promotional brochures written for Brookside at this time certainly highlight the wholesome aspects of life there, including vigorous healthful pursuits in nature such as horseback riding, walking, boating and fishing; also discussed at length are the pristine mountain surroundings, fresh air, spring water, quality farm-raised food, and lack of alcohol.

The remaining grounds and buildings of Brookside represent a complete execution of the ideal turn-of-the-century mountain retreat, particularly the cottages with large windows and wraparound porches, virgin forest and walking trails in Cathedral State Park and Brookside Farm, where healthful food was produced for guests. Though some cottages and buildings have been lost to demolition or fire, the fundamental story and appeal of Brookside as a recreational destination is still apparent in those that remain. The surrounding landscape, essentially free of development or intrusions, provides the same peaceful and picturesque setting sought by guests in the 1880s through the 1920s.

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Section number 10 Page 23

VERBAL BOUNDARY DESCRIPTION

The National Register boundary for the Brookside Historic District encompasses approximately 138.6 acres and includes the following contiguous tax parcels in Union District, Preston County, WV:

Gaymont/Brookside Inn: Parcel 74.2, 1.29 acres, located on the north side of U.S. Route 50
Brookside Cottages: Parcel 75, 2.056 acres, located adjacent to Parcel 74.2 on the north side of U.S. Route 50
Cathedral State Park: Parcel 30, 121.06 acres, located on the south side of U.S. Route 50 across from Parcel 74.2 and 75
Brookside Farm: Parcel 139, 2.56 acres, located between Cathedral State Park and Rhine Creek
Brookside Farm: The portion of Parcel 13 located south of County Route 53/4 and west of a line extending north from the northeast corner of Parcel 141 and intersecting County Route 53/4, approximately 6.5 acres
Red Horse Tavern: Parcel 141, 5.284 acres, north of U.S. Route 50 and adjacent to Parcels 30, 13 and 139
Red Horse Tavern: Parcel 110.2, 0.195 acres, on the north side of U.S. Route 50 and bordered on three sides by Parcel 141.

The boundary is described thus:

Beginning at the northeast corner of Parcel 141 (Red Horse Tavern) and extending south along the property line to U.S. Route 50; thence continuing along the southern right-of-way limit of U.S. Route 50 to its intersection with the eastern property line of Parcel 75 (Brookside Cottages); thence following the property line of Brookside Cottages until it meets the property line of Parcel 74.2 (Gaymont/Brookside Inn); then following the eastern, southern and western property line of Parcel 74.2 until it meets the southern right-of-way limit of U.S. Route 50; thence continuing along the southern right-of-way limit of U.S. Route 50 until its intersection with County Route 50/16; then continuing along the western right-of-way limit of County Route 50/16, which also forms part of the boundary of Cathedral State Park; thence following the southern boundary of Cathedral State Park where it departs from County Route 50/16 and continuing along the southern and eastern boundaries of the Park; thence continuing along the northern boundary of the Park, which coincides with County Route 53/4, until it reaches Rhine Creek; thence continuing along Rhine Creek, which forms part of the boundary of the Park, until it meets the property line of Parcel 13 (Brookside Farm); thence continuing along the northwestern property line of Parcel 13 until it reaches County Route 53/4; thence continuing along the northern property line of Parcel 13, which coincides with County Route 53/4, for a distance of approximately 670' to a point with 1983 UTM coordinates Easting: 626593 and Northing: 4354263 and thence back to the starting point.

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Section number 10 Page 24

The UTM coordinates for the vertices on the attached USGS Topographical Map Aurora Quadrangle are as follows:
Zone 17, NAD 1983

Vertex	Easting	Northing	Vertex	Easting	Northing
A	626583	4354168	N	625879	4353304
B	626574	4354005	O	625966	4353695
C	626438	4354010	P	625603	4353693
D	626412	4353945	Q	625605	4353801
E	626281	4353941	R	625470	4353784
F	626290	4353837	S	625745	4354327
G	626252	4353840	T	625998	4354356
H	626218	4353957	U	626219	4354437
I	626168	4353940	V	626289	4354419
J	626154	4353851	W	626281	4354269
K	626122	4353706	X	626368	4354274
L	625973	4353431	Y	626423	4354367
M	625982	4353238	Z	626593	4354263

BOUNDARY JUSTIFICATION

The National Register Boundary for the Brookside Historic District includes the properties that contain the extant historic resources of the Brookside Hotel and Cottages, Brookside Farm, Brookside Woods (Cathedral State Park) and Gaymont. In many cases, the boundary coincides with natural and manmade features including Rhine Creek, U.S. Route 50 and county routes. The boundary encompasses all of Cathedral State Park along the official State Park boundary, which is the historic parcel in which the landscape was preserved as virgin forest. Modern intrusions near the Brookside Inn/Gaymont, including contemporary houses and a restaurant, have been excluded from the boundary. These intrusions have been visually separated from Gaymont and the Brookside Cottage through the use of vegetative screening. The historic boundary follows the current property lines for the Brookside Cottages and Red Horse Tavern, which reflect the portion of the properties retaining historic significance and integrity. The historic boundary encompasses the portion of the Brookside Farm lying south of County Route 53/4, which is the portion of the property that contains the historic farm structures.

The resort varied in acreage from 240 to 400 acres over the years, but has been subdivided and sold on multiple occasions. Modern intrusions have been constructed on some of the parcels that were formerly part

of the Brookside property. The contiguous parcels listed retain high integrity and encompass the concentration of the Brookside Resort resources. All parcels are included in their entirely except for Parcel 13, which is a large 253-acre farm. Only the portion of the farm south of Courtney Route 53/4 that contains all the Brookside Farm historic resources was included in the historic boundary. The remainder of Parcel 13, which primarily consists of pastureland, has minor relevance to the significance of Brookside Resort; historic activity was focused in the immediate farmyard area. The eastern National Register boundary for Parcel 13 was formed by extending the eastern parcel line of Parcel 141 north to Brookside Road to create a simple straight-line boundary.

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Name of Property: Brookside Historic District
City or Vicinity: Aurora
County: Preston
State: WV
Name of Photographer: Courtney Fint Zimmerman
Date of Photographs: May 18, 2012
Location of Original Digital Files: 1436 Graham Road, Silver Lake, OH 44224
Filenames: WV_PrestonCounty_Brookside_00**.tif

Photo Number	Description
1	Gaymont: Front elevation looking south.
2	Gaymont: Side elevation looking northwest.
3	Brookside Cottages: General view looking east from Linden Cottage. Left to right: Sycamore, Keystone, Carbide.
4	Brookside Cottages: General view looking west towards Linden Cottage.
5	Brookside Cottages: Oblique view of Linden Cottage looking southwest.
6	Brookside Cottages: Rear oblique view of Linden Cottage looking northwest.
7	Brookside Cottages: Front elevation of Sycamore Cottage looking south.
8	Brookside Cottages: Front elevation of Keystone Cottage looking south.
9	Brookside Cottages: Front elevation of Maple Cottage looking south.
10	Brookside Cottages: View of Carbide Cottage looking west.
11	Brookside Cottages: Old path leading from Maple Cottage to U.S. 50 (Northwestern Turnpike) and former site of Brookside Hotel, looking north.
12	Cathedral State Park: View of U.S. 50 (Northwestern Turnpike) looking east from entrance to Cathedral State Park, with stone park boundary wall on the left and Brookside Cottages off-camera to the right.
13	Cathedral State Park: Caretaker's residence (non-contributing) on former site of Brookside Hotel, looking northeast from park entrance.
14	Cathedral State Park: Picnic area looking east.
15	Cathedral State Park: Trees with playground/picnic area in background, looking west from garage area.
16	Cathedral State Park: Park garage (non-contributing) on left, looking northwest down road leading to Brookside Farm.
17	Brookside Farm: General view of farm with Livery Barn on left and house on right, looking northwest.
18	Brookside Farm: General view of farm looking southeast. Left to right: Laundry Barn, Chicken Coop, Gabled Shed, Blacksmith Shop.
19	Brookside Farm: House (non-contributing) looking north.

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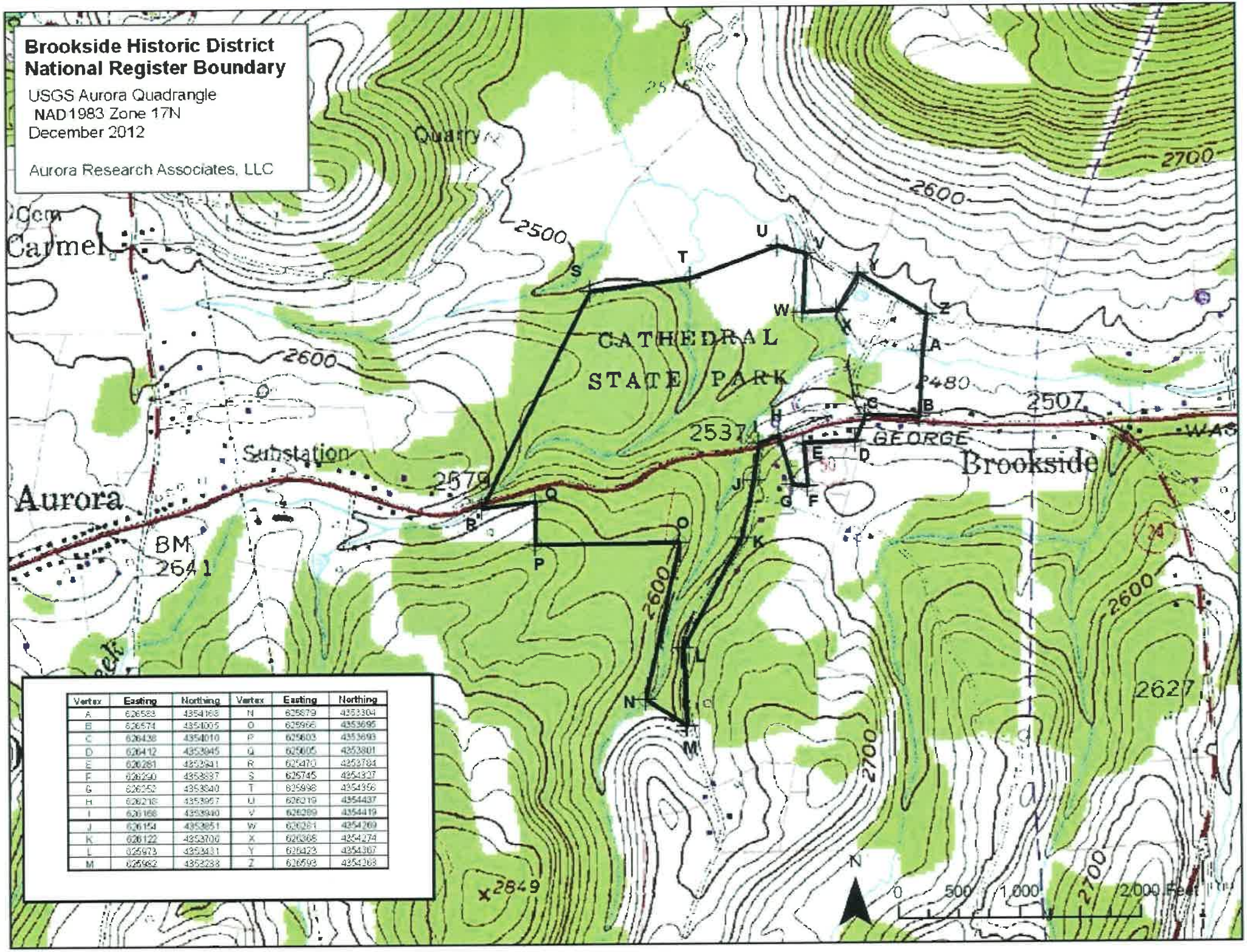
20	Brookside Farm: Barn (non-contributing) looking north.
21	Brookside Farm: Livery Barn looking southwest.
22	Brookside Farm: Livery Barn looking north.
23	Brookside Farm: Livery Barn interior, looking northwest on ground floor from main entrance.
24	Brookside Farm: Icehouse looking north.
25	Brookside Farm: Dairy Barn looking southwest.
26	Brookside Farm: Corn Crib looking south.
27	Brookside Farm: Blacksmith Shop looking northeast.
28	Brookside Farm: Storage Shed looking northwest.
29	Brookside Farm: Chicken Coop looking northwest.
30	Brookside Farm: Cellar looking north.
31	Brookside Farm: Rear view of Laundry Barn looking southeast
32	Brookside Farm: Front view of Laundry Barn looking west.
33	Red Horse Tavern: Oblique view of front elevation looking northwest.
34	Red Horse Tavern: Oblique view of rear elevation and one-story section looking southeast.
35	Red Horse Tavern: Rear elevation looking south.



Vertex	Easting	Northing	Vertex	Easting	Northing
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B	626574	4354005	O	625966	4353695
C	626438	4354010	P	625803	4353693
D	626412	4353945	Q	625805	4353801
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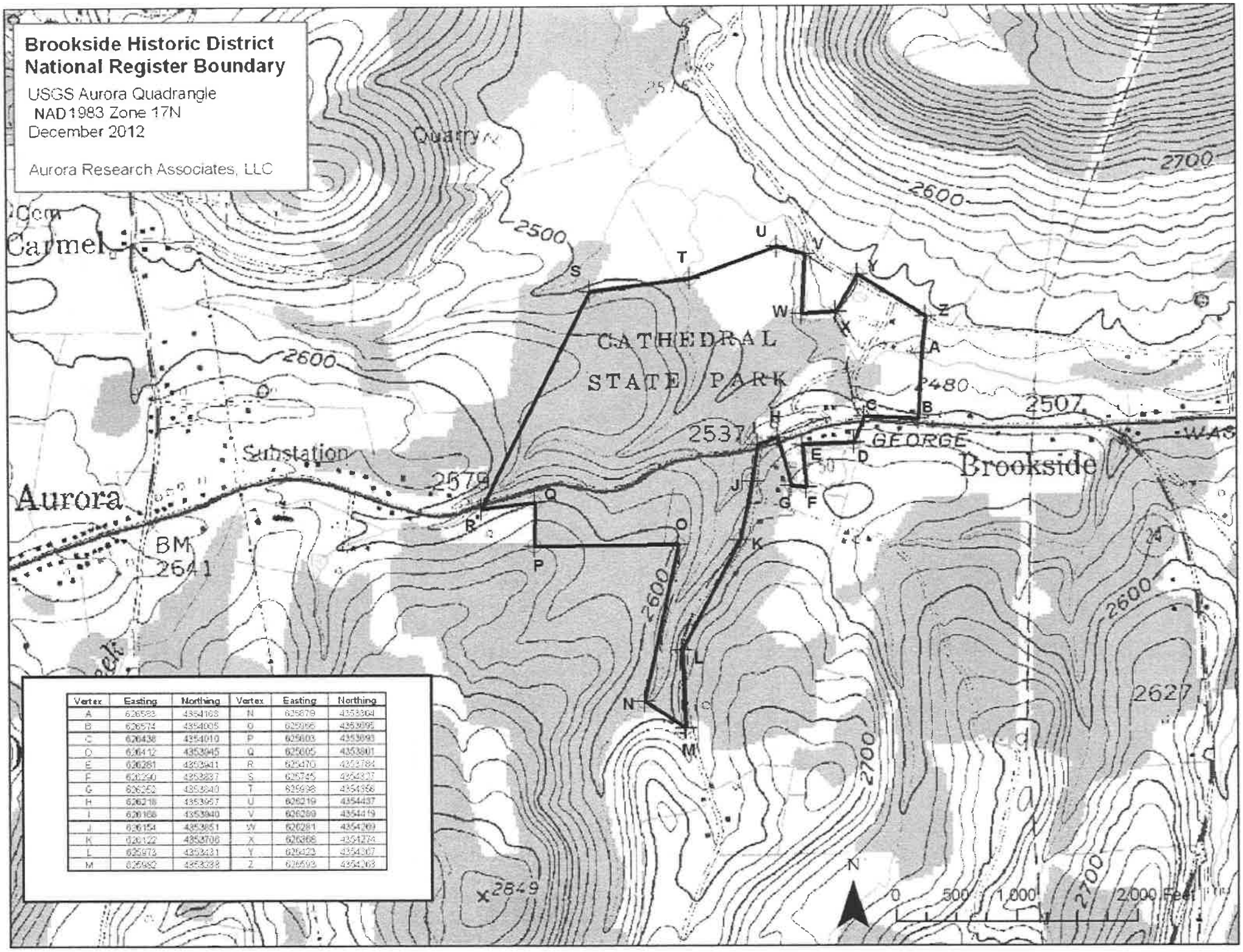
K	626122	4353706	X	626308	4354274
L	625973	4353431	Y	626423	4354307
M	625982	4353233	Z	626593	4354268



Vertex	Easting	Northing	Vertex	Easting	Northing
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B	626574	4354005	O	625986	4353995
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E	626281	4353941	R	625470	4353784
F	626290	4353837	S	625745	4354337
G	626252	4353840	T	625938	4354358
H	626218	4353957	U	626219	4354437
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J	626154	4353851	W	626281	4354369
K	626122	4353706	X	626368	4354274
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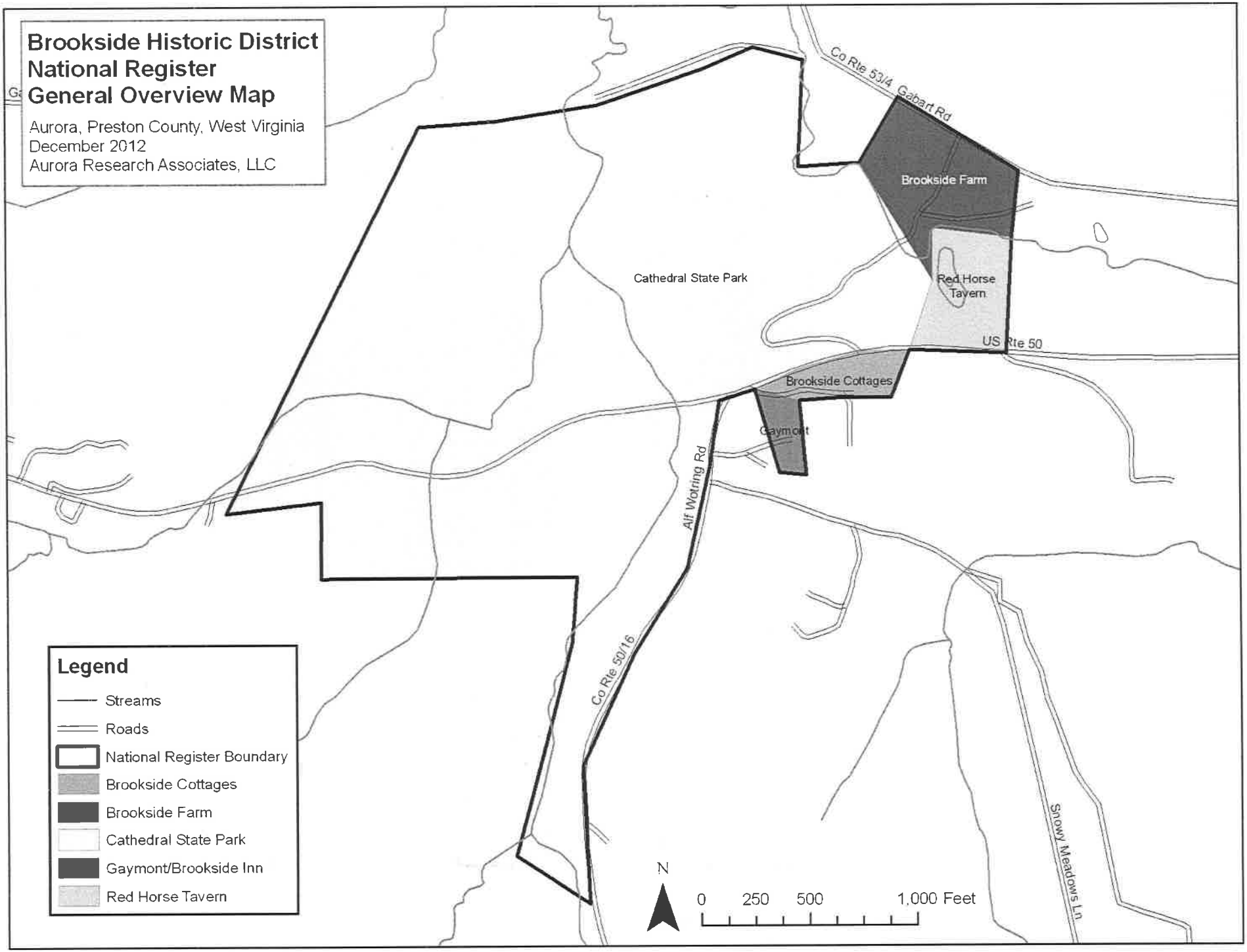
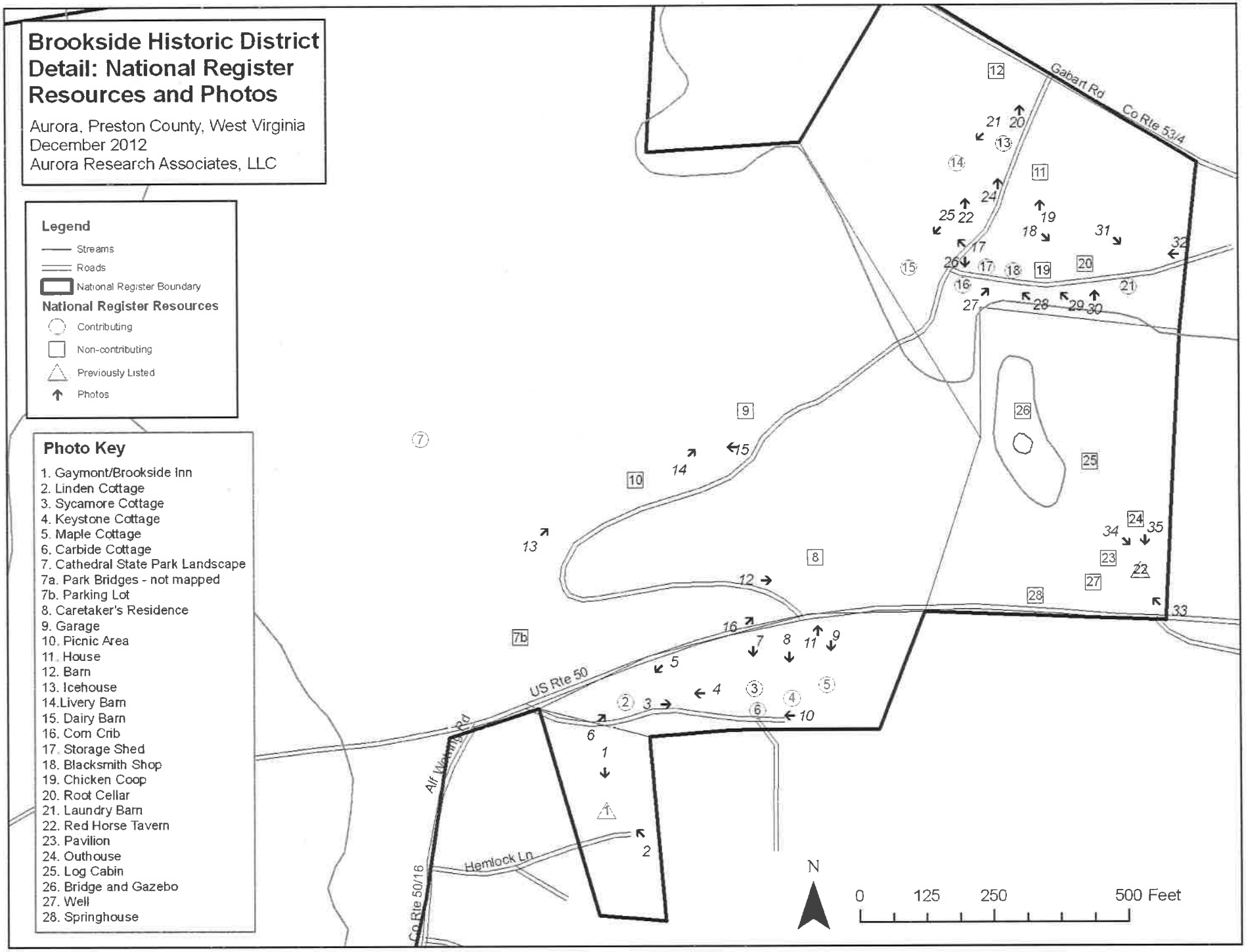

Brookside Historic District
National Register
General Overview Map
Aurora, Preston County, West Virginia
December 2012
Aurora Research Associates, LLC
Co Rte 53/4 Gabart Rd
Brookside Farm
Cathedral State Park
Red Horse Tavern
US Rte 50
Brookside Cottages
Gaymont
Alf Wotring Rd
Co Rte 50/16
Snowy Meadows Ln
Legend
Streams
Roads
National Register Boundary
Brookside Cottages
Brookside Farm
Cathedral State Park
Gaymont/Brookside Inn
Red Horse Tavern
N
0 250 500 1,000 Feet

Brookside Historic District Detail: National Register Resources and Photos

Aurora, Preston County, West Virginia
December 2012
Aurora Research Associates, LLC



American Eagle