



State of West Virginia  
 Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

# Request for Quotation

RFQ NUMBER  
**DCH10004**

PAGE  
**1**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**SHELLY MURRAY**  
**304-558-8801**

VENDOR

\*709001843      304-765-5716  
**GIOULIS MICHAEL HISTORIC PRESE**  
**612 MAIN STREET**  
**SET TO PURGE**  
**SUTTON WV 26601**

SHIP TO

**DIVISION OF CULTURE & HISTORY**  
  
**CULTURAL CENTER**  
**1900 KANAWHA BOULEVARD, EAST**  
**CHARLESTON, WV**  
**25305-0300      558-0220**

DATE PRINTED <b>08/06/2009</b>	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
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BID OPENING DATE: **09/10/2009**      BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS	968-77	HISTORIC RESOURCE SURVEY		

THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF CULTURE AND HISTORY, IS SOLICITING BIDS FOR A FIRM TO PREPARE A NATIONAL PARK SERVICE (NPS) MULTIPLE PROPERTY DOCUMENT (MPD) FOR THE WEST VIRGINIA STATE PARKS NEW DEAL RESOURCES PER THE ATTACHED SPECIFICATIONS.

TECHNICAL QUESTIONS MUST BE SUBMITTED IN WRITING TO SHELLY MURRAY IN THE WV PURCHASING DIVISION VIA MAIL AT THE ADDRESS SHOWN AT THE TOP OF THIS RFQ, VIA FAX AT 304-558-4115, OR VIA E-MAIL AT SHELLY.L.MURRAY@WV.GOV. DEADLINE FOR ALL TECHNICAL QUESTIONS IS 8/26/2009 AT THE CLOSE OF BUSINESS. ALL TECHNICAL QUESTIONS RECEIVED, IF ANY, WILL BE ADDRESSED BY ADDENDUM AFTER THE DEADLINE.

QUESTIONS CONCERNING THE ACTUAL PROCESS BY WHICH A VENDOR MAY SUBMIT A BID TO THE STATE OF WV ARE NOT CONSIDERED TO BE TECHNICAL QUESTIONS AND MAY BE SUBMITTED AT ANY TIME PRIOR TO THE RFQ OPENING DATE AND IN ANY FORMAT.

CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE COMMODITIES AND/OR SERVICES SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM TO THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.

RECEIVED  
 2009 AUG 26 AM 9:34  
 WV PURCHASING DIVISION

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE: *[Signature]*      TELEPHONE: **(304) 765-5716**      DATE: **AUG 26 2009**

TITLE: **OWNER**      FEIN: **51-0502298**      ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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**DIVISION OF CULTURE & HISTORY**  
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BID OPENING DATE: **09/10/2009** BID OPENING TIME **01:30PM**

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<p><b>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.</b></p> <p><b>NOTICE</b></p> <p><b>A SIGNED BID MUST BE SUBMITTED TO:</b></p> <p><b>DEPARTMENT OF ADMINISTRATION</b>  <b>PURCHASING DIVISION</b>  <b>BUILDING 15</b>  <b>2019 WASHINGTON STREET, EAST</b>  <b>CHARLESTON, WV 25305-0130</b></p> <p><b>THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:</b></p> <p><b>SEALED BID</b></p> <p><b>BUYER: SHELLY MURRAY</b></p> <p><b>RFQ. NO.: DCH10004</b></p> <p><b>BID OPENING DATE: 09/10/2009</b></p> <p><b>BID OPENING TIME: 1:30 PM</b></p> <p><b>PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID: (304) 765-5716</b></p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE: *[Signature]* TELEPHONE: **(304) 765-5716** DATE: **AUG. 26 2009**

TITLE: **OWNER** FEIN: **55-0502298** ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
----- <b>CONTACT PERSON (PLEASE PRINT CLEARLY):</b> <i>JEAN BOGER</i> -----						
***** THIS IS THE END OF RFQ    DCH10004 ***** TOTAL:						<u>\$20,300.00</u>

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE *[Signature]*      TELEPHONE **(304) 765-5716**      DATE **AUG. 26, 2009**

TITLE **OWNER**      FEIN **51-0502298**      ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

**REQUEST FOR QUOTATION**  
**West Virginia Division of Culture & History**  
**State Historic Preservation Office**  
**State Park New Deal Intensive Historic Resource Survey**  
**Alternates**  
**RFQ# - DCH10004**

**BIDDING RETURN SHEET:**

ITEM #1: Preparation on MPD.....\$ 17,900.00

ITEM #2: Presentation to A&H Commission.....\$ 1,200.00

ITEM #3 Revisions.....\$ 1,200.00

SUB TOTAL COST  
(Including expenses) .....\$ 20,300.00

ADD ALTERNATE #1 Hawks Nest Nomination.....\$ 6,000.00

ADD ALTERNATE #2 Watoga Nomination.....\$ 6,000.00

ADD ALTERNATE #3 Lost River Nomination.....\$ 6,000.00

ADD ALTERNATE #4 Holly River Nomination.....\$ 6,000.00

TOTAL PROJECT COST (Including Add Alternates)  
.....\$ 44,300.00

This Proposal is submitted in the name of:

Firm or Individual: MICHAEL GIOLIS

By: Jean Boyer  
(Signature)

ASSISTANT  
(Title)

Date: AUG. 26, 2009

State of West Virginia

VENDOR PREFERENCE CERTIFICATE

Certification and application\* is hereby made for Preference in accordance with West Virginia Code, §5A-3-37. (Does not apply to construction contracts). West Virginia Code, §5A-3-37, provides an opportunity for qualifying vendors to request (at the time of bid) preference for their residency status. Such preference is an evaluation method only and will be applied only to the cost bid in accordance with the West Virginia Code. This certificate for application is to be used to request such preference. The Purchasing Division will make the determination of the Resident Vendor Preference, if applicable.

- 1. Application is made for 2.5% resident vendor preference for the reason checked: Bidder is an individual resident vendor and has resided continuously in West Virginia for four (4) years immediately preceding the date of this certification; or, Bidder is a partnership, association or corporation resident vendor and has maintained its headquarters or principal place of business continuously in West Virginia for four (4) years immediately preceding the date of this certification; or 80% of the ownership interest of Bidder is held by another individual, partnership, association or corporation resident vendor who has maintained its headquarters or principal place of business continuously in West Virginia for four (4) years immediately preceding the date of this certification; or, Bidder is a nonresident vendor which has an affiliate or subsidiary which employs a minimum of one hundred state residents and which has maintained its headquarters or principal place of business within West Virginia continuously for the four (4) years immediately preceding the date of this certification; or,
2. Application is made for 2.5% resident vendor preference for the reason checked: Bidder is a resident vendor who certifies that, during the life of the contract, on average at least 75% of the employees working on the project being bid are residents of West Virginia who have resided in the state continuously for the two years immediately preceding submission of this bid; or,
3. Application is made for 2.5% resident vendor preference for the reason checked: Bidder is a nonresident vendor employing a minimum of one hundred state residents or is a nonresident vendor with an affiliate or subsidiary which maintains its headquarters or principal place of business within West Virginia employing a minimum of one hundred state residents who certifies that, during the life of the contract, on average at least 75% of the employees or Bidder's affiliate's or subsidiary's employees are residents of West Virginia who have resided in the state continuously for the two years immediately preceding submission of this bid; or,
4. Application is made for 5% resident vendor preference for the reason checked: Bidder meets either the requirement of both subdivisions (1) and (2) or subdivision (1) and (3) as stated above; or,
5. Application is made for 3.5% resident vendor preference who is a veteran for the reason checked: Bidder is an individual resident vendor who is a veteran of the United States armed forces, the reserves or the National Guard and has resided in West Virginia continuously for the four years immediately preceding the date on which the bid is submitted; or,
6. Application is made for 3.5% resident vendor preference who is a veteran for the reason checked: Bidder is a resident vendor who is a veteran of the United States armed forces, the reserves or the National Guard, if, for purposes of producing or distributing the commodities or completing the project which is the subject of the vendor's bid and continuously over the entire term of the project, on average at least seventy-five percent of the vendor's employees are residents of West Virginia who have resided in the state continuously for the two immediately preceding years.

Bidder understands if the Secretary of Revenue determines that a Bidder receiving preference has failed to continue to meet the requirements for such preference, the Secretary may order the Director of Purchasing to: (a) reject the bid; or (b) assess a penalty against such Bidder in an amount not to exceed 5% of the bid amount and that such penalty will be paid to the contracting agency or deducted from any unpaid balance on the contract or purchase order.

By submission of this certificate, Bidder agrees to disclose any reasonably requested information to the Purchasing Division and authorizes the Department of Revenue to disclose to the Director of Purchasing appropriate information verifying that Bidder has paid the required business taxes, provided that such information does not contain the amounts of taxes paid nor any other information deemed by the Tax Commissioner to be confidential.

Under penalty of law for false swearing (West Virginia Code, §61-5-3), Bidder hereby certifies that this certificate is true and accurate in all respects; and that if a contract is issued to Bidder and if anything contained within this certificate changes during the term of the contract, Bidder will notify the Purchasing Division in writing immediately.

Bidder: MICHAEL GIOLIS Signed: [Signature]
Date: AUG 26, 2009 Title: OWNER

\*Check any combination of preference consideration(s) indicated above, which you are entitled to receive.

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**VENDOR OWING A DEBT TO THE STATE:**

*West Virginia Code* §5A-3-10a provides that: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

**PUBLIC IMPROVEMENT CONTRACTS & DRUG-FREE WORKPLACE ACT:**

If this is a solicitation for a public improvement construction contract, the vendor, by its signature below, affirms that it has a written plan for a drug-free workplace policy in compliance with Article 1D, Chapter 21 of the *West Virginia Code*. The vendor **must** make said affirmation with its bid submission. Further, public improvement construction contract may not be awarded to a vendor who does not have a written plan for a drug-free workplace policy in compliance with Article 1D, Chapter 21 of the *West Virginia Code* and who has not submitted that plan to the appropriate contracting authority in timely fashion. For a vendor who is a subcontractor, compliance with Section 5, Article 1D, Chapter 21 of the *West Virginia Code* may take place before their work on the public improvement is begun.

**ANTITRUST:**

In submitting a bid to any agency for the state of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the state of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the state of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the state of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership or person or entity submitting a bid for the same materials, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

**LICENSING:**

Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agencies or political subdivision. Furthermore, the vendor must provide all necessary releases to obtain information to enable the Director or spending unit to verify that the vendor is licensed and in good standing with the above entities.

**CONFIDENTIALITY:**

The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.

Under penalty of law for false swearing (*West Virginia Code* §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

Vendor's Name: MICHAEL GIBBOLLS  
Authorized Signature: [Signature] Date: AUG. 26, 2009



**MICHAEL GIOULIS**  
**HISTORIC PRESERVATION CONSULTANT, INC**

August 26, 2009

Ms. Shelly Murray  
Department of Administration  
Purchasing Division  
Building 15  
2019 Washington Street, East  
Charleston, WV 25305-0130

Re: Request for Quotation for State Parks New Deal, National Park Service Multiple Property Document and Alternates/RFQ # DCH10004

Dear Ms. Murray

Please consider this correspondence and attachments a response to your recent Request for Quotation to prepare a National Park Service Multiple Property Document for the West Virginia State Parks New Deal resources and individual National Register nominations for four of the state parks as alternates.

Our firm recently completed a Historic Resource Survey to document the New Deal resources in sixteen (16) of West Virginia's state parks and forests, consequently we have a fresh and intimate knowledge of these resources and the historical background of the park system in West Virginia. We have made site visits to the parks and forests and have a vast digital photographic record of the resources. We have also conducted intensive research into the parks/forest and the New Deal resources contained within them. We have conducted numerous interviews with park staff as well as CCC enrollees.

Our firm has been involved in historic preservation in West Virginia since 1984. We have successfully nominated many individual sites as well as historic districts throughout the state. We have also conducted many Historic Resource Surveys, which have resulted in successful National Register nominations. Our most recent successful nominations include the Hawthorne Historic District located in Huntington; an expansion of the existing Downtown Huntington Historic District; and an individual nomination for "Kenwood", a 1910 reinforced concrete residence, also located in Huntington.

One project we completed in the past that relates to this project is a Multiple Property National Register of Historic Places nomination for South Bluefield in Mercer County, West Virginia. We completed a 500 resource Historic Resource Survey in South Bluefield which resulted in the successful listing of four historic districts and one individual listing. We also completed a Historic Resource Survey of the architect, Albert

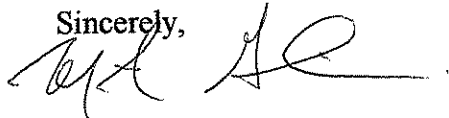
N. West's resources in Gilmer County in 2001. Thirty resources associated with West were documented on WVHPI forms.

Having worked on the Historic Resource Survey for the New Deal resources in the state parks and forests, we are excited to have the opportunity to continue this noteworthy project into the next phase.

All work will be completed to comply with all requirements and time schedules, etc. of the West Virginia Division of Culture and History. It is assumed that USGS topographic maps will be considered acceptable as map submissions for the individual Alternate nominations.

We appreciate the opportunity to respond. Do not hesitate to contact me if there are any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Gioulis', written in a cursive style.

Michael Gioulis

Enc as noted



## METHODOLOGY

The initial phase of the work will consist of meeting with the SHPO and other involved organizations and persons, if appropriate, to review the project, discuss the specific scope of work, time schedule and coordination. At this time, review of the previous survey project and general familiarization with the resources will be conducted. This will be followed by general historical research and review, and field review.

Background research on all aspects of the project will be conducted locally and state-wide as appropriate.

If necessary, site visits will be made to each of the resources for verification, background research, mapping and photography. Historic photographs will be researched locally and state-wide.

Following these steps, we will prepare a National Park Service Multiple Property Document (MPD) that meets NPS standards and in accordance with the SHPO's National Register and Survey Manual.

We will present and defend the MPD to the West Virginia Archives & History Commission at a date to be determined by the SHPO.

We will make all requested changes of the SHPO and/or NPS staff after review.

We will provide all required materials for the MPD as per the NPS and SHPO requirements including archival CD/DVD.

For the add alternates we will proceed as follows and using the MPD as a foundation and guide:

The consultant will:

- Finalize historic districts boundaries in consultation with the SHPO using previous surveys and other historic documents;
- Prepare the standard NPS National Register of Historic Places Registration forms following the Secretary of the Interior's Standards for Registration and using appropriate National Register Bulletins and standards outlined by the WV SHPO. The registration forms shall be submitted in hard copy and on a computer disk in MS WORD format.
- Provide two (2) sets of representative 5" X 7" archival, black and white photographs of each single property including images of the main resource, any outbuildings and significant interior architectural characteristics. Provide two (2) sets of representative 5" X 7" archival, black and white photographs of representative resources in each historic district;

- Provide sketch maps showing National Register boundaries, building footprints including outbuildings, features such as roads, rivers and drives, exterior photograph vantage points, a key, a north arrow, county, state and name of property;
- Provide floor plans of significant floors in the main resource for single properties. The plans will include interior photograph vantage points, a key, a north arrow, county, state and name of property;
- A labeled and folded USGS topographic quadrangle map showing the property and UTM coordinates marked in red pencil;
- Provide representative digital slide presentation showing the property that is suitable for presentation to the West Virginia Archives and History Commission;
- Present and defend the nominations to the West Virginia Archives and History Commission at a date determined by the SHPO.

### **SCHEDULE**

Upon signing a contract, the consultant will perform all services and provide all materials as listed in the above by July 31, 2010 or sooner. The time schedule assumes prompt review of the conclusions, drafts, etc. by the NPS and SHPO. The ALTERNATES will not be considered within the time schedule of the above main project; the time schedule for the ALTERNATES will be agreed upon by the Consultant and the SHPO. The schedule may also be modified depending on other considerations and this would require the approval of all parties involved.

### **BUDGET**

The consultant will complete the project as described herein and in the RFQ for the budgeted amount of \$20,300.00 (twenty thousand and three hundred dollars). This includes all fees, travel, supplies, etc. This is based on the RFQ and the above methodology. Please see the Detailed Cost Estimate for specifics.

**ALTERNATE 1** - The Consultant will complete all requirements of Alternate 1 for the total lump sum of \$6,000.00 (six thousand dollars). This includes all fees, travel, supplies, etc.

**ALTERNATE 2** - The Consultant will complete all requirements of Alternate 2 for the total lump sum of \$6,000.00 (six thousand dollars). This includes all fees, travel, supplies, etc.

**ALTERNATE 3** - The Consultant will complete all requirements of Alternate 3 for the total lump sum of \$6,000.00 (six thousand dollars). This includes all fees, travel, supplies, etc.

**ALTERNATE 4** - The Consultant will complete all requirements of Alternate 4 for the total lump sum of \$6,000.00 (six thousand dollars). This includes all fees, travel, supplies, etc.

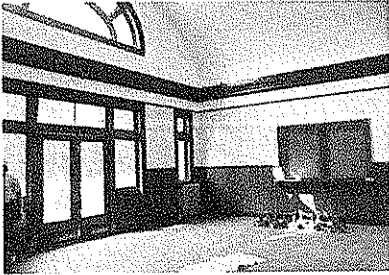
**DETAILED COST ESTIMATE FOR THE MULTIPLE PROPERTY DOCUMENT  
RFQ# DCH10004**

• In-state travel for research	\$2,400.00
• Overall research and gathering of all materials	\$4,500.00
• Prepare draft Multiple Property Document	\$9,000.00
• Submission of Draft Report and any changes suggested by the SHPO Office	\$2,000.00
• Preparation and presentation to the WV Archives and History Commission	\$1,200.00
• NPS revisions	\$1,200.00
<b>SUB TOTAL COST (includes all expenses):</b>	<b>\$20,300.00</b>
<b>ADD ALTERNATE #1:</b>	<b>\$6,000.00</b>
<b>ADD ALTERNATE #2:</b>	<b>\$6,000.00</b>
<b>ADD ALTERNATE #3:</b>	<b>\$6,000.00</b>
<b>ADD ALTERNATE #4:</b>	<b>\$6,000.00</b>
<b>TOTAL PROJECT COST (including Add Alternates):</b>	<b>\$44,300.00</b>

All time schedules will comply with WV SHPO and NPS time tables as agreed upon by all parties involved.



## PRESERVATION



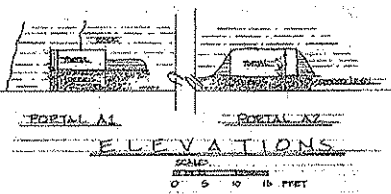
The firm of Michael Gioulis specializes in the preservation of historic structures and the preservation and interpretation of historic sites. Mr. Gioulis has been a historic preservation professional since 1977. Since 1984, he has been practicing as a private Historic Preservation Consultant dedicated to enhancing awareness of historic preservation through historically accurate restorations and rehabilitations of many prominent buildings in West Virginia and surrounding areas.

## PLANNING



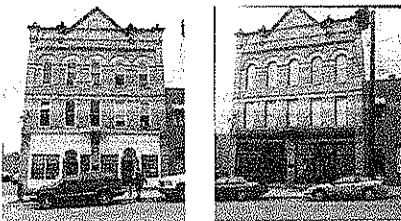
Since 1988, Mr. Gioulis has held a contract with the State of West Virginia as their Main Street West Virginia Design Contractor. Revitalization of commercial downtown buildings is the focus of the program emphasizing the preservation of historic integrity.

## REPORTS



In conjunction with his work in historic preservation, Mr. Gioulis also offers services in the following areas: HABS/HAERS Reports, 106 Reviews, Feasibility Studies, Design Guidelines, Historic Preservation Certification Applications for tax credits, National Register Nominations, Historic Resource Surveys, and CAP Assessments.

## REHABILITATION



Consulting with architects and property owners, Mr. Gioulis is also involved in several rehabilitation projects involving residential and commercial buildings. Preservation of historic fabric and character-defining elements of these extant buildings are the ingredients providing for their efficient, contemporary use within the community.

**MICHAEL GIOULIS**  
**HISTORIC PRESERVATION CONSULTANT**  
614 MAIN STREET  
SUTTON, WV 26601  
(304) 765-5716  
(304) 765-5464 (FAX)  
[mike@michaelgioulis.com](mailto:mike@michaelgioulis.com) (EMAIL)  
[www.MichaelGioulis.com](http://www.MichaelGioulis.com) (WEB SITE)

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page 1 of 3

**EDUCATION:**

B.S., City University of New York, City College, 1975.  
B. Arch., City University of New York, City College, 1977.

**BUSINESS EXPERIENCE:**

June 1984-Present

Self-employed: Historic Preservation Consultant; Design;  
Construction supervision and management.

June 1979-June 1984

State of West Virginia, Department of Culture and History,  
Historic Preservation Unit: Coordinate state, local and federal  
Programs; review construction and other projects for compliance  
with standards; administer grant, survey and tax incentive  
programs; public addresses.

September 1982-January 1983

University of Charleston, Charleston, West Virginia: Instructor,  
"Principles of Planning", urban design, planning and historic  
preservation curriculum.

October 1977-June 1979

Vecellio and Kreps. Architects, Charleston, WV: drafting; working  
drawings; review shop drawings; preliminary sketches and site  
layout; finish selection; specification writing; design.

September 1975-June 1977

Jeri-Jo Knitwear, New York City, NY: Assistant Manager; supervised  
seven employees; billing.

1968-1973

Various temporary occupations including home construction and  
remodeling; tree trimming and landscaping.

1968-1973

Prescott Merrill and Turben, New York City, NY: stockbrokers; clerk;  
head of segregation department.

**MICHAEL GIOULIS**  
**HISTORIC PRESERVATION CONSULTANT**  
614 MAIN STREET  
SUTTON, WV 26601  
(304) 765-5716  
(304) 765-5464 (FAX)  
mike@michaelgioulis.com (EMAIL)  
www.MichaelGioulis.com (WEB SITE)

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page 2 of 3

**CONTINUING EDUCATION:**

Historic Preservation Workshop, Cornell University, Ithaca, NY, June 9-16, 1979.  
Main Street Revitalization Conference, Charleston, WV, November 1979.  
Society for Commercial Archaeology, Washington, D.C., November 1979.  
Association for Preservation Technology: Quebec, October 1980; Banff, October 1982; Nashville, October 1983;  
Toronto, October 1984; Chicago, 1989; Chicago, 1997.  
Preservation Tax Incentives, National Trust for Historic Preservation, Philadelphia, December 1981.  
Sandstone Restoration Seminar, New York City, December 1982.  
The Window Conference and Exposition for Historic Buildings, Boston, MA, December 1986.  
National Main Street Center Town Meeting: Tulsa, OK 1992; Milwaukee, WI 1993; Tampa, FL 1994;  
Nashville, TN 1996; Portland, OR 1997; Pittsburgh, PA 1998; San Diego, CA 1999; Boston, MA 2000; Indianapolis,  
IN 2001; Ft. Worth, TX 2002; Cincinnati, OH 2003; Albuquerque, NM 2004; Baltimore, MD 2005; New Orleans, LA  
2006; Seattle, WA 2007; Philadelphia, PA 2008; and Chicago, IL 2009.

**ACCOMPLISHMENTS:**

Chairman, Braxton County Historic Landmarks Commission, 1981.  
Member, Bulltown Advisory Committee, 1980-1982.  
Speaker, Preservation Tax Incentives Workshop, Charleston, WV, April 1982.  
Speaker, Preservation Alliance of West Virginia: Harpers Ferry, WV, June 1982; Bluefield, WV, June 1983; Bramwell,  
WV, June 1988; Lewisburg, WV, June 1990; Martinsburg, WV, May 1997; Charleston, WV, May 1998; Weston,  
WV, September 2000; Elkins, WV, September 2001.  
Speaker, Planning Association of West Virginia, February 1983.  
Speaker, Energy Conservation in Historic Buildings, September 1983,  
Speaker, National Main Street Conference, Charleston, WV, December 1984.  
Speaker, Preservation Tax Incentives Workshop, National Conference of State Historic Preservation Officers,  
Charleston, WV, 1982.  
Guest Lecturer, Architectural History, Shepherd College, Shepherdstown, WV.  
Speaker, Main Street West Virginia Conference and Workshops – 1991 to the present.  
Guest Lecturer, College of Graduate Studies, Charleston, WV, 1996.  
Tour lecture, Goldenseal Annual Fall Tour, 1996.  
State Designers Representative on the National Executive Committee of Main Street Coordinators, 2008.

**PUBLICATIONS:**

Co-Author, "Historic Resource Surveys in West Virginia", 1983.  
Wonderful West Virginia, Volume 48, #11, "Marion County Round Barn".  
Culture and History, July/August 1984, "Maintenance of Structural Pigmented Glass Storefronts".  
Goldenseal, West Virginia Traditional Life, Volume 13, #1, Spring 1987, "Evidence of Times Past, A Preservationist  
Looks At The Sutton Photographs".

**MICHAEL GIOULIS**  
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[www.MichaelGioulis.com](http://www.MichaelGioulis.com) (WEB SITE)

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Downtown Property Owner's Maintenance Manual, West Virginia Development Office, May 1992.  
Tax Credits for Historic Properties, West Virginia Development Office, 1996.

References on request

Updated March 2009.



LISTED, 11/12/08

(Campaigns for the Control of Navigation on the Lower Potomac River, 1861-1862, Virginia, Maryland, and DC, MPS)

VIRGINIA, SOUTHAMPTON COUNTY,

Beaton-Powell House,  
32142 South Main St.,  
Boykins, 08001058,

LISTED, 11/14/08

VIRGINIA, STAFFORD COUNTY,

Tennessee Camp,  
Address Restricted,  
Marine Corps Base, Quantico vicinity, 08001059,

LISTED, 11/12/08

(Campaigns for the Control of Navigation on the Lower Potomac River, 1861-1862, Virginia, Maryland, and DC, MPS)

WEST VIRGINIA, KANAWHA COUNTY,

Elk City Historic District,  
Portions of Bigley Ave., Jarrett Ct., Lee St., Maryland, Ohio & Pennsylvania Aves. & W. Washington St.,  
Charleston, 08000392,

LISTED, 11/06/08

WISCONSIN, WOOD COUNTY,

Roddis, Hamilton and Catherine, House,

1108 E. 4th St.,

Marshfield, 08001060,

LISTED, 11/12/08

WYOMING, WESTON COUNTY,

Toomcy's Mills,

500 W. Main St.,

Newcastle, 08001062,

LISTED, 11/13/08

[History and Culture](#) | [National Park Service Home](#) | [National Register of Historic Places Home](#) | [National Park Service FAQ](#) || [Search National Register Information System \(NRIS\) Data Base](#) |

NR EXAMPLE

United States Department of the Interior National Park Service  
National Register of Historic Places Registration Form

**1. Name of property:**

historic name: Elk City Historic District (preferred)  
other names/site number: Charleston West Side; Glen Elk; Magazine; West End.

**2. Location:**

street & number : Portions of Bigley Avenue, Jarrett Court, Lee Street, Pennsylvania Avenue,  
Tennessee Avenue and West Washington Street.

not for publication: N/A

city or town: Charleston

vicinity: N/A

state: West Virginia code: WV

county: Kanawha

code: 039

zip code: 25302

**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 of certifying official

Date

State or Federal agency and bureau

Date

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

Date

Elk City Historic District  
Name of Property

Kanawha County, WV  
County and State

**4. National Park Service Certification:**

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

**5. Classification:**

**Ownership of Property:**

private  
 public-local  
 public-State  
 public-Federal

**Category of Property**

building(s)  
 district  
 site  
 structure  
 object

**Number of Resources within Property**

Contributing	Noncontributing	
34	16	buildings
		sites
		structures
		objects
34	16	TOTAL

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: N/A

Elk City Historic District  
Name of Property

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County and State

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## 6. Functions or Use

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### Historic Functions:

COMMERCE/TRADE: business, professional, specialty store, restaurant, warehouse;  
RELIGION: religious facility.

### Current Functions:

COMMERCE/TRADE: business, professional, specialty store, restaurant, warehouse;  
RELIGION: religious facility.

---

## 7. Description:

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### Architectural Classification:

LATE VICTORIAN: Italianate, Romanesque, Romanesque Revival;  
LATE 10<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival, Classical Revival;  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman;  
MODERN MOVEMENT: Art Deco;  
OTHER: Four Square, One-Part Commercial Block, Two-Part Commercial Block, Two-Part Vertical Block, Enframed Window Wall, and Gable-Front types.

### Materials:

#### Foundation:

Concrete; Concrete Block; Brick; Stone.

#### Walls:

Concrete Block; Brick; Terra Cotta Block; Vinyl; Aluminum; Wood; Metal; Stucco; Stone; Glass.

#### Roof:

Asphalt; Rubber; Metal; Slate; Clay tile.

#### Other:

**Elk City Historic District**  
**Name of Property**

**Kanawha County, WV**  
**County and State**

**Narrative Description**  
(See continuation sheets.)

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**8. Statement of Significance:**

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**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**

**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 50 years.

**Areas of Significance:**

Commerce;

Community Planning and Development.

**Period of Significance:**

1893 to 1958.

**Significant Dates:**

N/A

**Elk City Historic District**  
**Name of Property**

**Kanawha County, WV**  
**County and State**

**Significant Person:** N/A

**Cultural Affiliation:** N/A

**Architect/Builder:**

**Narrative Statement of Significance**  
(See continuation sheets.)

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**9. Major Bibliographic References**

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**Bibliography**  
(See 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 # \_\_\_\_\_

**Primary location of additional data:**

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

**Name of Repository:**

Elk City Historic District  
Name of Property

Kanawha County, WV  
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**10. Geographic Data:**

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Acreege of property: Approximately 13 acres

Quad Map Name: Charleston West, W.Va.

**UTM References:**

<b>ZONE</b>	<b>EASTING</b>	<b>NORTHING</b>	<b>ZONE</b>	<b>EASTING</b>	<b>NORTHING</b>
A. 17	443838	4245959	B. 17	443985	4245694
C. 17	443843	4245611	D. 17	443689	4245857.

**Boundary Justification**  
(See continuation sheet)

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**11. Form prepared by:**

---

Name/Title: Firm of Michael Gioulis, Historic Preservation Consultant  
Dr. Billy Joe Peyton

Organization: Same as above

Date: December 1, 2007

Street & Number: 614 Main Street  
301 Hill Hall, WV SU

Telephone: (304) 765-5716

City or Town: Sutton State: WV  
Institute WV

Zip: 26601  
25112

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**Property owner**

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Name: Multiple; List Attached.

(NPS Form 10-900)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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The Elk City Historic District consists of the remaining portions of the business district of Elk City that has retained a concentration of integrity. It contains all of the extant historic concentration of downtown commercial buildings in Elk City that were developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Elk City is located on the west side of Charleston, the state capital and county seat of Kanawha County. The district encompasses portions of Bigley Avenue, Jarrett Court, Lee Street, Pennsylvania Avenue/US Route 119, Tennessee Avenue and West Washington Street. The terrain is flat bottomland bordering the mouth of the Elk River. It is a compact and cohesive commercial district and allows for easy walking with West Washington and Lee Streets as wide boulevards, as befits a river town, with the intersecting streets only slightly narrower.

There are several large parking lots within the district: the largest and most conspicuous one located next to KA-4833, Bream Memorial Presbyterian Church. The remaining parking lots are located in the rear of the buildings on the southeast side of West Washington Street, the southeast side of Lee Street and the north side of Tennessee Avenue. These lots are inconspicuous and do not detract from the compact district. There are very few vacant lots within the district. There is a large street clock in front of Ka-4825, the Elk Banking Company building. It is typical of street clocks installed in historic times by banks.

The nominated area consists of approximately 13 acres. There are forty-eight (48) primary resources in the district; fifty (50) total resources when secondary and outbuildings are counted. Thirty-four (34) are considered contributing to the district; and sixteen (16) are considered non-contributing due to a modern construction date or modifications.

The business district is composed of mostly late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings and the bulk of them are along West Washington Street from Pennsylvania Avenue to the south and to the north up to Ohio Avenue. They are mostly one and two-story, masonry buildings with an occasional taller building. The buildings house storefronts on the first floor with offices and housing on the upper stories. The buildings



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are free standing and fill their lots with no set-backs. The majority of the commercial buildings date from c. 1900 up to 1958.

There are two small houses within the district, KA-4894 on Jarrett Court and KA-4880 on Lee Street, but both have been converted to commercial storage use. There are also three large houses that have been converted to apartment buildings. These are KA-4881 and KA-4882, both on Jarrett Court and KA-4879 on Lee Street.

There is one very large church located in the historic district. This is the Bream Memorial Presbyterian Church, KA-4833, located on West Washington Street. The main church was built in 1909 in Romanesque Revival style. The style is illustrated through the use of the rough-faced stone work, the large tower and the use of arches for the openings. Two additions have been added to the church, one in c. 1915 and one c. 1920, and both are of blonde brick differentiating them from the main body of the church.

The remaining resources within the district are all commercial. There are few high style architectural styles represented within the district; the majority fall within typical commercial "types" such as Two-Part Commercial Block, Enframed Window Wall and Two-Part Vertical Commercial Block types typical of their function and time period.

Having said that, there are several outstanding building styles within the district. The Colonial Revival style can be seen in KA-4883, the old fire house located on Tennessee Avenue. The use of a red brick façade, wood 12/12 windows and decorative limestone detailing on the entrance surround illustrate the style when the building was constructed in 1939 by the WPA.

One of the larger buildings within the district is KA-4821, the old Staats Hospital and Knights of Phythias building located at 123 West Washington Street. It is a good example of the Classical Revival style as designed by architect and engineer, John C. Norman Sr. The style is illustrated by the large arched opening with Tuscan columns and caryatid figures above, all in stone and other stone detailing on the front facade. The building is historically significant for its association with Norman, the second African-

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American architect to be registered in West Virginia and the seventh registered architect in the state, regardless of race.

A more modern style, Art Deco, is represented by KA-4830, the old Custer Theatre building. It was constructed in 1938 and illustrates the style through its zigzag parapet and strong horizontal and vertical lines of the marquee. It also has the smooth wall surface of the style. While the building has been modernized it retains the distinctive elements of the Art Deco style.

Overall the general condition of the commercial buildings within the district is very good. There have been typical first floor alterations to storefronts over time but they still maintain their original functionality as a shopping district for the surrounding residential areas. The district is currently part of the West Virginia Main Street program and property owners are starting to return the building appearance's to their original "look."

The following is a complete list of resources in the district. The numbers are consistent with the Elk City Historic Resource Survey conducted in the Summer of 2005 and with the accompanying map. There are a total of fifty (50) resources in the district when secondary buildings are included: thirty-four (34) are considered contributing; sixteen (16) are considered non-contributing.

**List of Sites**

**BIGLEY AVENUE**

**KA-4895. 711 BIGLEY AVENUE, commercial  
World**

**Tudor's Biscuit**

date: c. 1940

description: Small, one-story, flat roof, commercial building. Concrete roof cap. Concrete block façade with red brick front façade. Central recessed storefront with center door flanked by display windows and brick and stone veneer kickpanels. Recessed entrance door to the east. Concrete foundation. 1 bay wide. One-Part Commercial Block type.

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1 contributing building (C).

**KA-4896. 715 BIGLEY AVENUE, commercial**

**Dutchess Bakery**

date: c. 1940

description: Two-story, flat roof, commercial building. Concrete roof cap. Building appears to have the front portion added to original two-story, concrete block building. Front addition has painted brick on the second story, front and painted brick on the side, first floor. Remainder of first floor has red brick pilasters flanking the storefronts. Two entrances flank two central storefronts. Modern fixed pane windows on second floor. Concrete foundation. 10 bays wide. Two-Part Commercial Block type. Modified.  
1 non-contributing building (NC).

**KA-4897. 708 BIGLEY AVENUE, commercial**

**Kelley's Men Wear**

date: c. 1940

description: Three-story, flat roof, commercial building. Terra cotta tile roof cap. Projecting primary cornice with flat frieze. Sides of building are a combination of concrete block, terra cotta block and red brick; front façade is yellow brick. Upper stories have modern 8/8 windows with projecting window hoods and brick sills. Transom area of storefront infilled. Central recessed entrance with flanking display windows and brick and paneled kickpanels; kickpanels are not original. Concrete block foundation. 2 X 1 bays. Two-Part Vertical Block type.  
1 contributing building (C).

**KA-4898. BIGLEY AVENUE, commercial**  
**Wear**

**Kelley's Men**

date: c. 1940

description: Two-story, flat roof, commercial building. Concrete and terra cotta tile roof cap. Projecting primary cornice with flat frieze. Red brick façade on side; yellow brick façade on front. Second floor has modern 8/8 windows with projecting window hoods and brick sills. Storefront transom area infilled. Central recessed entrance with flanking display windows and paneled and brick kickpanels; kickpanels are not original. Brick foundation. 2 X 1 bays. Two-Part Commercial Block type.  
1 contributing building (C).

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JARRETT COURT

**KA-4881. 2 JARRETT COURT, residential**

**BBS Apartments**

date: c. 1925

description: Large two-story, shallow hip roof house converted to an apartment building. Asphalt shingle roof. Vinyl siding. Tall two-story, full length, front porch with modern Tuscan columns on a concrete deck. Modern 1/1 windows with snap-in mullions. 2 X 1 bays. Concrete foundation. Four Square style.  
1 non-contributing building (NC).

**KA-4882. 3 JARRETT COURT, residential**

**BBS Apartments**

date: c. 1925

description: Large two-story, shallow hip roof house converted to an apartment building. "V" seam metal roof. Wide aluminum siding. Modern 1/1 windows: metal canopies over second floor windows; shutters on front porch windows. Two-story, three-quarter length, front porch: second floor completed enclosed with siding and windows; first floor has square brick posts and an enclosed brick balustrade with concrete cap. 2 X 2 bays. Brick pier foundation. Four Square style.  
1 non-contributing building (NC).

**KA-4894. 11 JARRETT COURT, residential**

**Ledbetter House**

date: c. 1925

description: One-story, hip roof residence. Roll roofing. Central interior chimney. Red brick façade. 1/1 wood windows; tripartite on front. Recessed arched entryway within roof overhang. 2 X 3 bays. Brick foundation. Bungalow style.  
1 contributing building (C).

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LEE STREET

**KA-4879. 212 W. LEE STREET, residential**

**BBS Apartments**

date: c. 1920

description: Large two-story, hip roof house converted to apartments. Hip dormers. Two interior, corbelled blonde brick chimneys. Asphalt shingle roof. Red wire-cut brick façade. 9/9 windows. Three apartment entrances on first floor. Two-story, hip roof, three-quarter length, front porches; each with Doric columns and spindled balustrade. 3 X 3 bays. Rock-faced concrete block foundation. Four Square style.  
1 contributing building (C).

**M7. 210 W. LEE STREET, commercial**

**Consolidated Claim Service**

date: c. 1985

description: Two-story, gambrel roof, commercial building with large one-story, flat roof addition on the front of red brick. Asphalt shingle roof on gambrel portion. Gambrel portion has T-111 siding and wood shingles. Modern 1/1 windows with snap-in mullions. Several shed roof additions on the rear and side. 3 X 6 bays. Brick and concrete block foundation.  
1 non-contributing building (NC).

**KA-4880. 212 ½ W. LEE STREET, residential**

**BBS Storage**

date: c. 1930

description: Small one-story, end gable house converted to storage. One-story, hip roof wing on the north. Asphalt shingle roof. Vinyl siding. Modern 1/1 windows with shutters. 3 X 2 bays. Concrete foundation. Gable-Front house.  
1 non-contributing building (NC).

**M12. 114 W. LEE STREET, commercial**

**Computer Services**

date: c. 1970

description: One-story, flat roof, commercial building. Decorative mansard canopy. Metal roof cap. White brick façade. Aluminum storefront framing. 5 bays wide. Concrete foundation.  
1 non-contributing building (NC).

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**M13. 112 W. LEE STREET, commercial**

**Charles A. Lowman DDS**

date: c. 1975

description: One-story, flat roof, professional building. Shingled mansard around entire building with dentiled molding below mansard. Red brick façade. 1/1 windows with snap-in mullions; shutters on front. Rear is concrete block. 2 X 1 bays. Concrete block foundation.

1 non-contributing building (NC).

**KA-4891. 110 W. LEE STREET, commercial**

**Carson Building**

date: c. 1930

description: Large two-story, flat roof, commercial building. Central stepped parapet with recessed brick panel: on front and side. Terra cotta tile roof cap. Blonde brick façade on second floor; grooved metal siding on first floor. Metal casement windows on second floor with brick sills. Modern aluminum storefront framing on first floor. Two-story, flat roof, brick addition on rear. 4 X 6 bays. Concrete water table and foundation. Two-Part Commercial Block type.

1 contributing building (C).

**PENNSYLVANIA AVENUE**

**M14. PENNSYLVANIA AVENUE, commercial**

**Parking lot office**

date: c. 1990

description: One-story, end gable building. Asphalt shingle roof. Concrete block façade and foundation. 2 X 3 bays.

1 non-contributing building (NC).

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**KA-4892. 607 PENNSYLVANIA AVENUE, commercial**  
**Vealey Insurance Agency**

date: c. 1925

description: Broad two-story, side gable house with large central, end gable dormer on the front. Residence converted to commercial use. Slate roof. Dormer has porthole louver with compass point keystones, stucco and half-timbering and a slate façade. Red brick façade. Modern 1/1 windows; second floor windows have simple surrounds; first floor windows have rusticated stone lintels and rusticated stone sills. Front porch has been enclosed with stucco and half-timbering. Stucco and half-timbering in gable ends also.

One-story, full length, rear porch within roof overhang and has square brick columns and an enclosed brick balustrade with stone cap. 2 X 3 bays. Brick foundation. Bungalow style.

1 contributing building (C).

**KA-4893. 611 PENNSYLVANIA AVENUE, commercial**  
**Jones Printing Company**

date: c. 1930

description: Two-story, flat roof, commercial building with one-story, flat roof wing to the west with terra cotta tile roof cap. Two-story portion has concrete roof cap; parapet side elevation with terra cotta tile cap. Red wire-cut brick façade. One-story wing is painted concrete block façade. Central, brick louver detail on second floor above windows. Central tripartite wood, 1/1 windows on second floor with rusticated stone sill. Two-story portion has slightly recessed entrance door with flush display windows, infilled transom and tile kickpanel. One-story wing has flush aluminum entrance door and aluminum framed display windows. Small one-story, flat roof, rear addition. 3 X 4 bays. Brick foundation. Extant historic neon sign. Two-Part Commercial Block type.

1 contributing building (C).

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TENNESSEE AVENUE

**KA-4883. 601 TENNESSEE AVENUE, commercial  
BB&T Carson Insurance Services/Fire House**

date: 1939

description: Very large, two-story, shallow hip roof, commercial building with central wall gable on the front. Connected via a hyphen to a small, one-story, side gable building with side parapet walls; the small building was originally a public restroom. Asphalt shingle roof on hip portion; red clay tile on gable portion. Red brick façade on hip portion; gable portion has red brick and limestone veneer on front. Wood 12/12 windows. Gable portion windows have decorative limestone lintels and a gabled pediment surround around the entrance doors. Hip portion has a central recessed entrance bay flanked by window bays; each bay has a stone keystone. The wall gable and window bays have stucco and half-timbering. Bronze WPA plaque on front of building. 8 bays wide. Red brick foundation. Colonial Revival style.  
1 contributing building (C).

**KA-4884. 602 TENNESSEE AVENUE, commercial  
Davis Professional Building**

date: c. 1925

description: Large two-story, shallow gable roof with shallow hip roof portion. Metal roof cap. Asphalt shingle roof. Stucco façade. Modern slider windows. Central flush entrance on the front flanked by windows. Rear corner recessed entrance. Large addition added c. 1985. 5 X 5 bays. Concrete foundation. Two-Part Commercial Block type. Modified.  
1 non-contributing building (NC).

**M8. 606 TENNESSEE AVENUE, commercial**

**IUOE Local**

date: c. 1980

description: One-story, flat roof, professional building with shed roof parapet wall on the side. Metal roof cap. Brown brick façade. Pilasters form bays on the side. Modern entrance framing. 3 X 4 bays. Brick and concrete foundation.  
1 non-contributing building (NC).



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**KA-4885. 608 TENNESSEE AVENUE, commercial**  
**CPA Office, Grigoraci Trainer Wright and Paterno**  
date: c. 1912

description: Large two-story, flat roof, commercial building. Terra cotta tile roof cap. Primary dentiled cornice. Painted brick façade on front; painted concrete block elsewhere. Painted simple belt courses on first and second floors. Large recesses on side elevation. Modern windows with snap-in mullions; windows on the front, first floor, have paneled kickpanels and simple hoods; windows on front, second floor, have simple window hoods. Entrance bay defined by two-story tall pilasters and has a divided transom and sidelights with paneled fanlight above. 6 X 3 bays. Brick foundation. Original decorative elements. Colonial Revival style.  
1 contributing building (C).

**KA-4886. 617 TENNESSEE AVENUE, commercial**  
**Glass Guyz/C.A.R.S.**  
date: c. 1920

description: Two-story, flat roof, commercial building. Metal parapet cap. Corbeled brick bracketed primary cornice with recessed brick panel below it. Painted brick façade on front; concrete block elsewhere. Two window openings on second floor: each consists of four, louvered windows with painted rusticated sills. Two flush storefronts covered with large shed roof, fabric awning. Brick pilasters and kickpanels. 2 bays wide. Concrete block foundation. Two-Part Commercial Block type.  
1 contributing building (C).

**KA-4887. 615 TENNESSEE AVENUE, commercial**  
**Academy of Arts at Januarys**  
date: c. 1920

description: Two-story, flat roof, commercial building. Metal parapet cap. Brick corbelled bracketed primary cornice with two, recessed brick panels below. Painted brick façade. Two pairs of modern 1/1 windows on second floor with painted lintels and sills. Two, recessed entrance storefronts; each has modern aluminum framing and infilled transoms. 2 bays wide. Brick foundation. Two-Part Commercial Block type.  
1 contributing building (C).

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**KA-4888. 613 TENNESSEE AVENUE, commercial**  
**One Hour Heating & AC/Benjamin Franklin Plumbing**

date: c. 1920

description: Two-story, flat roof, commercial building. Stone roof cap. Corbeled brick primary cornice with brick belt course below and another corbelled brick section. Red wire-cut brick façade. Two tripartite wood 1/1 windows in the center flanked by single 1/1 wood windows: all have rusticated stone sills. Central, recessed modern entranceway flanked by pilasters covered with marlite. East side has display window with large transom area. West side has divided display windows and transom. 4 bays wide. Brick foundation. Two-Part Commercial Block type.  
1 contributing building (C).

**KA-4889. 611 TENNESSEE AVENUE, commercial**  
**Charleston Trophy and Engraving/Linn Building**

date: c. 1920

description: Large two-story, flat roof, commercial building. Stone parapet cap. Corbeled brick primary cornice with course of basketweave brick below and below that a central limestone cartouche panel with "LINN" etched in it and flanked by two limestone panels and finally, below a limestone belt course. Red brick façade. Second floor has a central, arched and divided wood window flanked by sliding glass doors with metal railings. Secondary wood cornice. Central entrance door on first floor flanked by red brick pilasters with wood capitols and plinths: door has hood supported by scrolled brackets and above is an arched divided transom with limestone accents in the corners. A flush storefront flanks the central entrance door and each has a large prism glass transom. Side elevation is recessed in the center and forms an outdoor patio with enclosed brick balustrade with stone cap and the walls of the patio are stucco. 3 X 7 bays. Stone foundation. Colonial Revival style.  
1 contributing building (C).

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WASHINGTON STREET

**KA-4814. 108 W. WASHINGTON STREET, commercial**  
**Kelley's Men's Shop**

date: c. 1920

description: Large two-story, flat built-up roof, commercial building. Second floor has vertical aluminum siding; first floor of front elevation is red brick veneer; first floor elsewhere is concrete block. Modern metal windows on second floor. Metal canopy over first floor. Modern aluminum framing storefronts; two on front elevation. Concrete foundation. 2 X 1 bays. Two-Part Commercial Block type. Modified.  
1 non-contributing building (NC).

**KA-4815. 110 W. WASHINGTON STREET, commercial**  
**Police Department/Retail Businesses**

date: c. 1907

description: Large two-story, flat built-up roof, commercial building. Front elevation is Dry-Vit on first floor; vertical aluminum panels on the second floor; side elevation is original painted brick. Modern metal windows on second floor. Modern aluminum framing storefronts; five recessed storefronts. 11 X 5 bays. Two-Part Commercial Block type. Modified.  
1 non-contributing building (NC).

**KA-4816. 120 W. WASHINGTON STREET, commercial**  
**Winter Floral/Carson Building**

date: c. 1920

description: Tall two-story, flat roof, commercial building. Terra cotta tile cap and stepped parapet on side elevation. Pressed metal primary cornice with scrolled brackets, dentils and a frieze band. Side elevation is red brick; front elevation is tan brick on second floor. Two pairs of modern 1/1 metal windows on second floor with stone lintels and sills. Recessed brick panel above each pair of windows. Central recessed storefront with modern aluminum framing and modern metal panels in transom and kickpanel areas.

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Secondary cornice is covered with modern metal. Brick foundation. 2 X 1 bays.  
Italianate style.  
1 contributing building (C).

**KA-4817. W. WASHINGTON STREET AT PENNSYLVANIA AVENUE,  
commercial**

**Gardener's Dry Cleaning**

date: c. 1945

description: Two-story, flat roof, commercial building. Metal roof cap. Corbeled brick primary cornice with brick corbelled brackets. Painted brick façade. Windows on second floor have been infilled with wood and have painted rusticated stone lintels and sills. Secondary cornice consists of decorative brick coursing. Original storefronts have been infilled with concrete block and modern metal window openings. Main entrance on the side; double entrance doors with transom and sidelights with a metal canopy. Rear two-story, concrete block addition. Stone foundation. 10 X 2 bays. Two-Part Commercial Block type.

1 contributing building (C).

**KA-4818. 113 W. WASHINGTON STREET, commercial**

**Medi-Home Care**

date: c. 1907

description: One-story, flat roof, commercial building. Storefront is infilled with Roman brick. Concrete roof cap on front; terra cotta tile roof cap on parapet side elevation. Corbeled brick primary cornice with corbelled brackets. Concrete belt course with another brick cornice with brackets below. Brick pilasters with plinths and caps define the bays on the front; plinths and caps are concrete. Red brick façade. Recessed off-set entrance with display window in one bay; display window in second bay. 2 bays wide. Concrete foundation. One-Part Commercial Block type.

1 contributing building (C).

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**KA-4819. 117 W. WASHINGTON STREET, commercial**

**The Grill**

date: c. 1907

description: One-story, flat roof, commercial building. Stepped parapet on the front with metal cap. Red wire-cut brick façade. Modern bubble awning over first floor. Recessed entrance door flanked by small display windows. Small addition on the north of brick veneer and stucco. 3 bays wide. Concrete foundation. One-Part Commercial Block type.

1 contributing building (C).

**KA-4820. 121 W. WASHINGTON STREET, commercial**

**SFW Building**

date: c. 1907

description: Small one-story, flat roof, commercial building. Stone roof cap on front; terra cotta tile on side. Corbeled brick cornice with brick louvers below. Basketweave brick secondary cornice. Red brick façade. Recessed entrance door with divided display windows on the south. 1 bay wide. Stone foundation. One-Part Commercial Block type.

1 contributing building (C).

**KA-4821. 123 W. WASHINGTON STREET, commercial**

**St. Francis West Health Care/Staats Hospital/K of P Lodge No. 78**

date: c. 1922

description: Four-story, flat roof, commercial building. Stepped parapet on the front and sides. Primary metal cornice with dentils. Center bay of upper stories projects and is arched; within the bay are Tuscan columns supporting an entablature with metopes with caryatids above that. In between the center bay and the primary cornice is another metal cornice with a rectangular panel between them. Rough-faced red brick façade. Second and third floor windows are wood 1/1; third floor windows are metal hoppers. First floor has a stone surround and the original storefront area has been infilled with modern brick and modern entrance doors. 10 X 9 bays. Concrete foundation. One-story addition on rear with terra cotta tile roof cap and red brick façade. Classical Revival style.

1 contributing building (C).

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**KA-4822. 201 W. WASHINGTON STREET, commercial**  
**Ronk's Uniform Center Inc.**

date: c. 1912

description: One-story, flat roof, commercial building. Concrete roof cap on front; terra cotta tile on side. Faded mural on side. Corbeled brick primary cornice. Hard-fired brick façade with pink mortar. Pilasters with concrete caps and plinths frame the central storefront. Large awning over storefront. Central recessed modern aluminum storefront framing with divided display windows. 1 X 1 bays. Concrete foundation. Enframed Window Wall type.

1 contributing building (C).

**KA-4823. 205 W. WASHINGTON STREET, commercial**  
**Backstage Body Wear**

date: c. 1907

description: Two-story, flat roof, commercial building. Metal roof cap on front; terra cotta tile roof cap on side; parapet on side. Corbeled brick cornice with concrete belt course and corbeled brick brackets. Central recessed brick panels above. Wire-cut red brick façade. Two pairs of 1/1 wood windows on second floor. Secondary cornice consists of concrete belt course with corbelled brick brackets. Central recessed entrance storefront with flanking display windows. Pilasters on first floor have been painted. Transom infilled with signboard. 2 bays wide. Stone foundation. Two-Part Commercial Block type.

1 contributing building (C).

**KA-4824. 207 W. WASHINGTON STREET, commercial**  
**Chris's Hot Dogs**

date: c. 1920

description: Two-story, flat roof, commercial building. Concrete roof cap. Pressed metal primary cornice with dentils and a large frieze. Three, 1/1 windows on the second floor with brick surrounds with stone accent blocks at the top two corners. Red wire-cut brick façade. Brick pilasters with stone plinths and stone accent caps form the secondary brick cornice with stone diamonds. Modern aluminum framing on storefront; modern

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flush storefront with flanking display windows. Transom infilled with Marlite. 3 bays wide. Stone foundation. Italianate style.  
1 contributing building (C).

**KA-4825. 209 W. WASHINGTON STREET, commercial**  
**Elk Banking Company**

date: c. 1903

description: Large three-story, flat roof, commercial building. Terra cotta tile roof cap. Heavy pressed metal primary cornice with modillions and dentils. Corbeled brick courses below primary cornice. Blonde brick façade. Non-original modern windows: third floor windows have painted metal transoms; side elevation has infilled vinyl windows. Heavy stone secondary cornice with very wide frieze supported by banded rusticated brick pilasters with stone caps and plinths. Main entrance has a stone surround with a hood supported by brackets and a central decorative cartouche. One-story, flat roof garage addition on rear of concrete block. 6 X 15 bays. Stone foundation. Classical Revival style.

1 contributing building (C).

**KA-4826. 200 W. WASHINGTON STREET, commercial**  
**The Fountain Hobby Center**

date: c. 1893

description: Large two-story, flat built-up roof, commercial building. Concrete and metal roof cap. Parapet on front. Blonde brick façade with red brick accents at primary cornice level. Brick accents in front gable parapet. Second floor divided into bays with brick pilasters with stone capitols and within each bay are metal casement windows with a recessed brick panel. Marlite covers the entire first floor. Off-set, recessed storefront entrance with a display window on the right divided into four. 6 X 9 bays. Concrete foundation. Historic extant neon sign. Romanesque style.

1 contributing building (C).

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**KA-4827. 214 W. WASHINGTON STREET, commercial**  
**Reflexionz R Clothing LLC/Freemen's Catering & Family Restaurant**

date: c. 1893

description: Large two-story, flat roof, commercial building. Parapet wall on the front with two wall gables with corbelling and corbelled brackets. Brick turret in the center and one on either end. Below each wall gable is a decorative brick Moorish style arch. The building is divided in half; each half is three bays wide. Dentiled primary cornice beneath the arches. Red brick façade; painted on the side. Wood, 1/1 windows on the second floor with arched hoods with brackets and stone sills. The southern storefront is a central recessed entrance with faux stone veneer covering the entire first floor with metal panels covering the transom and kickpanels. The northern storefront is also modern infill: modern brick and wood siding with a slightly recessed entrance door flanked by divided display windows. There is an original brick pilaster on the north storefront with a stone capitol and plinth and stone accent course in the middle of the pilaster. 6 X 5 bays. Stone foundation. Romanesque Revival style.  
1 contributing building (C).

**KA-4828. 222 W. WASHINGTON STREET, commercial**  
**Dollar General Store**

date: c. 1945

description: One-story, flat roof, commercial building. Metal roof cap. Red brick façade. Metal panel accent course above entrance runs the length of the building. Modern metal entrance and storefront framing. 2 X 1 bays. Concrete foundation. One-Part Commercial Block type.  
1 non-contributing building (NC).

**KA-4829. 301-303 W. WASHINGTON STREET, commercial**  
**Marshall Building/Ort Block**

date: c. 1898

description: Large three-story, flat roof, commercial building. Corbeled brick primary cornice with pressed metal crown and brick dentils and brackets. Smooth red brick façade. Third story has two large paired arched windows, 1/1 wood windows with arched stone hoods and stone sills flanked by wood 1/1 windows with stone lintels and sills.



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Second story windows are the same but the two large paired windows are not arched. Secondary stone cornice. Two storefronts with metal paneled kickpanels, wood framing and divided transoms. Pilasters heavily rusticated with stone plinths, capitols and accents. 6 X 8 bays. Stone foundation and water table. Romanesque Revival style. 1 contributing building (C).

**KA-4830. 305 W. WASHINGTON STREET, commercial**  
**PDM Architects & Engineers/Custer Theatre**

date: c. 1938

description: Two-story, commercial building. Membrane barrel-shaped roof with stepped parapet on the front. Blonde brick façade with red brick detailing outlining the building; concrete block elsewhere. Second floor windows are modern metal, fixed pane. Stepped metal marquee with vertical metal columns with name on it. Modern metal storefront framing with original poster frames flanking the entrance. 4 bays wide. Concrete block foundation. Art Deco style.

1 contributing building (C).

**KA-4831. 309 W. WASHINGTON STREET, commercial**  
**Charleston Business Machines**

date: c. 1907

description: One-story, flat roof, commercial building. Upper level encased in vertical metal siding. Lower level encased in permastone and modern metal storefront framing. Angled storefront entrance with nice wood door with horizontal Art Deco style push bars on it. 1 bay wide. Foundation unknown. Two-Part Commercial Block type.

1 non-contributing building (NC).

**KA-4832. 311 W. WASHINGTON STREET, commercial**  
**Tridea Group**

date: c. 1907

description: Large two-story, flat built-up roof, commercial building. Large broad pressed metal primary cornice with large end brackets, metopes and modillions; garlands in frieze area. Brown brick façade on second floor. 1/1 vinyl windows on second floor

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with rusticated stone lintels and sills. First floor divided into two storefronts. Southern storefront has Carrarra facade with metal framing and recessed entrance; northern storefront has Marlite facade and recessed entrance. 6 X 8 bays. Stone foundation. Two-Part Commercial Block type.  
1 contributing building (C).

**KA-4833. 317 W. WASHINGTON STREET, church**  
**Bream Memorial Presbyterian Church**

date: 1909

description: Large two-story, church building. Stone roof cap. Large gable, projecting entrance bay with central stained glass window with smooth stone mullions. Three-story, crenellated tower attached on north side. Front face is rusticated, rough-faced ashlar stone with grapevine joints; brick facade on side. Side and rear additions. Corner buttresses with shoulders at the top with smooth-faced stone and plinths. Three bands of stone surround the oak carved entrance doors. Stairs with cheek wall in front of entrance door. 3 X 5 bays/front. Stone foundation. Romanesque Revival style.  
1 contributing building (C).

**KA-4833A.**

**R. Graves Hubbard**

**Building**

date: c. 1915

description: Two-story, blonde brick addition. Flat roof with metal roof cap. Arched with buttresses. 1/1 metal windows. Chapel section has round-headed, stained glass windows. 8 bays wide. Concrete foundation.  
1 contributing building (C).

**KA-4833B.**

date: c. 1920

description: Two-story, flat roof addition with stepped parapet with stone cap. Simple stone primary cornice. Blonde brick facade. 1/1 aluminum windows with transoms on both floors; stone surrounds with quoining. 4 X 9 bays. Concrete foundation.  
1 contributing building (C).

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**KA-4834. 300 W. WASHINGTON STREET, commercial**  
**Artistic Advantage Tattoo Shop**

date: c. 1945

description: One-story, membrane flat roof, commercial building. Parapet steps back towards the rear. Modern red brick veneer. Chamfered corner entrance. Side display windows infilled with wood siding and smaller windows. Awnings over each opening. 1 X 3 bays. Concrete foundation. One-Part Commercial Block type. Modified.  
1 non-contributing building (NC).

**KA-4835. 304 W. WASHINGTON STREET, commercial**  
**Sodaro's Electronic Sales**

date: c. 1945

description: One-story, flat built-up roof with stepped parapet to the rear, commercial building with two stories on the south side. "Dry-Vit"/stucco façade. Modern recessed storefront entrance. 3 bays wide. Concrete foundation. Two-Part Commercial Block type.  
1 non-contributing building (NC).

**KA-4836. 320 W. WASHINGTON STREET, commercial**  
**Moon Tann/Barber & Beauty Shop**

date: c. 1930

description: One-story, flat roof, commercial building. Stone roof cap. Hard-fired orange brick façade. Pilasters on each end and flanking the entrance; pilasters have molded stone capitols and plinths. Central recessed entrance flanked by divided transoms and display windows. 3 X 6 bays. Concrete foundation. Enframed Window Wall type.  
1 contributing building (C).

**KA-4837. 322 W. WASHINGTON STREET, commercial**  
**Garrett Tire Center**

date: c. 1955

description: One-story, flat roof, commercial building. Metal roof cap. Painted concrete block façade. Two-story tower on north extending to two stories on rear. One-story, concrete block addition on rear. Four garage bays on front. 5 X 2 bays. Concrete

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block foundation. One-Part Commercial Block type.  
1 contributing building (C).

**Summary:**

The majority of the buildings associated with the Elk City Historic District are in good condition and maintain their character defining elements and their primary function as a commercial district. The district contains all of the extant remaining commercial buildings of historic Elk City that still retain integrity. The district is a good example of a commercial district and neighborhood annexation to the City of Charleston through community planning and development. The period of significance, 1893 to 1958, dates to the first construction dates in the neighborhood in c. 1893 and goes to 1958, the historic period of significance.

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Statement of Significance:

The Elk City Historic District is significant under Criterion A for Commerce through its association with the growth and development of Charleston's commercial neighborhoods, Kanawha County, West Virginia. The district is also significant under Criterion A for Community Planning and Development through its association with the establishment and growth of the town through commercial endeavors. The period of significance spans from 1893 when several of the buildings were built to 1958, the historic period of significance. The district retains many of the characteristics and ambiance of an urban commercial center and continued to be significant to the area through 1958.

History:

Before the Civil War, the area west of the Elk River near its confluence with the Kanawha was primarily an agricultural district dominated by five farms that fronted the Parkersburg Pike and Point Pleasant Road (modern-day West Washington Street). Located closest to the river on the surrounding hills was Edgewood, an estate built in 1848 by J.L. Carr on a bluff just east of the drive that bears its name; next was Glenwood, constructed in 1852 by James M. Laidley and still standing at 800 Orchard Street. On the surrounding hills west of Glenwood was William Gillison's farm, and to the west of that stood Dr. Spicer Patrick's 1855 home (on today's Beech Avenue above the north end of Patrick Street). The westernmost farm was owned by Adam Littlepage, with its substantial stone mansion built in 1845 on the flats near Kanawha Two Mile Creek, at the intersection of the Charleston to Parkersburg Turnpike (also called Ripley-Ravenswood Road) and the Charleston to Point Pleasant Turnpike. The Littlepage mansion still stands at West Washington and Rebecca Streets and now serves as the offices for the Charleston Housing Authority. During the Civil War, the house and surrounding farm land served as campgrounds for Union and Confederate armies. Nearby Orchard Manor housing complex stands on the site of the former Littlepage farm orchard.

There is some speculation that a Civil War fort was also located on the hill above the Littlepage home, possibly on the Patrick farm. Although its presence has not been formally substantiated, the 1933 Sanborn Fire Insurance map of Charleston shows "Fort Hill Road" that runs parallel to West Washington Street on the adjacent hill to the north.

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Development of Charleston's west side began in 1870 after John Brisben Walker and William H. Playford purchased a one-hundred and ten acre parcel at the mouth of the Elk River from James and Sally Carr. The pair paid \$33,000.00 for the tract of desirable bottomland at the mouth of Elk River from a point near the end of Delaware Avenue on Kanawha River north to the point where modern Lee Street joined Washington Street.

It took in all the land within its boundary with the exception of the Bream family cemetery, located on the site where the Bream Presbyterian Church was later built (317-319 West Washington Street).

J. Brisben Walker (1847-1931) was the principal promoter of the area designated as the J.B. Walker Addition and unofficially called the "West End Extension." The ambitious young businessman from southwestern Pennsylvania was a West Point graduate who had served briefly as military advisor to the Chinese army. He returned to the U.S. in 1870 and at the age of 23 arrived in Charleston, where it is reported that he amassed a half-million dollar fortune in the iron-making business. In addition to his fledgling West End real estate venture, he established the *Charleston Herald*, a weekly "liberal, progressive" newspaper "devoted principally to the development of West Virginia." For that enterprise, Walker persuaded his father-in-law, the well-known journalist David Hunter Strother (who wrote under the literary *nom de plume* of Porte Crayon) to become editor.

Walker's ambitious plans for West End development got underway when he divided the section into a town site laid off with wide streets named for West Virginia counties and intersecting avenues with state names. His original plan, with some name changes, still exists for the most part. Walker also designated a large square as a public park that he proposed calling *Yuen Ming Yuen* in memory of his years in China. Details of his "West End Extension to Charleston" were revealed in a promotional publication titled *The Kanawha Valley 1872*:

Lying on the western and lower side of the Elk River – perfectly level – well drained – and nearly  
Fifty feet above the level of the river.

BROAD STREETS

All the streets are at right angles to each other, perfectly straight and sixty feet wide.

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PUBLIC PARK

A public park is the center of the city, and will be opened to the public during the summer.

BRIDGES

One suspension bridge now built and the money subscribed for an iron bridge, which will be commenced  
As soon as all danger from spring floods shall have ceased.

MANUFACTURES

Among the manufactures already in operation are a Machine Shop and Foundry, two Saw and Planing Mills, Furniture Factory and Tobacco Factory. These establishments will employ during the present year Over three hundred men... Twenty eight new houses have been erected during the past season – and the Sale of lots during the past month alone amount to six thousand dollars... Size (of lots), 40 x 120 feet”.

In 1870, access to the bottomland west of Elk River was limited to a single wire suspension bridge that had been erected in 1852 on the Charleston to Point Pleasant Turnpike (modern-day Washington Street), a major state route opened to the Ohio River in 1836. The bridge, which carried the turnpike into downtown Charleston, had been partially demolished by Union forces to slow Confederate advances during the Battle of Charleston on September 13, 1862, and repaired following the Civil War. After undergoing extensive repairs the span reliably carried traffic until December 15, 1904, when it tragically collapsed into the icy Elk River, killing two school children and drowning 11 horses.

Walker planned to improve access to his holdings by erecting the Keystone Bridge, a light steel span with a wooden roadway that carried Virginia Street over the Elk River from Charleston. The bridge opened in 1873, further bolstering prospects for the area that was rapidly being transformed from a heavily forested and sparsely-populated agricultural district into an industrial center. By 1872, the region had already grown to contain a machine shop, stove factory, furniture factory, soda and mineral water plant, and a tobacco factory.

Some time after launching his initial plan, Walker convinced Nicholas J. Bigley from the Pittsburgh area to join him in developing another portion of the West Side. The pair proceeded to buy additional land from Aletha Brigham, daughter of Major James Bream

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who had been a principal early West Side landowner. Walker and Bigley bought up numerous tracts and began laying out and promoting the Bigley Addition. Together, the Walker and Bigley additions covered territory in the Elk Valley north of present Washington Street, an area that became known as Glen Elk. Even later, a third development grew up between the western end of the initial section and Littlepage Farm on Kanawha Two Mile Creek (at the north end of Washington Street near the intersection with Rebecca Street).

Walker and Bigley aspired to build a new industrial city north of Washington Street based on an iron industry that they hoped to establish. One of their early acts of promotion was to invest in construction of a blast furnace that would utilize iron ore that outcropped in the vicinity of Magazine Creek (along present-day Garrison Avenue). In 1875 Walker and Bigley sold to the Kanawha Iron Company a parcel of land for the proposed blast furnace to be built along the Elk River bank, just above the Spring Street Bridge and only a short distance from the ore beds.

Despite his initial successes in Glen Elk, the nationwide Panic of 1873 hit Walker extremely hard. He would lose his West Side property, as well as the partially constructed blast furnace. With his business prospects gone and finances depleted, Walker subsequently left Charleston in search of greener pastures.

Economic prospects eventually brightened, and West Side fortunes took a giant step forward following completion of the first railroad bridge over Elk River in 1883. The handsome and historically significant Whipple Truss (which still spans the river near Spring Street) was a key element in an important 50-mile Kanawha & Ohio Railway constructed between 1884 and 1888 to connect the Kanawha and Ohio valleys. The K&O Railway began at the base of Capitol Hill near Piedmont Road, crossed the Elk on the Whipple Truss and bisected the growing West Side en route to its terminus at Point Pleasant. In 1890 the Kanawha & Michigan Railroad acquired the K&O line, and in 1898 the K&M expanded its operations up the Kanawha River to Gauley Bridge in neighboring Fayette County. Shortly thereafter, the Kanawha & West Virginia Railroad joined with the K&M Railroad on the west bank of the Elk near the Whipple Truss and



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extended up the north bank of the river to Blue Creek and beyond in 1907. Through rail service to the north and west further bolstered prospects for West Side expansion.

From the outset, West Washington Street (originally known as Charleston Street) evolved as the heart of the West End business section, with lots selling for about \$10 a front foot at a depth of 120 feet. Noteworthy firsts on the primary route include the first brick store building on the West Side, built in 1873-74 at the corner of Pennsylvania Avenue and West Washington Street. It also housed the Elk Lodge of the Odd Fellows, the first of many fraternal organizations and lodge halls which would come to occupy the upper floors of many Washington Street commercial buildings and bear evidence of the West Side's blue-collar roots. Another noteworthy early Washington Street business was the blacksmith shop operated by Mose Leftwich, an African American and former slave who performed much of the blacksmithing for farmers living along Kanawha Two Mile Creek. Other noteworthy enterprises that were located along the Elk River above Washington Street included a barrel factory that packed and shipped salt from Malden and a tobacco warehouse that shipped more than 240,000 pounds of Kanawha County tobacco to English markets in 1873.

West Side growth north of Elk River continued unabated into the 1880s. Additional land was eventually included in the Glen Elk section and called Upper Glen Elk. In 1891, Upper and Lower Glen Elk and Walker's West End Extension reached an important milestone when they incorporated as the town of Elk City. Population in the new municipality reached 2,000 by the next year, when the *West Virginia State Gazetteer* boasted of "considerable manufacturing carried on in the town, among which are a foundry, brick yard, saw and planing mills, furniture and veneer factories." More development ensued after the West Side Improvement Company incorporated in 1892 with the purpose of purchasing the bottomlands adjacent to and west of the original Walker tract. The new acquisition, which stretched from the Kanawha River north to the West Side hills, opened up additional land for manufacturing and home sites.

Charleston experienced its own period of uninterrupted expansion between 1870 and 1900, as it grew from a picturesque rural village of less than 3,000 people into a dynamic industrial city with a population approaching 15,000. Part of Charleston's expansion can

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be explained by its selection as the permanent capitol of West Virginia; another reason for the unparallel growth came with the annexation of Elk City as the city's Sixth Ward in 1895. By that time, hundreds of modest homes existed and hundreds more were under construction or being planned in order to accommodate the ever-increasing number of men and women employed in West Side industries.

One of the most important early catalysts of West Side growth came with construction of the Kelly Axe & Tool Company factory in 1905. A massive complex of buildings covering 52 acres of ground along Kanawha River adjacent to Patrick Street, the Kelly operation was hailed as the world's largest axe factory. It employed nearly 950 workers by 1907, and later plant expansion raised employment to well over 1,000 workers producing 40,000 finished tools per day. The True Temper Corporation later took over the plant and operated it until 1980; the site is currently occupied by the Patrick Street Plaza.

Industry and settlement quickly spread up the Elk and down the Kanawha River in the early 20<sup>th</sup> century until the multitude of farms and fields had yielded to an industrial and residential landscape that stretched nearly a mile in either direction. From the outset, development radiated from Charleston Street (today known as West Washington Street), so named because the Charleston to Point Pleasant Road ran along it. Unabated expansion brought the need for corresponding social institutions, and by 1907 the region supported a number of churches, fraternal societies and lodge halls, a fire station, post office and four primary schools – Lincoln, Elk, Patrick and Bigley (all have been demolished).

Charleston's population burgeoned in the first decade of the 20<sup>th</sup> century, and the West Side mirrored that growth on a local scale. By 1912, neighborhood expansion had filled much of the flats to the base of the surrounding hills and commercial development appeared with increasing frequency along Charleston (West Washington) Street, which held the advantage of location over other West Side streets. Vehicular traffic on Charleston Street increased after World War I and by the late 1920s its designation as U.S. Route 21 made it a part of a primary national highway running between Cleveland, Ohio and Hunting Island, South Carolina. In West Virginia, U.S. 21 was a major

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thoroughfare linking Parkersburg, Charleston, Beckley and Bluefield. Charleston Street was officially renamed West Washington Street in the 1930s. By that time, West Side growth stretched down the Kanawha River for approximately a mile to the vicinity of Patrick Street and up Elk River to the confluence of Pennsylvania and Bigley Avenues.

Prospects for the booming district improved further after the advent of horse-drawn streetcar service in downtown Charleston in 1888 and a West Side extension that crossed the Virginia Street bridge and ran down to Patrick Street shortly thereafter. Electrification by the Charleston Traction Company came after 1900, and around 1903 the company built a trolley car barn and power plant in the 100 block of Virginia Street West. A section of the car barns still exist as part of Goodwill Enterprises. The Edgewood Streetcar Company began service in 1907, running along Tennessee Avenue to Charleston Street before it turned north through the Edgewood subdivision en route to its terminus at Edgewood Park in the surrounding hills (near present-day Cato Park). The West Side flats route also included Luna Park, a popular amusement complex built in 1912 on several acres along the west bank of Kanawha River. Built over one of the oldest golf courses in Charleston, patrons entered the park from the river or by streetcar that ran from Central Avenue to Park Avenue. Although Luna Park burned in 1923, its boundary roads are discernible on a modern street map because they wind in a meandering fashion that differs from surrounding streets and avenues.

For over a half-century, from the 1920s through the 1980s, West Washington Street was the central hub of activity on Charleston's "convenient West Side." In the year 1940, the Polk city directory listed no less than 160 commercial, medical and retail establishments along the stretch of West Washington from Elk River to Kanawha Two Mile. The businesses contain an amazing diverse collection of enterprises that were local, regional and national in scope and included restaurants, banks, five and dime, grocery stores of all kinds, theater, hospital, post office, funeral home, feed store and others.

West Washington Street remained the principal business route for the West Side after World War II. It teemed with activity into the 1970s, when great changes began to appear. Construction of the interstate highway system through Charleston in the late 1960s and early 1970s forever changed that portion of the West Side closest to the

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confluence of the Elk and Kanawha Rivers.

Despite the recent range of social and economic challenges confronting this historic section of Charleston, the area originally laid out in 1870 and known variously as the West End Extension, Glen Elk and Elk City, retains many viable and historic businesses. Long-time institutions include the Fountain Hobby Center, Kelley's Men Shop, Sodaro's, The Grill and Chris' Hot Dogs nearest the Elk River. These and other stalwart entrepreneurs have prevailed to insure that West Washington Street retains its position as the district's principal business address. Today, 135 years after J. Brisben Walker first revealed his plans for developing land west of Elk River with Charleston Street as its economic center, historic West Washington Street remains a heavily traveled route and a key element in the planned revitalization of Charleston's West Side.

Architecture and Architects:

While the Elk City Historic District is not being listed for its architecture there is one noteworthy building within the district that bears mentioning. It is the old Staats Hospital/Grand Theater building, KA-4821 located at 123 West Washington Street. It is a good example of the Classical Revival style as designed by architect and engineer, John C. Norman Sr. The style is illustrated by the large arched opening with Tuscan columns and caryatid figures above, all in stone and other stone detailing on the front facade. The building is historically significant for its association with Norman, the second African American architect to be registered in West Virginia and the seventh registered architect in the state, regardless of race.

Norman was born in New Jersey in 1892. His parents died while he was still quite young, an early teenager, and he and his sister were raised by their grandmother, Lucy Hunt, in Oxford, North Carolina. He attended school in North Carolina and was guided into architect by his principal, Lucy Craft Laney. He attended the North Carolina Agricultural & Technical State Institute in Greensboro prior to serving in the Army during World War I. Norman was mustered out of the Army in 1918 as a first lieutenant. He then attended Carnegie Technical Institute (now Carnegie-Mellon University) to complete postgraduate studies in architecture and structural engineering. He did not earn a degree. He moved to Charleston, West Virginia in 1919 to put his architectural

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education to work. He was responsible for the design of the Staats Hospital as well as other buildings further north on West Washington Street.

In 1921 West Virginia began issuing licenses to architects and Norman received his in 1922; the seventh licensed architect in West Virginia regardless of race. He maintained Certificate No. 7 throughout his career which spanned forty-eight years. He was the second African American to be a licensed architect in the state.

Norman married Ruth Lydia Stephenson in 1924 and their home was established on Charleston's West Side at 1118 Second Avenue, a home that Norman had designed for them. The couple had one son, John Norman, Jr. on May 11, 1929. John Jr. would go on to become a prominent thoracic and cardiovascular surgeon and researcher.

In 1925 Norman Sr. established a department of architecture and engineering at West Virginia State College at the urging of its president and dean. He continued in independent practice as well and designed and supervised the construction of twelve faculty houses on the campus. Norman designed numerous residences throughout Charleston; in the East End and in the South Hills neighborhoods. He also designed commercial buildings as seen by the Staats Hospital building.

Norman worked with other architects and builders of the period including Martens & Associates, Architects and Louis Smoot Contracting. All of these collaborations are evident in the East End Historic District and in the South Hills neighborhood. Norman expanded his practice throughout West Virginia as well as Ashland, Kentucky and Xenia, Ohio. Over the course of his career he designed and supervised construction for more than five hundred buildings. Norman died on July 11, 1967 and is buried in Spring Hill, West Virginia. The Elk City Historic District is privileged to have the Staats Hospital building as a representative of Norman's design and architectural practice.

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Summary:

The Elk City Historic District is eligible for the National Register of Historic Places for its local commercial significance and for its significance with the establishment and growth of Charleston through commercial endeavors.

The Elk City Historic District is significant under Criterion A for Commerce through its association with the growth and development of Charleston's commercial neighborhoods, Kanawha County, West Virginia. The district is also significant under Criterion A for Community Planning and Development through its association with the establishment and growth of the town through commercial endeavors. The period of significance covers from 1893 when several of the buildings were built to 1958, the historic period of significance. The district retains many of the characteristics and ambiance of an urban commercial center and continued to be significant to the area through 1958, the fifty-year cut-off date as mandated by the National Park Service.

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**VERBAL BOUNDARY DESCRIPTION:**

The boundary of the Elk City Historic District is shown as the dotted line on the accompanying map titled "Elk City Historic District Verbal Boundary Description Charleston Kanawha County, WVA" and dated December 1, 2007. The map is used as the verbal boundary description. The northern boundary is defined by Ohio Avenue; the eastern boundary is Bigley Avenue and the rear of the lots that front West Washington Street; the southern boundary is defined by Pennsylvania Avenue; and the western boundary is the east side of Lee Street.

**BOUNDARY JUSTIFICATION:**

South of the southern boundary, Pennsylvania Avenue, is located the interstate with access and exit ramps. North of the northern boundary, Ohio Avenue, the resources are modified, more spread out with vacant land and more modern resources. The eastern boundary does not extend any further along Bigley Avenue as modern resources occur and than a residential neighborhood. The western boundary, the east side of Lee Street, does not extend beyond due to modern resources. The Elk City Historic District consists of the remaining portions of the business district of Elk City that has retained a concentration of integrity. It contains all of the extant historic concentration of downtown commercial buildings in Elk City that were developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.



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Name:	Elk City Historic District
Address:	Portions of Bigley Avenue, Jarrett Court, Lee Street, Pennsylvania Avenue, Tennessee Avenue and West Washington Street.
City:	Charleston
County:	Kanawha
Photographer:	Jean Boger
Date:	September 2007
Negatives:	WVSHPO, Charleston, WV
Photo 1 of 13	Bigley Avenue looking east.
Photo 2 of 13	Pennsylvania Avenue looking west.
Photo 3 of 13	Pennsylvania Avenue looking east.
Photo 4 of 13	Bigley Avenue looking southwest.
Photo 5 of 13	Washington Street looking northwest.
Photo 6 of 13	Washington Street looking southwest.

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Photo 7 of 13	Tennessee Avenue looking northeast.
Photo 8 of 13	Building #KA-4821 looking southwest.
Photo 9 of 13	Building #KA-4821 detail looking southwest.
Photo 10 of 13	Building #KA-4833 looking west.
Photo 11 of 13	Building #KA-4827 looking northeast.
Photo 12 of 13	Building #KA-4829 looking southwest.
Photo 13 of 13	Building #KA-4831 looking west.

(Cobblestone Architecture of New York State MPS)

OHIO, CLARK COUNTY,  
Old Enon Road Stone Arch Culvert,  
Rocky Pt. Rd. approx. 185 ft. W. of Old Mill Rd.,  
Enon, 09000209,  
LISTED, 4/16/09

OHIO, CUYAHOGA COUNTY,  
Inglewood Historic District,  
Inglewood Dr., Oakridge Dr., Cleveland Heights Blvd., Yellowstone & Glenwood Rds., & Quilliams,  
Cleveland Heights, 09000210,  
LISTED, 4/15/09

OHIO, JACKSON COUNTY,  
Wells, Harvey, House,  
403 E. A St.,  
Wellston, 09000211,  
LISTED, 4/14/09

OHIO, TUSCARAWAS COUNTY,  
Railway Chapel, The,  
301 Grant St.,  
Dennison, 09000212,  
LISTED, 4/15/09

OREGON, BENTON COUNTY,  
Oregon State University Historic District,  
Monroe and Orchard Ave., 30th St., Washington Wy., Jefferson Ave., 11th St.,  
Corvallis, 08000546,  
ADDITIONAL DOCUMENTATION APPROVED, 4/15/09

OREGON, JACKSON COUNTY,  
Colver, Samuel, House,  
150 Main St.,  
Phoenix, 90001596,  
REMOVED, 4/15/09

WEST VIRGINIA, GREENBRIER COUNTY,  
Argabrite House,  
504 Virginia St.,  
Alderson, 08001236,  
LISTED, 4/16/09

WISCONSIN, COLUMBIA COUNTY,  
Goeres Park,  
101 Fair St.,  
Lodi, 09000197,  
LISTED, 4/09/09

WISCONSIN, EAU CLAIRE COUNTY,  
Roosevelt Avenue Historic District,  
415,419,429,443,449 & 455 Roosevelt Ave.,  
Eau Claire, 09000219,  
LISTED, 4/15/09

WISCONSIN, EAU CLAIRE COUNTY,  
Salsbury Row House,  
302-310 W. Grand Ave.,  
Eau Claire, 09000220,  
LISTED, 4/15/09

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NR EXAMPLE

United States Department of the Interior National Park Service  
National Register of Historic Places Registration Form

**1. Name of property**

historic name: Argabrite House (Preferred)

other names/site number: Hambrick House

**2. Location:**

street & number : 504 Virginia Street

city or town: Alderson

state: West Virginia code: WV

county: Greenbrier

code: 025

not for publication: N/A

vicinity: N/A

zip code: 24910

**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 of certifying official

Date

State or Federal agency and bureau

Date

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

Date

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**4. National Park Service Certification:**

---

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

---

**5. Classification:**

---

**Ownership of Property:**

private  
 public-local  
 public-State  
 public-Federal

**Category of Property**

building(s)  
 district  
 site  
 structure  
 object

**Number of Resources within Property**

Contributing	Noncontributing
3	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
3	_____ TOTAL

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: N/A

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**6. Functions or Use**

---

**Historic Functions:**

DOMESTIC: single dwelling.

DOMESTIC: secondary structure.

**Current Functions:**

DOMESTIC: single dwelling.

DOMESTIC: secondary structure.

---

**7. Description:**

---

**Architectural Classification:**

LATE VICTORIAN: Queen Anne Cottage.

**Materials:**

Foundation:

Brick.

Walls:

Wood.

Roof:

Asphalt shingles.

Other:

Chimney: Brick.

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Narrative Description  
(See continuation sheets.)

---

**8. Statement of Significance:**

---

**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**

**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 50 years.

**Areas of Significance:**

Architecture.

**Period of Significance:**

1908; c. 1920.

**Significant Dates:**

1908; 1920.

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Significant Person:  
N/A

Cultural Affiliation:  
N/A

Architect/Builder:  
Daverman, J.H. – Architect;  
Patton, Preston Bond – Builder/Carpenter.

Narrative Statement of Significance  
(See continuation sheets.)

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### 9. Major Bibliographic References

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Bibliography  
(See 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 # \_\_\_\_\_

**Primary location of additional data:**

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

Name of Repository:  
Margaret and David Hambrick, Property Owners  
PO Box 44  
Alderson, WV 24910



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**10. Geographic Data:**

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Acreeage of property: Less than an acre; eight-tenths of an acre.

Quad Map Name: Alderson, W.Va.

**UTM References:**

<b>ZONE</b>	<b>EASTING</b>	<b>NORTHING</b>	<b>ZONE</b>	<b>EASTING</b>	<b>NORTHING</b>
<u>17.</u>	<u>532054.</u>	<u>4175686.</u>			

**Boundary Justification**  
(See continuation sheet)

---

**11. Form prepared by:**

---

Name/Title: Firm of Michael Gioulis, Historic Preservation Consultant

Organization: Same as above

Date: April 1, 2008

Street & Number: 614 Main Street

Telephone: (304) 765-5716

City or Town: Sutton State: WV

Zip: 26601

---

**Property owner**

---

Name: Margaret & David Hambrick

Street & Number: PO Box 44

Telephone: 304. 445.7242.

City or Town: Alderson

State: WV

Zip: 24910

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**Argabrite House**

**C. 1908**

**Contributing building**

The Argabrite House is located at 504 Virginia Street in the northeast section of Alderson, Greenbrier County, West Virginia. The house sits on eight-tenths of an acre surrounded by large trees to the south and east and a lawn area in the front and the rear. The front yard had a decorative iron fence with a gate at the sidewalk edge. The fence has been removed for sidewalk upgrades but sections of the fence will be reused to define a formal garden. The yard and house sit on the same level as the sidewalk and street; both of which are flat. The neighborhood is composed of similar sized houses and lots. The house was constructed c. 1908 and was designed by Jacob H. Daverman & Son.

The Argabrite House is a one and one-half-story, cross gable with a dormer on the front and a turreted porch roof. The roof has asphalt shingles and there is a central red brick, interior chimney. The gable roof dormer on the front has a turreted tower roof in the gable end and a wood window with an upper sash divided into five lights vertically. The front elevation also has a wall gable above the projecting bay with a turreted roof and the same window configuration as the gable dormer. There is a one-story, squared projecting bay on the front gable bay and a three-sided bay on the south elevation. The front bay is supported by scrolled paired brackets. The north and south elevations have a large wall gable with a turreted tower roof. Originally, all of the turret roofs had metal spires at the top but the only remaining one is on the front porch tower roof. Several of the spires are stored in the barn/garage and will be reused when the house is re-roofed; missing spires will be replicated and re-installed. The house is Queen Anne Cottage style with a rectangular plan approximately 49' long and 36' wide and it is 2 X 5 bays.

The front porch is curved and wraps around to the south and has Tuscan columns with a turned spindled balustrade. There is a wide frieze band above the columns. The porch has a pier foundation with lattice between the piers. There is a small back porch with slightly battered square column and turned spindled balustrade. It has the same foundation and lattice as the front porch.

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The house is wood frame with wood clapboard siding with narrow corner boards and a solid brick foundation. The gable ends have wood shingles. The windows are 1/1 double hung wood with simple surrounds and hoods. The door openings have the same surrounds and hoods as the windows. The front gable bay has a leaded glass upper sash window as does the window to the south of the front door. The front door is oak with a central glazed panel.

The interior is a basic rectangular plan with four rooms and a kitchen and bath on the rear. The first floor consists of four large rooms in the western end of the house with a set of pocket doors between the two northwestern rooms. There are also pocket doors between the entry space and the parlor. The pocket doors are solid six panel wood doors with brass hardware. These two rooms also contain fireplaces with oak overmantels with mirrors above. The original parlor, the front north room, has an overmantel with flanking Ionic pilasters with red tiles surrounding the insert. The original dining room, the room to the east of the parlor, has a less decorative oak overmantel with tall Tuscan columns and green tiles surrounding the insert. This overmantel is Arts and Crafts style while the other is more formal Victorian style as suits the more public areas of the house.

Originally, when you entered the front door there was a small vestibule but this is no longer extant. The stairs to the upper floor are in the center of the plan. There is a square newel post and turned spindles; they are made of oak. There is a second set of stairs to the basement on the rear, off of the kitchen; also made of oak. In this same location is a servant's stair to the second floor or attic from the back door and just off the kitchen.

The eastern end of the house was the service area and contained the pantry, the kitchen, the servant's stair and the bathroom. This is still the case. The original dining room still has its original oak built-in china closet with glass doors and the pantry still has its original oak cupboard with shelves below. The kitchen has been modernized with wallpaper, new cabinets and vinyl flooring although there are remnants of the original wainscot intact. The kitchen is currently being rehabilitated and all original trim, etc. will be reused as possible.

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The first floor wood work is oak. Doors are solid wood, five panel with brass hardware; parts of the doors are veneered oak on oak. The wood trim is a three piece base with an ogee top and quarter-round shoe. The window and door openings have molded wood stools and aprons.

Finishes throughout the house are wood tongue and groove narrow board flooring and plaster on lath walls and ceilings. Some rooms have been wallpapered and the woodwork painted.

The second floor consists of two large rooms with the stairs in the center of the plan and a smaller storage room/servant's room towards the rear, northeast corner of the house. The same finishes are exhibited here although the flooring is wider and is covered with carpet in some rooms. Some of the attic walls are covered with wallpaper as well.

The house was originally heated with a hot water coal-fired heating system with radiators throughout the house. There is a small cellar at the base of the steps off of the kitchen; it extends for about three-quarters of the house's footprint. The majority of the cellar is used for storage as well as a mechanical room.

Happily, we do have the original plans, both exterior and interior, from J.H. Daverman & Son, Architects from Grand Rapids, Michigan. These also include the original materials list, etc. and all of these are included as part of this nomination. While Daverman & Son did write and publish a house plan book for sale, these specific plans are noted on the front as "Residence For: - Dr. O.P. Argabrite, Alderson, W. Va."

**Barn/Garage**

**C. 1908**

**Contributing building**

The barn/garage is original to the lot and was constructed during the same time period as the house. It is a two-story, side gable building. It has a metal roof and vertical board siding. The gable end boards are scalloped. There is a pier foundation and the building is 1 X 1 bay. The barn is located in the northeast corner of the lot.

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**Chicken House**

**C. 1920**

**Contributing building**

Right next to the barn is a small one-story, end gable chicken house. It has a metal roof, vertical board siding and a pier foundation.

Both outbuildings are considered contributing; the barn was built in the same time period as the house and both outbuildings, the barn and the chicken house, are good examples of Vernacular domestic outbuildings and contribute to the Period of Significance.

**Summary:**

The Argabrite House is in excellent as-built condition and clearly illustrates the house plan pattern look of J. H. Daverman & Son. It is also an excellent example of Queen Anne Cottage style architecture.

The barn and the chicken house are in excellent condition as well. Both outbuildings are good examples of Vernacular domestic structures.

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Statement of Significance:

The Argabrite House is locally significant under Criterion C for its association with the architectural and house plan firm of J.H. Daverman & Son; and for its association with Queen Anne Cottage style of architecture. The outbuildings, the barn and the chicken house, are also locally significant under Criterion C for their association with domestic Vernacular architecture. The period of significance, 1908, relates to the construction of the house and barn c. 1908 and c. 1920, when the Chicken House was constructed.

History:

Greenbrier County was formed in 1778, at which time the village of Alderson was completely located in that county. In 1799, Monroe County was formed, splitting the town down the middle. The Elder John Alderson, son of immigrant John Alderson, located in the area in 1774. Prior to this there were no residents in the town. He founded the Greenbrier Baptist Church in Alderson in 1781; the first church structure was built in 1784. Elder John's residence was located on the south side of the river in what is now the town of Alderson and it was a log structure. Elder John's land holdings were located in the same location. William Morris settled and constructed a house on the north side in what is now Palestine. Morris's home was a large stone house built for him by Captain Jack Alderson in 1788.

In 1789, John Alderson, son of Elder, established a ferry crossing on the Greenbrier River and the town became Alderson's Ferry. The ferry was recognized by the Virginia Legislature as the official crossing of the Greenbrier and was a part of the Indian Draft Turnpike connecting to the Red Sulphur and Blue Sulphur Turnpike in 1838. The ferry allowed dependable access to Greenbrier and Monroe Counties and Lewisburg during this time period. General George Crook and his army used the ferry during the Civil War and camped in Alderson. Once a metal bridge was built over the river in 1881, the ferry ceased its operations.

Residential development began in the area west of Monroe Street on the north side, in 1856 by Reverend Lewis A. Alderson. Lewis's father, Joseph Alderson, had acquired the property from Morris' son-in-law in 1811. Joseph Alderson was a prominent citizen who first made his fortune in the salt industry in Kanawha County. After returning to

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Alderson, he was a member of the county court, a sheriff and a member of the Virginia General Assembly. He contributed land and funds for the construction of the Baptist Church in Lewisburg and Lewis A. Alderson inherited his father's estate upon his death in 1845.

Alderson remained a quiet agricultural community until the railroad came through. Construction on the Chesapeake and Ohio Railroad began simultaneously from Clifton Forge, Virginia to the east and Huntington, West Virginia to the west. This would allow for the markets on the east coast to access the interior settlements and raw materials of the west through the Ohio River transportation system.

George Alderson, Sr., son of Captain John Alderson, upon learning of the railroad's plans began dividing the land in 1871 for development and this included the present-day site of Alderson. As it happens, the vice-president and general manager of the railroad was William C. Wickham; George Alderson was his aide during the Civil War. Consequently, George was able to convince Wickham to establish Alderson as a major way station on the line. County Surveyor, Elliot Vawter laid off the town lots and streets and lots were sold for \$200.00 each.

By 1872, citizens in the area realized the potential for development and by 1877 there were sixty houses and four hundred people in Alderson. The railroad brought development to the community in addition to an economic boost through the construction of the railroad itself. During the extension of the siding to Pence Springs in 1892, more than 100 workers stayed in Alderson. A hotel and restaurant industry flourished as a result of the railroad as well as the growing resort industry in the area.

Alderson continued to grow and by 1905 South Alderson expanded, incorporating the area north of the Greenbrier River and the Independent School District was formed. The Alderson Land Company incorporated and developed sixty acres of land on the north side of the river, the old Clay farm. The Clay farm was owned by the current property owner's great-grandfather. In 1905 they sold 68 lots and another 25 lots in 1906. These were sold through auction. The remaining lots of the development were sold through real

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estate agents. The development was called Riverview Addition and included the Argabrite House lot.

Doctor Otho Paul Argabrite purchased the existing lot from E. Chase Bare and R.C. Slaughter, president and manager respectively of the Alderson Land Company, in 1907. The house is situated on Lot 14 but the parcel also encompasses lots 13, 15 and 16 and this was what Argabrite's original purchase encompassed also.

Doctor Argabrite was born May 13, 1884 and is descended from a Revolutionary War soldier, Jacob Argabrite. His early education was received at home on the farm and he graduated from Allegheny Collegiate Institute in Alderson in 1901. He also supplemented this education by attending classes at the University of Virginia. He decided to become a physician and surgeon thus enrolled in the University of Maryland at Baltimore. He graduated with a degree of Doctor of Medicine in 1907 and immediately began his practice in Alderson in August. He married Mary Johnson Feamster on October 15, 1907. He and Mary had two daughters, one of which died in infancy and his wife died January 4, 1910. Doctor Argabrite married for a second time on November 6, 1911 to Clella Motteshead of Charleston. Dr. Argabrite divorced his second wife and remarried a third time but no information is available about his third wife.

Doctor Argabrite "interned" under Dr. Beard in Alderson from 1907 until 1910. At that time, he established his own practice and went on to practice in Alderson for over 40 years.

J.H. Daverman & Son were most likely contacted by Dr. Argabrite and his wife after seeing Daverman's house plans advertised in any one of the popular magazines of the day such as *Ladies Home Journal*.

Jacob H. Daverman was born in 1847 in the Netherlands. His father was an architect and he received his architectural education from his father in Amsterdam. They practiced together until Jacob came to the United States in c. 1882 and settled in Grand Rapids, Michigan. He opened his own practice and in 1895 he was joined by his son, Herman John. He and Herman practiced together their whole lives.



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The firm of Daverman & Son was very active in Michigan and elsewhere. Some of their best known works include the Widdicomb and East Linwood Schools in Grand Rapids. They also designed the Emmet County Courthouse in Petosky. Father and son were pioneers in the mail order business of selling house plans and at one time they employed fifty draftsmen to take care of orders. One of their advertisements listed a house plan as "One of Daverman's Dwellings Built Over 1000 Times."

Daverman and Son were one of the most prolific architects in the nation and their mail order business was the third largest architectural mail order business in the world at the time of Jacob's death in 1914 in Grand Rapids. They not only advertised nationally in many publications but published a trade magazine of their own called *Art in Architecture*. It was "A High Class Monthly Trade Magazine Devoted to the Interests of Architecture and Building." Daverman houses are seen today in Michigan, Texas and elsewhere including West Virginia.

Daverman and Son were riding the tide of plan books that were becoming increasingly popular in the late 1800s. Prior to the proliferation of plan books for the average homeowner, architects were considered somewhat elitist and only for the wealthy. The journal *Carpentry and Building*, a nationally distributed builder's paper, was instrumental in making plan books popular. It was published from 1879 to 1930, the peak of plan books. They solicited designs from architects for "cheap and tasteful" plans with no remuneration to the architect. Daverman & Son were published in the book, in response to a competition for an affordable house design.

George Franklin Barber, a Knoxville, Tennessee architect is credited with originally revolutionizing the publishing of house plans and distributing them through catalogs nationally. While other companies and individuals had done the same prior to Barber, Barber's big innovation was to personalize the plans for individual clients at a reasonable price. He dominated the field from 1887 until about 1913.

As plans became more available to the average homeowner, millwork and trim and all other relevant homebuilding materials became more available through the railroad

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transportation system. All of these factors united in the construction of the Argabrite House in 1908. In Daverman's plan book, the Argabrite house plan sold for \$1,100 exclusive of heating and the 1909 land and tax books for Greenbrier County assessed the worth of the house as \$2,500.00.

Plan books were also geared toward the builder with the expectation that the builder was knowledgeable enough in his craft to execute designs without step by step blueprints. In the case of the Argabrite House, a well known master carpenter in Alderson, Preston Bond Patton, executed Daverman's design for Doctor Argabrite and his family. Patton specialized in interior woodwork and built many other houses in Alderson. These include the Hugh Harris House on North Monroe Street; the Skaggs House on Virginia Street, across the street from the Argabrite House; the Clay/Jarrett House on North Monroe Street, next to the Old Greenbrier Baptist Church; and a house on Maple Avenue.

In addition to the Queen Anne Cottage style, Daverman also advertised house plans for Colonials and Bungalows, all small affordable plans. The Argabrite House illustrates the Queen Anne Cottage style through its use of the turreted tower roof, curved roof and floor of the front porch, the leaded glass upper sash windows, the asymmetrical plan, the use of different siding materials and the porch components. While today we call this style Queen Anne Cottage, in Daverman's advertisements of the plan he called it the "Modern Colonial No. 18."

Pattern house books allowed the small rural town of Alderson to have housing stock as aesthetically pleasing as well as affordable as anywhere else in the United States and many small and large towns and cities retain blocks of pattern house plans. Alderson's near-by railroad line also made the house an easy choice for Dr. Argabrite.

There are at least two other known Daverman house designs that were used in Alderson. One is located on North Monroe Street next to the Methodist Church and the other is on Riverview Drive. Both of these are based on Daverman's Colonial house plan design and are located within the existing Alderson Historic District. The Argabrite House is significant as an extant example of this specific Daverman house plan known as the "Modern Colonial, No. 18." The other known examples are of different plans.

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Including Doctor Argabrite, the Argabrite House has had only four (4) owners since he purchased the property in 1907. Argabrite owned the house for thirty years before selling it in 1937 to Joseph Kyle Hedges.

The secondary outbuildings associated with the Argabrite House include the barn and the chicken house. The barn has graffiti on the inside of it with the date "1908" painted on a stall board in white paint. Dr. Argabrite used the barn for his horse and buggy and the barn can be seen in historic photos of the lot; one such photo is included as part of this nomination. The chicken house, c. 1920, is typical of domestic outbuildings in rural areas and small towns within West Virginia. As far as is known, there are very few still extant within Alderson's town limits.

**Summary:**

The Argabrite House is significant under Criterion C for Architecture for its association with the architectural firm of J.H. Daverman and Son; for its association with the Queen Anne Cottage style of architecture; and for its association with the national mail order pattern house plan trend in architecture. The outbuildings are significant under Criterion C for Architecture as extant examples of Vernacular domestic structures within town limits. The period of significance, 1908, relates to the construction of the house and barn in 1908 and c. 1920, when the chicken house was constructed.

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**VERBAL BOUNDARY DESCRIPTION:**

The boundary of the Argabrite House National Register of Historic Places nomination on Lot 14 but the parcel also encompasses lots 13, 15 and 16 and this was what Argabrite's original purchase encompassed also.

**BOUNDARY JUSTIFICATION:**

The boundaries of the Argabrite House National Register of Historic Places nomination encompasses the entire .8 acres of the current and historic property lines and includes all historic buildings within the period of significance that retain integrity. The parcel size and configuration is exactly as it was when the house was constructed.

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Name:	Argabrite House
Address:	504 Virginia Street
City:	Alderson
County:	Greenbrier
Photographer:	Margaret and David Hambrick and Michael Gioulis
Date:	Winter of 2007/2008
Negatives:	WVSHPO, Charleston, WV/Digital
Photo 1 of 15	West, front, elevation looking east.
Photo 2 of 15	North, side, elevation looking south.
Photo 3 of 15	East, rear, elevation looking west.
Photo 4 of 15	South, side, elevation looking north.
Photo 5 of 15	Outbuildings looking south.

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Photo 6 of 15	Front, living, room looking northeast.
Photo 7 of 15	Main stairway looking north.
Photo 8 of 15	Dining room looking south.
Photo 9 of 15	Second floor, interior of dormer looking east.
Photo 10 of 15	Daverman house example located at 106 N. Monroe Street, looking northeast.
Photo 11 of 15	Daverman house example located on E. Riverview Drive, looking north.
Photo 12 of 15	Daverman house examples located on E. Riverview Drive, looking north.
Photo 13 of 15	Detail of c. 1910 panoramic photograph of North Alderson area showing the Argabrite House, looking northeast.
Photo 14 of 15	Virginia Street streetscape looking southeast.
Photo 15 of 15	Barn and chicken house, looking northwest towards the rear of the house.