

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUL 10 1984

date entered AUG 21 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Daniel Boone Hotel

and/or common

2. Location

street & number 405 Capitol Street N/A not for publication

city, town Charleston vicinity of N/A

state West Virginia code 54 county Kanawha code 039

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Midtown Center Associates Limited Partnership

street & number 405 Capitol Street

city, town Charleston vicinity of N/A state West Virginia

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk, Kanawha County Courthouse

street & number 409 Virginia Street East

city, town Charleston state West Virginia

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Daniel Boone Hotel is located in downtown Charleston, West Virginia on the northwest corner of Capitol and Washington Streets. Diagonal opposite is a 5-story commercial building, and adjacent and opposite are 2-story commercial structures. An alley runs along the rear of the building. The building was originally constructed in 1927-29, expanded in 1936 and again in 1949 to provide a total of 465 rooms, a large ballroom and 3 parlor meeting rooms.

The building is a Classical Revival Style 10 story structure with blond brick exterior fabric and tan, modular, stone-looking terra cotta trim having either a smooth or ornate surface. The brick is flemish bond, single stretcher pattern with sand colored standard mortar joints. An engaged balustrade terra cotta design is incorporated into the walls under the large mezzanine level windows and a terra cotta cornice forms a belt course around the building above the mezzanine windows. There is brick quioning, a brick and terra cotta balustrade with urns at each corner, terra cotta window surrounds, and a dog tooth brick diamond design in the attic or tenth story facades. The mezzanine level has two story tripartite windows multipaned with a transom above. Between the first and mezzanine levels run terra cotta spandrel panel with engage balustrade beneath each window. The original open plaza of the central 3 bays of the mezzanine have been enclosed with multipane windows similar to the others with an interesting arrangement of viga above giving a slight Spanish air to the entrance. The overall effect of the facade is to create the common early 20th Century "Skyscraper" look of "Base", two story mezzanine - "Shaft" 5 stories of 1/1 and 1 story of 6/6 windows - and "Capital" 10th story diamond brick and terra cotta balustrade.

The building is U-shaped in plan and the inside walls of the U are plain brick. The foundation and structure are concrete and the flat roof is built-up. The two entrances are covered by marquees and the outside ground level rooms are for retail stores with street access. The lobby, dining room and mezzanine areas are ornate areas with black and tan checkerboard pattern terrazo floors; large square columns with ornate acanthus leaf, gilded capitals; natural finish walnut wainscoting; plastered, coffered construction ceilings; floor mounted balustrades, consisting of a decorative wrought iron baluster with a natural finish walnut railing and brass candelabra or lantern-style chandeliers. Guest rooms have been altered a number of times since original construction.

The building is being renovated into a first-class office building. The outside brick and terra cotta walls will be preserved and repaired, the marquees will be restored to their original copper covered condition; the store fronts will remain as originally built, and the dining room,

lobby and mezzanine areas will be restored to their original design and condition. The back of the U shape of the building will be enclosed with a glass wall, the original walls inside the U shape will be converted into balconies, all enclosing and looking into a 10-story atrium that will contain 2 glassed cab elevators, a 2-story water fall and fountain, extensive plantings and a glass roofed meeting room. The original hotel lobby

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will open into the atrium and the atrium floor will be an extension of the original terrazo lobby floor.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Local History

Specific dates 1927-1929 **Builder/Architect** W. L. Stoddard, Architect
A.G. Higginbotham Co., Contractor

Statement of Significance (in one paragraph)

The Daniel Boone Hotel, completed and opened in 1929, is significant as an example of a Classical Revival Style hirise in downtown Charleston, for its association with the politics of the state of West Virginia, its association with the important political and social celebrities who used it as a stopping place, and its contribution to the development of Charleston's downtown.

The Daniel Boone's architect was W. L. Stoddard of New York City and the contractor who constructed the hotel was A. G. Higginbotham Company of Charleston. Neither firm exists today. The hotel's brick and terra cotta walls, and the lobby, mezzanine and dining room areas are significant examples of the "First-Class" hotel architecture of the 1920's and 1930's and the rich, elegant accommodations travelers expected then.

The hotel was built on land comprised of the site of the state's first Governor's mansion and the "paste-board Capitol" that was quickly erected in 1921 in 42 days after the State Capitol building, located diagonally across the street intersection from the Boone site, was destroyed by fire. This "Capitol" was also destroyed by fire in 1927.

The Daniel Boone Hotel has been a vital part of Charleston's history during the past 53 years. It has served as base for most of the West Virginia state legislators during the 60-day legislative sessions of the last half century. Many of the state laws that currently influence the daily lives of West Virginias were either conceived, modified and/or "greased for passage" in the "smoke filled rooms" of the Daniel Boone Hotel. Most of the major meetings, banquets and conventions held in Charleston during this period were at the Daniel Boone.

The Daniel Boone Hotel was "the famous travelers' lodging place" in Charleston, and in West Virginia for that matter for 40 years of its history. A partial list of the dignitaries who have stayed at the "Boone" include: Mrs. Franklin D. Roosevelt, Admiral Richard E. Byrd, Evangeline Booth, James Farley, Lord Halifax, Rear Admiral Felix Stump, President Herbert Hoover, President Harry S. Truman, Fay Emerson, Victor Borge, Walter Brennan, Robert Cummings, Tyrone Power, Lloyd Nolan, Jeannete McDonald, Sigmund Romberg, Wendell Wilkie, Jack Dempsey, Earl Warren, President and Mrs. John F. Kennedy, President Dwight D. Eisenhower, Bette Davis, Charles Laughton, Lily Pons, Debbie Reynolds, Bess Myerson, Nelson Eddy, Eddie Fisher, the Lennon Sisters, the Lawrence Welk Orchestra, Guy Lombardo, Louis Armstrong, Bob Hope, Cornelia Otis Skinner, Farley Granger, Chuck Connors, Chester Morris, Elvis Presley, and Gene Autry.

9. Major Bibliographical References

Miscellaneous photos, drawings, newspaper articles, etc. filed at a contracting firm, Plott and Halbrook, Inc., P.O. Box 731, Charleston, WV. Smith, Oce. "The Daniel Boone Hotel." Goldenseal, summer, 1982.

10. Geographical Data

Acreage of nominated property 1/2 acre

Quadrangle name Charleston West, WV.

Quadrangle scale 1:24,000

UTM References

A

1	7	4	4	4	7	5	0	4	2	4	4	8	0	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification Inclusive of city lot no. 56 at the northwest corner of Capitol and Washington Sts. measuring 135 ft. (S.), 172.75 ft. (E.), 135 ft. (N.) and 182.39 (W.); City of Charleston East, Map #9, Kanawha County Assessor, 1964.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Michael Gioulis, Historical Architect

Historic Preservation Unit

organization Cultural Center

date March 10, 1984

street & number Capitol Complex

telephone (304)-348-0240

city or town Charleston

state West Virginia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

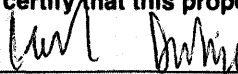
State Historic Preservation Officer signature

title State Historic Preservation Officer

date June 29, 1984

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I hereby certify that this property is included in the National Register



date 8/21/1984

Keeper of the National Register

Attest:

date

Chief of Registration

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It is not difficult to conceive the beneficial effect this prestigious anchor of the downtown had on Charlestons economy. Besides the immediate benefits of the stores in the building there was the draw of people to Charleston for shopping, entertainment etc. The Boone has continually been cited as the "In-Town" place to be.

The Daniel Boone has contributed therefore to the architectural significance of Charleston and the state as an example of the Classical Revival Style. Its significance to the political development of the state as a focus or base for Legislative activity and as a social focal point for visitors, conferences, etc to Charleston is also major. It has also contributed to the development and continuation of Charleston's economy and it is hoped that the rehabilitation of the building will continue its role into the future of the Capitol City.