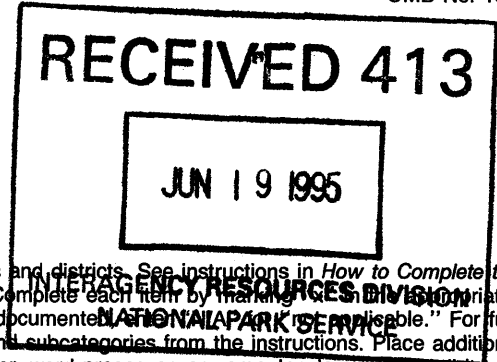


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Kincaid and Arnett Feed and Flour Building

other names/site number N/A

2. Location

street & number 156 Clay Street not for publication

city or town Morgantown vicinity

state West Virginia code WV county Monongalia code 061 zip code 26505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set 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.)

William C. Lanier 6/13/95
Signature of certifying official/Title Date

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

for
Edson H. Beall
Signature of the Keeper

Entered in the National Register 7/21/95
Date of Action

Kincaid and Arnett Feed and Flour Building Monongalia, WV
Name of Property County and State

5. Classification

Ownership of Property (Check as many boxes as apply)
Category of Property (Check only one box)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: warehouse

Current Functions
(Enter categories from instructions)

Closed: Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Commercial Vernacular Warehouse

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof METAL

other CONCRETE

WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1904-1921

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

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

Name of repository:

WV Collection, WVU, Colson Hall

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid 1: Zone 17, Easting 588920, Northing 4386460

UTM grid 3: Zone, Easting, Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Mary Dougherty-Amick

organization Arbol Enterprises, Inc. date April 11, 1995

street & number 313 Lyndhurst Avenue telephone 304-296-9110

city or town Morgantown, state WV zip code 26505

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Same as # 11

street & number telephone

city or town state zip code

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

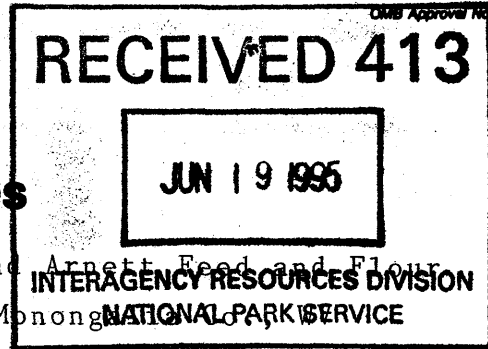
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Kincaid and Arnett Feed and Flour
Monongahela
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Section number 7 Page 1



The Kincaid and Arnett Feed and Flour Building is a three story, brick vernacular warehouse located along the banks of the Monongahela River in Morgantown, West Virginia. The building was constructed circa 1904 to house the Kincaid and Arnett Feed and Flour company, which warehoused and distributed many different types of feed, grain and flour from local and out-of-state farmers and mills. The building has a standing seam tin roof and a stone foundation with a full basement. The brick is laid in the American Bond pattern. The building measures 65'3"x55'x50'x70', it is trapezoidal, following the shape of the lot, having the front parallel to Clay Street and the back parallel to the railroad tracks.

The building fronts east on Clay Street. Its concrete-block loading dock with overhead canopy remains one of its most prominent features. (See historic photograph, date 1906.) The loading dock, with a ramp on the north end and steps on the south end, is four feet above street level. The entrance to the basement of the building is located at the south end. Its door is solid wood with one single pane window, now boarded over.

The first floor elevation is a late Victorian-style storefront consisting of three 4' by 8' single-pane windows on each side of the front entrance. A row of nine smaller single-pane horizontal windows are located above the storefront windows, and single entry doors are located at both the north and south ends of the facade. Original, or at least very early glass still is in the windows of the first floor. The south end entry is to the basement and the north end entry is to the stairwell leading to the second and third floors. The main entry is a double-width solid wooden door with a wooden frame matching the frames of the windows and kickboards. The first floor is separated from the second floor by a row of wooden scroll brackets. (See photographs #) Also visible above the brackets are the exterior plates that cap the ends of iron turnbuckles that add support to all sides of the building. There are two pairs visible on all sides of the building.

The second story elevation is symmetrical, originally with four double-hung windows on both sides of a double width single-pane door. Originally all the windows above the first floor were wooden framed, but frames were removed and the openings are currently boarded up. The original window frames for the entire building have been stored in the building since the openings were boarded many years ago by a furniture storage firm. Further evidence as to their design can be seen in the historic photograph.

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Continuation SheetKincaid and Arnett Feed and Flour
Monongalia Co., WVSection number 7 Page 2

Restoration will include replacing all frames either with the originals or copies. There is no distinct architectural separation between the second and third stories. There is, however, original "GOLD MEDAL FLOUR" signage painted on the brick between the rows of windows.

The third story front facade consisted of four double-hung windows on both sides of a double width double-hung window. Above the row of windows, the architect arranged brick patterns to accentuate and enrich the building. First, there is a decorative corbelled brick cornice and above that a deep four-tier stepped cornice.

The north side elevation of the first and second stories is connected to the Hugharts Plumbing Supply building, twenty feet back from the front. In this area on the first story is a painted "O.J. WHITE TRANSFER AND STORAGE" sign. In this area at the second story elevation is a painted "KINCAID AND ARNETT" sign. The third floor consisted of five asymmetrically placed double-hung windows. Above the windows is a painted "DAN'L WEBSTER FLOUR" sign.

The south side elevation of the building is unadorned brick on the first two stories. The third story, however, consisted of six double-hung windows. Above the windows there is another original painted "GOLD MEDAL FLOUR" sign. Until January 1995 there was a cinder-block building adjacent to the south side of the building. However, it was lost due to fire, resulting in smoke damage now visible. Originally there was another building built by Kincaid and Arnett, a 20'x30' structure housing an office and more storage circa 1905. It appears to have been removed circa 1912. (See photo #1)

The first story rear, west-facing elevation, has three symmetrical double-width wooden doors, each with eight lights per door. The second story consisted of four double-hung windows on both sides of a double-width single pane door. The third story windows on all facades have stone sills and segmented brick arches. When the windows are restored, a beautiful 360 degree view of Morgantown, Westover, and the Monongahela River will once again be seen. Between the second and third stories there is a "DAN'L WEBSTER FEED AND FLOUR" signage, and above the third story windows, the original "KINCAID AND ARNETT" signage also still exists,

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Continuation Sheet**Kincaid and Arnett Feed and Flour
Monongalia Co, WVSection number 7 Page 3

further attesting to the fact that the building's owners and its use were to be seen from the river and the railroad.

The interior has remained almost perfectly intact. Having been used for some type of storage since its construction, the interior looks today much like it did in 1904, one can even still find grains of wheat between the floor boards! The interior walls are brick. The floors are wooden, hardwood on the first and second floors, and wide board softwood on the third floor. In the floor of the first story, there is a built-in scale with a magnified, illuminated read-out. Also remaining from the feed and flour days are an antique flour sack sewing machine, a large antique wooden dolly, large old wooden pulleys, and antique feed scoops, which will be on display. There are iron tie-rods on east floor just below the ceiling for added support. Interestingly, the framing on the first and second floors is east-west oriented while the third floor is north-south oriented. The second and third floors have heavy timber, rough sewn, post and beam framing. It looks as though the third floor framing was altered to accommodate larger storage vessels.

From the first to the third floors is an open shafted freight elevator, operated by ropes and wire cable and huge wooden gears located on the third floor. Curiously, details on the third floor suggest that it was used for other than storage purposes at some point in time. The stairwell, for instance was beautifully constructed, and there was great attention paid to detail in the woodwork around the windows. Perhaps the third floor had been divided into small apartments or rooms because the walls are plastered segments and there appear to have been wall divisions and stove ventilation vents.

I believe the historical integrity of this building to be very much intact because it has been virtually untouched in 90 years because of its consistent usage as a warehouse. There had been no reason to alter the structure either by Kincaid and Arnett.....or the last owners, O.J. White Transfer and Storage who sold to the present owners, Russell Kincaid, great-grandson of John Clarence Kincaid and Kendal S. Amick, in 1995.

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National Register of Historic Places Continuation Sheet

Kincaid and Arnett Feed and Flour
Monongalia Co., WV

Section number 8 Page 1

Statement of Significance

The Kincaid and Arnett Feed and Flour Building in Morgantown, West Virginia is eligible for the National Register under criterion A because of its long association with trade and commerce in Morgantown in the early 20th century. It was one of the first, and now oldest remaining, wholesale warehouses in Morgantown and contributed to a budding industrial wholesale/warehouse district in Morgantown known as Durbannah, later annexed as South Morgantown in 1887. The building is also eligible under criterion C as an example of a turn of the century vernacular warehouse with its own distinct architectural details that make it particularly unique.

Period of Significance

The building was constructed between the years 1904-1906 to house The Kincaid and Arnett Feed and Flour firm. At the time of the warehouse construction there was also a smaller structure erected on the south side of the building, an 80 by 20 foot two-story office and storage building, which was removed circa 1912. The firm functioned as a prosperous wholesale and retail grain dealership and brokerage until Kincaid and Arnett sold the property to Morgantown Feed and Flour Corporation in February 1921. The building's period of significance for this nomination is from 1904 until 1921, during its ownership by Kincaid and Arnett.

**United States Department of the Interior
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Continuation Sheet**Kincaid and Arnett Feed and Flour
Monongalia Co., WVSection number 8 Page 2**Historical Significance**

John Clarence (known as J.C.) Kincaid, was born on August 19, 1877 in Morgantown, West Virginia. He attended the public schools and West Virginia University. One of his early jobs was manager of a feed store owned by Jason Clark, the first feed and flour store in Morgantown. Kincaid continued in that position until 1900, becoming thoroughly versed in the business of feed and grain. In 1900 he formed a partnership with George M. Reay and purchased the business from the retiring Clark. In 1904 he bought out Reay's interest in the firm and formed a new partnership with his brother-in-law, William E. Arnett, at which time the three-story building at 156 Clay Street came into being, housing the very first wholesale grain business in Morgantown. Kincaid was an elected member of the Morgantown City Council, in 1904 and succeeded himself the following term. William Arnett was a cashier for the Second National Bank. He was also the city treasurer for a number of years and played a lesser role than Kincaid in the daily operations of the feed and grain business. Apparently, most of its success was due to the expertise of Kincaid.

The selection of the South Morgantown area for wholesale/warehouse operations was a wise one. It truly had become a hub to all types of transportation. First of all, there was the Monongahela River, upon which goods were transported north and south, particularly north to the Pennsylvania communities of Waynesburg, Connelsville, and Pittsburgh. And of course, the railroad, which also allowed interstate commerce for wholesalers. Kincaid and Arnett were able to bring in the highest quality feed and grain, such as specialty lines of Minneapolis flour and winter wheat flour from Toledo, Ohio. The Kincaid and Arnett Building was thoughtfully located near the convergence of two rail lines critical to the expansion of Morgantown, the Baltimore and Ohio Railroad running north-south and the Morgantown and Kingwood Railroad running east-west. The B&O provided an outlet to the immense coal development on the west side. The Kincaid and Arnett building had a capacity of twenty rail cars, which, according to the January 16, 1913 Morgantown Post Chronicle Industrial Edition, was about the amount Kincaid and Arnett processed every month, resulting in a gross of approximately \$200,000 business per year, quite substantial for the early 1900's.

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Continuation Sheet

Kincaid and Arnett Feed and Flour
Monongalia Co., WV

Section number 8 Page 3

The Kincaid and Arnett Building is representative of a period of substantial growth and expansion of Morgantown. Just prior to the construction of this building, Morgantown proper had just annexed three other sections of town, Greenmont, Seneca and South Morgantown, increasing its population from 2,000 to nearly 5,000. In the early 1890's, three important factors caused the area to grow rapidly. First, travel opened from Pittsburgh via the river because of a new river lock. Second, the Baltimore and Ohio Railroad line was built through Morgantown. Third, recently discovered gas and oil provided further inducements for growth. In order to entice companies to settle in the area, an investment firm gave free land, cheap gas, and some subsidies for glass companies to move to Morgantown. At least 10 glass firms settled in the area around the turn of the century. Growth in population was due to the increase of migration from Europe to work in the industries of gas, oil, glass, and coal. The industrial boom contributed to Morgantown growing by 500% between 1900 and 1920, according to census figures. This explosive growth led to a tremendous need for services, including those provided by firms like Kincaid and Arnett Feed and Flour. (It would be several years before there was a decrease in the need for feed for horses that would result from the introduction of the automobile.)

The Kincaid and Arnett building was an important part of an entire district of warehouses, wholesale businesses and residences located along the Monongahela River and the railroad tracks of Morgantown's Durbannah. The Durbannah area was the only warehouse and wholesale business area in Morgantown. Durbannah, named after property owner F. M. Durbin, was first developed in the 1840's. The first structure was a residence built by George M. Reay. Soon after came the first industry, a foundry built by Hugh Daugherty in 1844. More industry and homes were to follow. The Monongahela Mirror, May 5, 1850 states, "Durbannah is Looking Up!, That was the exclamation of an enterprising citizen of the Village across the creek, the other day as the steamer 'Globe' lay cozily at the wharf on that side. Well, it is a pretty spot, and no mistake, and deserves to be looking up. There is a Foundry, a Tan-yard, Wheelbarrow Factory, and other industrial establishments; besides a number of new houses, and some splendid building lots yet to be improved." That statement accurately summed up the activity in Durbannah during the late 1800's. Other businesses active during that time were Fairchild, Lawhead & Co., a carriage manufacturing firm, filling orders from across the country, a blacksmith shop, a carpenter shop and a doctor and a dentist. J.C. Kincaid grew up on Clay Street, virtually across

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Monongalia Co., WVSection number 8 Page 4

the street from where the warehouse stands today.

In 1886 a railroad bridge was completed enabling trains to reach the Morgantown depot from Fairmont prompting continued growth of what was soon to become South Morgantown. Because of the increase in population and proximity to outlying areas with isolated communities, warehousing and larger quantity wholesale business became a necessity. The Kincaid and Arnett Feed and Flour Building was the first building built solely for this purpose, it set an example of form following function for other businesses to build upon. In 1896, the Tennant Feed and Flour Building was built, it did warehouse feed and flour that it ground and processed itself, but was primarily a mill. The sequence of growth in South Morgantown, particularly Clay Street, was as follows:

- 1896 Tennant Feed and Flour - Roller Flour Mill
- 1904 Kincaid and Arnett Feed and Flour
- 1911 Lough and Simpson Wholesale Grocery
- 1917 Wilbourn Building - Wholesale Fruits and Vegetables
- 1921 Coca-Cola
- 1922 Farmers Exchange
- 1926 Morris Storage

Kincaid also owned the Coca-Cola Building. In 1926, some of the businesses had changed hands but all were still thriving. It was clear that the South Morgantown pioneers Kincaid and Arnett had set the stage for success for others to realize. Several of these buildings are still standing and are in use today. However, the Kincaid and Arnett Feed and Flour Building is now the oldest commercial building on Clay Street. The Tennant Feed Building was destroyed by fire in January 1995. Historian and engineer, Dr. Emory Kemp, determined the building to be in excellent condition both structurally and cosmetically. Kemp was very impressed with the almost total lack of change in the building since construction, unlike all other Clay Street buildings, where windows have been changed or additions have been made. Clay Street itself remains paved with brick, as it was 90 years ago.

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Continuation Sheet**

Kincaid and Arnett Feed and Flour
Monongalia Co., WV

Section number 8 Page 5

Riverfront Renaissance

Although Clay street isn't the pulsepoint of activity it once was at the turn of the century, the warehouses are not vacant. Existing businesses have been upgrading and new businesses are moving into the area thanks to the expansion of the South University Avenue entrance into Morgantown. There is increased visibility and accessibility. There is also increased recreational use of the Monongahela River and riverfront. The state and city worked together to get funds to purchase the railroad property from Morgantown to Fairmont. This will expand West Virginia's Rails to Trails program, transforming unused railroad tracks to hiking and biking trails, and upgrading The Riverfront Park at the end of Walnut Street.

Restoration Plans

Plans for restoration include: replacing all windows to match original wooden framed windows; scraping and painting original wooden frames and kickboard on the first story, front facade; removing concrete loading dock and restoring it to wood; and, repainting the historical "GOLD MEDAL FLOUR" sinage on all facades. With input from Dr. Emory Kemp and the employment of Kemp Custom Building, the current owners are confident the integrity of design and construction will be of foremost concern. The building will house a popular local restaurant; and negotiations are underway to procure the West Virginia Collection of historic photos and artwork from West Virginia University for display in the second story. The Kincaid and Arnett Building will again become an instigator of new business and vitality to the warehouse district as well as a visual focal point on the Monongahela River as it was in 1904.

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Continuation SheetKincaid and Arnett Feed and Flour
BuildingSection number 8 Page 6

Monongalia County, WV

The Kincaid and Arnett Feed and Flour Building is specifically related to Criterion C in the area of architecture. It is an excellent example of early 20th century vernacular warehouse construction and innovative design. The building was innovative because of a new trend at the turn of the century, a trend towards making a warehouse more more than just a place for the storage and exchange of goods. There are details present on the exterior as well as the interior that make the building inviting to the public, a development often overlooked in earlier decades. The front elevation is embellished with a corbeled cornice; but the major feature of interest is the Late Victorian display windows and storefront. Builders were beginning to realize the importance of utilizing an entryway for more than getting goods through the door. This is evident on every side of the building. The presence of a rival feed and flour mill next door (the Roller Flour Mill-Tennant Building, c. 1896), gave Kincaid and Arnett some close competition. What better way to snag a potential customer than to show them through large display windows the best feed and flour available in Morgantown. The signage on every facade was visible from all routes of travel, including the river. The owner took to heart the old adage "a business with no sign, is a sign of no business." The huge storefront windows and transom lights above the windows and doors, allowed for the plentiful admission of natural light into the 4000 square-foot showroom, again making the retail area a pleasant place to spend time shopping and learning the latest news on the grain front. No other warehouse on Clay Street was designed in a manner that embraced the customer in such a way. The building's design thus enhanced the sales and profit of the business.

Attention to detail in the brick masonry, woodwork, and placement of doors and windows makes the Kincaid and Arnett Building stand out among other similar buildings. Its unique vernacular design contributed greatly to the success of Kincaid and Arnett. Thanks to the building's wide functional and esthetic appeal, later owners undertook few if any alterations. It was and continues to be a building that tells the story of real and ordinary people of Morgantown, West Virginia.

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Continuation Sheet**

Kincaid and Arnett Feed and Flour
Monongalia Co., WV

Section number 9 Page 1

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February, 1903, p. 49.

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Interview with Dr. Emory Kemp, Historian, Engineer.

Kincaid and Arnett Feed and Flour
Monongalia Co., WV

10.

Verbal Boundary Description

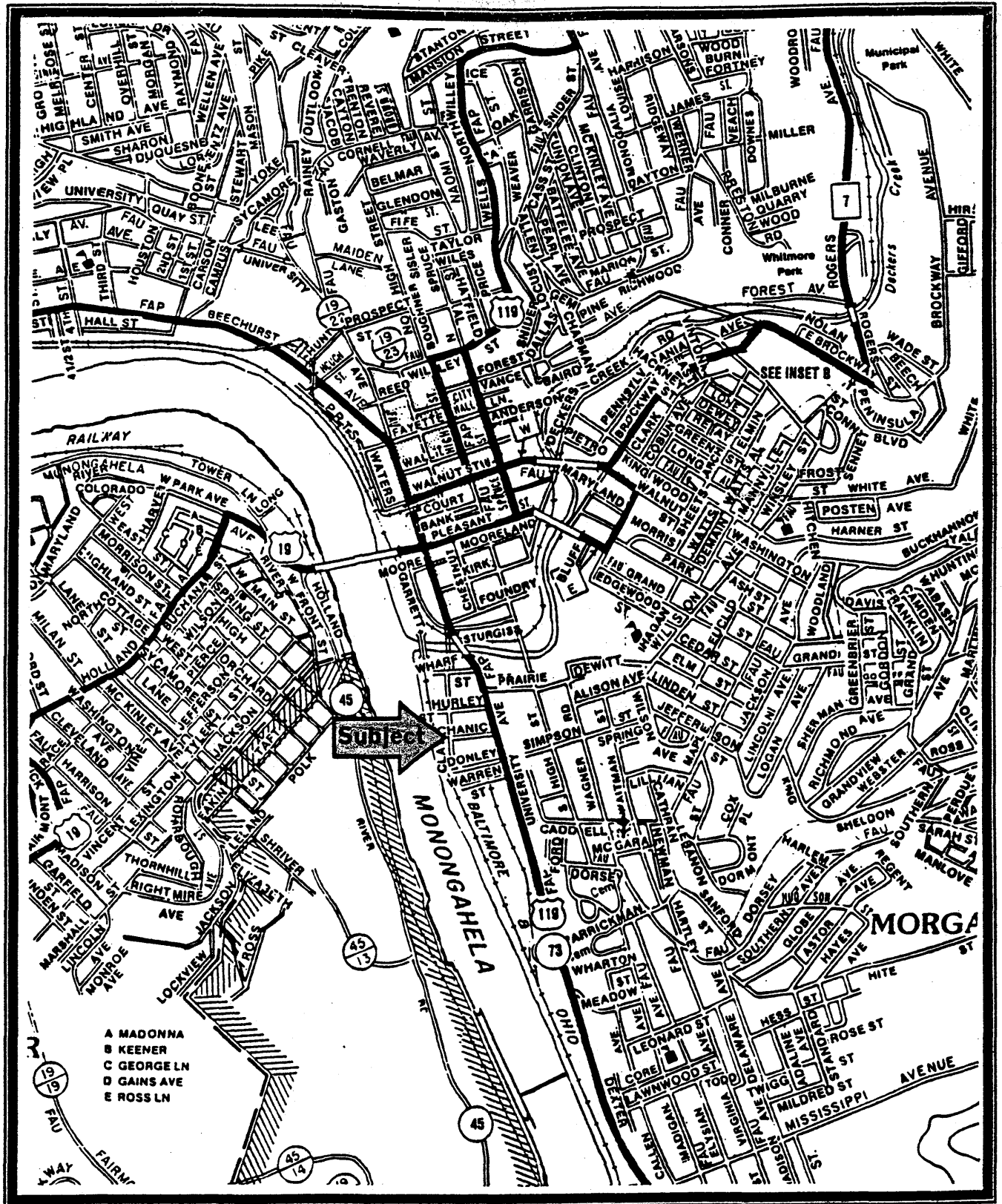
Beginning with a $\frac{1}{2}$ " reinforcing rod(set) standing on the western right-of-way limits of Clay Street and standing at the the northeast corner to lot No. 8 of the Dr. Jos. A. McLane Plan of Lots (see plat of said Plan of Lots recorded in Deed Book 43, at page 169); thence with said lot No. 8, North 33 37'00" West 67.50 feet to a $\frac{1}{2}$ " reinforcing rod (set), said rod stands on the eastern limits of the CSX Railroad right-of-way, thence with said limits of the Railroad right-of-way, North 41 34'10" East 67.57 feet to a $\frac{1}{2}$ " reinforcing rod (set), said rod stands as a corner to a parcel conveyed to Ralph E. and Luella Schlobohm by deed recorded in Deed Book 781, at page 344; thence with said Schlobohm parcel, South 33 37'00" East 80.00 feet to a drill hole (set) in a concrete dock, said drill hole stands on the said limits of Clay Street; thence with said limits of Clay Street, South 52 12'00" West 65.50 feet to the beginning, containing 4,818 square feet, more or less, all as laid down and designated upon a survey plat prepared by Allan J. Witschi, P.S. No. 587, Greenleaf Surveying Company, dated March 15, 1995.

Boundary Justification

Nominated property includes the entire parcel of land historically associated with the building because the building occupies the entire lot.

NEIGHBORHOOD MAP

Kincaid and Arnett Feed and Flour Building
 Monongalia Co., WV



PETROPLUS & ASSOCIATES, INC.
 "A Real Property Service Group"