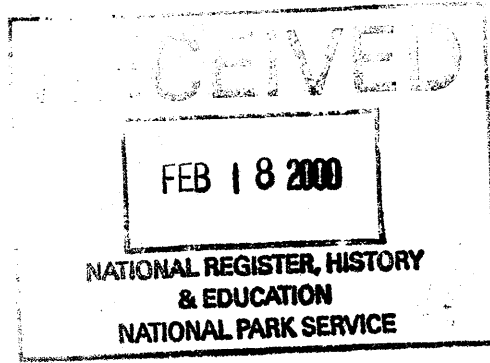


NPS Form 10-900
OMB No. 1024-0018
(Rev. 10/90)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



249

1. Name of Property

historic name : IOOF LODGE BUILDING
other names/site number : Peacock Building

2. Location

street & number: Corner of 8th Street and Second Avenue not for publication: N/A
city or town: Marlinton vicinity: N/A
state: West Virginia code: WV county: Pocahontas code: 075 zip code: 24954

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.

Susan M. Pierce
Signature of Certifying Official

2/10/2000
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

USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING
Pocahontas County, West Virginia

4. National Park Service Certification

I, hereby, certify that this 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:)

Edson H. Beal 3/24/00

for
Signature of Keeper

Date of Action

USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING
Pocahontas County, West Virginia

5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1__	1__ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	__	__ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	__	__ structures
	<input type="checkbox"/> object	__	__ objects
		1__	1__ Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: 0

6. Functions or Use

Historic Functions : SOCIAL: Lodge Hall
COMMERCE: Store

Current Functions: SOCIAL: Lodge Hall

7. Description

Architectural Classification:
LATE VICTORIAN: Italianate

Materials:

Foundation: Stone pier
Walls: Wood frame with pressed metal siding
Roof: Bituminous, flat, built up
Other: _____

USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING

Pocahontas County, West Virginia

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.)

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

Social History

Period of Significance:

1905-1930

Significant Dates:

1905; 1911

USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Cultural Affiliation:

N/A

Significant Persons:

N/A

Architect/Builder:

Yeager, Brown McLauren – Builder.

Narrative Statement of Significance (See continuation sheets.)

9. Major Bibliographical References

(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 # _____

Primary location of additional data:

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

Specify repository: Jay Perry – Property Owner

USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING
Pocahontas County, West Virginia

10. Geographical Data

Acreage of property : Approximately .13 acre

Quad Map: Marlinton, WV

UTM References:

ZONE	EASTING	NORTHING
17	<u>579250</u>	<u>4236810</u>

Verbal Boundary Description (See continuation sheet.)

Boundary Justification (See continuation sheet.)

11. Form Prepared By:

name/title : Michael Gioulis, Historic Preservation Consultant
organization: Same as above date: November 1, 1999
Street & number: 612 Main Street telephone: (304) 765-5716
city or town: Sutton state: WV zip code: 26601

Property Owner:

name: Jay Perry
street & number: PO Box 118 telephone: (304) 799-4304
city or town: Marlinton state: WV zip code: 24954

IOOF LODGE BUILDING

Pocahontas County, West Virginia

Section 7 Page 1

Architectural Description

The IOOF Lodge Building is located in Pocahontas County, West Virginia on two lots on the northeast corner of Eighth Street and Second Avenue in Marlinton, the county seat. The building is located within the commercial core of Marlinton and is flush with the front or south, east and west lot lines. In the rear, or north side, there is approximately 25' of rear yard. On this rear portion is a noncontributing outbuilding.

IOOF Building

c. 1905

Contributing building

The IOOF Lodge Building was constructed by Brown McLauren Yeager c. 1905. The building is the same size and configuration as was originally constructed, with no additions. There have been minor modifications to the original design.

The building is a two-story frame Italianate commercial building with attic windows on the front. It is divided into eight bays on the front and six bays on the side. The building is rectangular in shape and is roughly 106' by 56'. The roof slopes to the rear and is built up. There is one brick, single stack chimney in the rear.

There is a deep pressed metal bracketed cornice at the top of the building with end composite brackets. The end and center bracket contain ball finials at the top. Between these are a series of smaller brackets and between those, smaller modillions. Between the brackets within the frieze are ornamental arched shell designs. The cornice returns for the first bay on the side elevation. There is a similar cornice between the first and second floor over the storefront, though simpler and smaller. The frieze and details in the left side or west storefront cornice are missing and have been replaced with a plain sheet of metal.

The painted pressed metal siding on the building is molded to appear like brick. Most of this is original to the building and is common in railroad towns.

There are small attic windows which contain round-headed one over one windows with shouldered, arched hoods. The hoods contain turned dropped finials. The second floor has one over one wood double-hung sash windows. These windows have simple trim with a small crown at the head. The front elevation of the first floor contains two storefronts. The west storefront has a center recessed entrance with four-light display windows on each side. There is a three-light transom over the display windows. Beneath the windows is a paneled bulkhead. The doors are original single pane glazed units with tall bottom rails. The east storefront has a diagonal corner entrance with paired doors and a four-light display window and a transom above.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 7 Page 2

The side elevation contains one over one wood double-hung windows on the second floor, with an entrance door to the rear stair hall at the rear third of the elevation, and a non-original store entrance in the last bay. This doorway has a taller display window and entrance door. The east elevation side door has a three-light upper panel and three horizontal panels below with a flat transom above and appears to be original. The door adjacent to this is an entrance into a rear storefront room. This door is not original and is flush with a glazed panel and an original transom. The last door on the east elevation matches the stair door minus the transom. The rear and west side elevations are similar, without the storefronts on the first floor.

On the interior, the first floor of the building is divided into two storefronts. The west storefront is a large open space with a rear storage room and two toilets. The east storefront is also a large room with shelving and a wall creating a non-original rear storage room. There is a toilet within the storage room. An additional small storefront is in the rear of the building. This is separated from the front storefronts by the stair hall entrance on the east elevation.

The second floor has a large meeting room in the front two thirds of the west side. There is an entrance with two storage rooms being adjacent. There are three rooms behind the entrance foyer, with one being a kitchen for the dining room. In the east side of the building there are four rooms, three making up a small apartment with a toilet and one large dining room.

There is one exterior stairway at the rear of the building that climbs to the second floor. This is enclosed with plaster on lath, wood treads and risers and a wood handrail.

The floors throughout the building are mostly wood tongue and groove. There are some vinyl sheet goods over some of the floors. The interior wall and ceiling surfaces consist of plaster on wood lath. There is a large amount of modern veneer material over this. Much of the plaster on the second floor is deteriorated from moisture.

Most doors on the second floor are a solid wood five panel arrangement with two upper vertical panels, a center horizontal panel, and two lower shorter vertical panels. A few doors have five horizontal panels. The mixed panel doors are original and they appear to have originally been stained and varnished.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 7 Page 3

A high percentage of the original door and window trim remains in the building. The door trim consists of a fluted band with a center raised bead and flat edging. There are plinth blocks with scroll tops and scrolled and bulls eye corner blocks. Door hardware consists of one pair of brass butts and an oval shaped escutcheon plate and knob. Most doors on the interior have transoms. The main entrance to the lodge room from the front east room contains sidelights as well. One of the most decorative features in the building is the ceiling on the first floor. Both storefronts contain original pressed metal ceilings with cornices and filed edging. They are different in each storefront, with the east storefront being more decorative.

Outbuilding

Post-1955

Non-contributing building

The outbuilding is a four bay, one-story concrete block storage building with a shed metal roof in the rear.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 8 Page 1

Statement of Significance

The IOOF Lodge Building is significant under Criterion A for social history due to its association with the development of the Odd Fellows Lodge and the Modern Woodsmen of America. The IOOF Lodge Building is also significant under Criterion C for architecture due to its distinctive application of the commercial Italianate style. The building's period of significance spans the years between 1905 and 1930.

Development of the Lot/Commercial History:

The IOOF Lodge Building was built c. 1905 by owner Brown McLauren Yeager with an unknown architect. The property was originally part of the Yeager Durbin block of Marlinton, reserved from the plat of the town in 1891 by the Pocahontas Development Corporation. This block originally contained a hotel identified as the Tyree Block which was extant before the town was laid out by the railroad. Along with the Presbyterian Church they were the only two buildings on this side of the river prior to the town plat. The old hotel was constructed in 1882 by Captain J.R. Appeson who acquired the property from S.D. Price. Mrs. Jennie B. Skiles purchased the property in 1886. She had the location name changed from Marlin's Bottom to Marlinton. Charles R. Durbin purchased the property in 1891 and Henry A. Yeager in 1899. A period photograph reveals that the lot remained empty after the hotel burned in 1902 and the construction of the lodge hall around 1905.

All of this property had been transferred to Brown M. Yeager by the commissioners of the Henry A. Yeager estate. The site of the IOOF building was retained by Brown M. Yeager and he constructed the present building on these two lots around 1905.

Dr. John M. Yeager began consolidating all of the neighboring property in 1908 and would later dispose of it. He received E.W. Guilford's interest in the Marlinton Hospital property over the course of 1908 including lots 3, 5 and 6 and finally lot 4 on November 17, 1908, all as a dissolution of a partnership between the two men. The Guilfords had received lot 4 from M. J. McNeel and Maggie in 1906. The Marlinton Hospital was constructed on the southern portion of lots 3-6. This had been previously transferred to J.W. Price. The lodge building was finally transferred to the IOOF by Brown and Harriet Yeager and son, Dr. John M. and wife Mollie, in 1911.

During the early twentieth century, the building housed the Pocahontas Drug Company, c. 1908; a movie picture house, c. 1911; shops on the first floor and the lodge on the second floor, c. 1923; a restaurant, Monongahela Power Company and a shoe shop between c. 1912-1924.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 8 Page 2

Yeager Family:

Brown McLauren Yeager (1848-1924) was the son of John Yeager, who settled at Camp Allegheny, also known as Traveler's Repose. Brown married Harriet Arbogast and settled in Marlinton. Dr. John M. Yeager was one of his sons. Brown was a manager for the Pocahontas Development Company and surveyed thousands of acres of land in the county as part of his position. He was commissioner of schools and served a term in the West Virginia legislature.

The Yeager family is one of the most prominent in the county in the settlement and development period. They were instrumental in developing both the northern section of the county around the family homestead of Traveler's Repose and the town of Marlinton.

Other Yeager family members associated with the lodge include: Charles A. Yeager who married Allie Arbogast and lived in Marlinton; and Henry A. Yeager, a Confederate soldier in the 31st regiment. Henry served in the legislature and was an agent of the Land Office in the Cleveland administration. He was instrumental in the development of Marlinton. Along with Durbin, they reserved the lodge lot for future development and kept it out of the plat divided by the Pocahontas Development Company. The lodge lot was perhaps one of the most significant lots, being on the road that crossed the river and the first block to the east of the river. The railroad was originally to have been located on the western edge of this lot which would have made it valuable. F.M. Durbin was the manager of the company and in the 1891 subdivision of the town, the lodge lot was not subdivided.

Development of Marlinton:

One of the leading citizens responsible for the founding and development of Marlinton was John McGraw. McGraw purchased land in Marlin's Bottom in 1890 where, at the time, only five families lived. The town was laid out in 1891 and advertised as the "place where a town would be built." The population of the town at that time was 100 persons. By 1900 the population had only increased to 171. It was after this period that the town boomed.

The settlement and establishment of Marlinton is closely related to the development of the railroad and timber industry in the region. Without the railroad, Marlinton would not have existed. For many years prior there were numerous attempts to bring rail travel to the Greenbrier Valley. Contributing to this and the establishment of the town were a number of prominent West Virginia industrialists including Johnson M. Camden, Henry Gassaway Davis, Stephen B. Elkins and John T. McGraw.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 8 Page 3

The Pocahontas Development Corporation was formed by John McGraw and others on September 26, 1891. The company published a plat of the town dated December 1, 1891 and then donated the courthouse site to the county. The town plat delineated a number of railroad lines entering Marlinton and their connections. Industrial sites along railroad sidings for mills and tanneries are also indicated. The voters approved the relocation of the county seat on December 8, 1891, and reaffirmed the decision with a second vote in 1894. In June 1892, 191 lots were drawn and assigned in the town.

Unfortunately, the railroad was slow to arrive due to the financial panic of 1893 and the economic depression that followed. Investors were not willing to commit to such an intensive development at this time. During this lull in activity, McGraw formed the Rochester Boom and Lumber Company, a timber company, with a group of New York investors. The United States Leather Company also entered the picture in 1895, thus increasing the pressure for a railroad into Marlinton.

McGraw began to communicate directly with the C&O President and in 1897, the Greenbrier Railway Company was chartered by the state. At this same time, the Rochester Boom and Lumber Company's name was changed to the Greenbrier River Lumber Company. Large tracts of land were deeded to the company, many of which had been owned by McGraw. This provided capital for the development of the company and assured the railroad of future investment in Marlinton. Added to this incentive was the location of the West Virginia Pulp and Paper Company at Covington, Virginia which required pulp wood from the forests along the Greenbrier River Valley. C&O crews began the route survey in 1897 and construction contracts were let in 1899. Newspapers of the time reported that McGraw was instrumental in securing the alignment into Marlinton instead of an alternate route by offering to provide right-of-way at no cost to the railroad. The first official train came to Marlinton on October 26, 1900.

County growth boomed with the establishment of Marlinton and the railroad. The timber industry contributed the most to this development. The population of the county in 1900 was 8,572; by 1910 it had grown to 14,740; and by 1920 15,002. The jump from 1900 to 1910 is the fifth largest county increase in the state for that decade. Marlinton's population followed the same trend. In 1900 Marlinton's population was 171; in 1910 1,045; and in 1920 1,177. The first newspaper in Marlinton was the Pocahontas Times which relocated from the former county seat in Huntersville. Outgoing telephone lines were installed in 1896. By 1899 there were two banks in town, the Bank of Marlinton and the Pocahontas Bank. The town was incorporated in 1900 and quickly became a freight center for the county lumber trade, ranking second after the town of Cass.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 8 Page 4

Social History:

The IOOF Lodge Building is significant for its association with the lodge culture and social history of Marlinton and Pocahontas County. Lodges have played a significant role in the development and culture of the United States. Currently the most significant of the fraternal societies are the Freemasons, IOOF, Knights of Pythias, and Benevolent and Protective Order of the Moose. Freemasonry originated in 17th Century London as a trade guild. It later developed into a club for merchants and noblemen. Lodges were established in America in the 1730's and 1740's, mostly frequented by the mercantile elite.

Masonic lodges multiplied in the 1800's as interest grew among the middle class. Many members were farmers, merchants, and professional workers. As a result of the anti-masonic movement, many members shifted to the Odd Fellows. The Odd Fellows began in England in the late 1700's with industrial workers. The order provided assistance with emergencies and burial needs of its members. The first American lodge of the Odd Fellows was established in 1819 in Baltimore. With the influx of the Masons into the order in the middle of the century, the society changed to eliminate liquor from meetings, built "temples" and developed arcane rituals. These proliferated in the late 19th century and by 1900 there were more than 300 Orders, with total membership over six million. Most lodges purchased or established cemeteries for members. The societies also developed auxiliaries for female participation, such as the Rebekahs of the Odd Fellows established in 1851.

In the 20th century, lodge membership declined as a result of societal changes and the Great Depression. Despite this decline, the Odd Fellows continue to maintain retirement homes, financial aid for members in need, and scholarships for students.

In Marlinton, the Independent Order of Odd Fellows Lodge 102 was chartered on August 20, 1897, with A. Pritchard, J.M. Cunningham, B. Rayburn, William Holt and W.T. (H.T.) Cameron serving as charter members. They originally met in Huntersville, but they relocated in 1908 to Marlinton, likely due to the population shift in the county. The lodge in partnership with the Modern Woodman of America purchased the Yeager building for \$7,500 in 1911 and made it into their lodge hall.

The Modern Woodmen of America (MWA) was founded in 1883 in Lyons, Iowa. The goal was to provide financial security to families of members in a fraternal society. The intent was to establish camps, or lodges, throughout the United States and foster a community spirit within each camp. The focus of the organization has no relation to foresters or the timber industry. They created a sanitarium for tuberculosis patients in Colorado during the 1900 epidemic. They treated 12,000 members between 1909 and 1947. The MWA tenets include financial security, positive family life, and community service.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 8 Page 5

The Pocahontas Marlinton Camp No. 5992 of the MWA was chartered in October 1909 with twenty-nine chartered members. Included among the charter members was John McGraw. The Marlinton charter of MWA Lodge No. 9766 was dated June 27, 1902, and included Charles Yeager, John Yeager, Jacob Yeager, John Young, James Sharp, George Phares, Tyree, and others.

The lodge cooperated with other fraternal orders in Pocahontas County. One example is a contract entered into jointly with the Knights of Pythias, IOOF No. 182, IOOF No. 111, and the MWA No. 9766 with a Mr. Kennedy to clean the lodge meeting room. At the time that the lodge purchased the building, E.C. Ambrose, James Meadows, and George S. Taylor were the trustees of the IOOF No. 182 and E.P. McLaughlin, John D. Gay, and A. Porter Kellison were trustees of the MWA No. 9766.

The average membership of the MWA increased through the boom years in Marlinton and in 1927 the membership numbered 270-280. There were 270 in 1924 and in 1922 there were 188 members. The members of the lodges consisted of the influential men in the community, including: Dr. Edgar E. Guilford and Dr. John M. Yeager, who constructed the first hospital after acquiring the land from Dr. Yeager's father, Brown M. Yeager. Henry Yeager served twice in the West Virginia House of Delegates. Brown M. Yeager served twice in the House of Delegates. J.H. Paterson was the Circuit Clerk of the County from 1891 to 1907. J.H. Buzzard was Sheriff of Pocahontas County from 1909 to 1912.

John T. McGraw stands out as a lodge member as a major contributor to the development of the town and the county and as an example of the significance of the lodge to the social and political life of the county and town.

The two lodges continue to use the building as their meeting hall. They sold the property to the current owner in 1999.

Architecture:

The IOOF Lodge Building is a good local example of an Italianate style commercial building. It is characteristic of the style, type, and function of buildings often found in railroad boom communities in West Virginia in the early 20th century. Specifically, details on the exterior of the building include the metal cornice and detail at both the primary and secondary cornices; the heavily bracketed primary cornice; the paneled display windows; the hoods over the attic level windows, the arched windows; the molded and fluted pilasters and columns on the storefronts with corner blocks and plinths; and the segmented transom windows. The plan of the building also reflects its use and function, which includes a large meeting room for the lodge, and first floor mercantile space.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 8 Page 6

The IOOF Lodge Building is a good surviving example of a downtown, commercial Italianate style building. Within three blocks of the Lodge Building there are four commercial buildings of a similar size and style; of these only one retains a portion of its Italianate detailing and elements. The IOOF Lodge Building is the most intact example of this style in the downtown. The remainder of the downtown commercial buildings date from a later period and are primarily popular commercial styles of the 1920 to 1940 era. The buildings adjacent to the river and north of the lodge building are primarily warehouses and railroad industry structures.

Summary:

The IOOF Lodge Building is significant under Criterion A for social history due to its association with fraternal orders of the time period, notably the Odd Fellows and the Modern Woodmen of America from 1911 until the 1930's. The IOOF building served as a downtown commercial building housing a drug store, a movie picture house, and other commercial ventures which served the community. The IOOF Lodge Building is also significant under Criterion C for Architecture. Constructed with Italianate details, it is a local example of a popular commercial building style. The period of significance spans the time period from the construction of the building in 1905 to the period when lodge participation declined due to social changes around 1930.

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 9 Page 1

BIBLIOGRAPHY

Deeds and courthouse documents, including 1891 maps of Marlinton, at the Pocahontas County Courthouse, Marlinton.

Charters of IOOF Lodge 182, August 30, 1897; MWA Camp 5992, October 1909; MWA Camp 9766, June 27, 1902.

Miscellaneous records and membership rosters of MWA on site.

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USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING
Pocahontas County, West Virginia

Section 10 Page 1

VERBAL BOUNDARY DESCRIPTION:

The boundary of the IOOF Lodge Building is lots 1 and 2 as delineated in the plot of Brown M. Yeager's lots in Marlinton, West Virginia recorded in Deed Book 37, Page 499 located in the Pocahontas County Courthouse.

BOUNDARY JUSTIFICATION:

The boundary encompasses the building and lot of the IOOF Lodge Building which dates from the period of significance of the property.

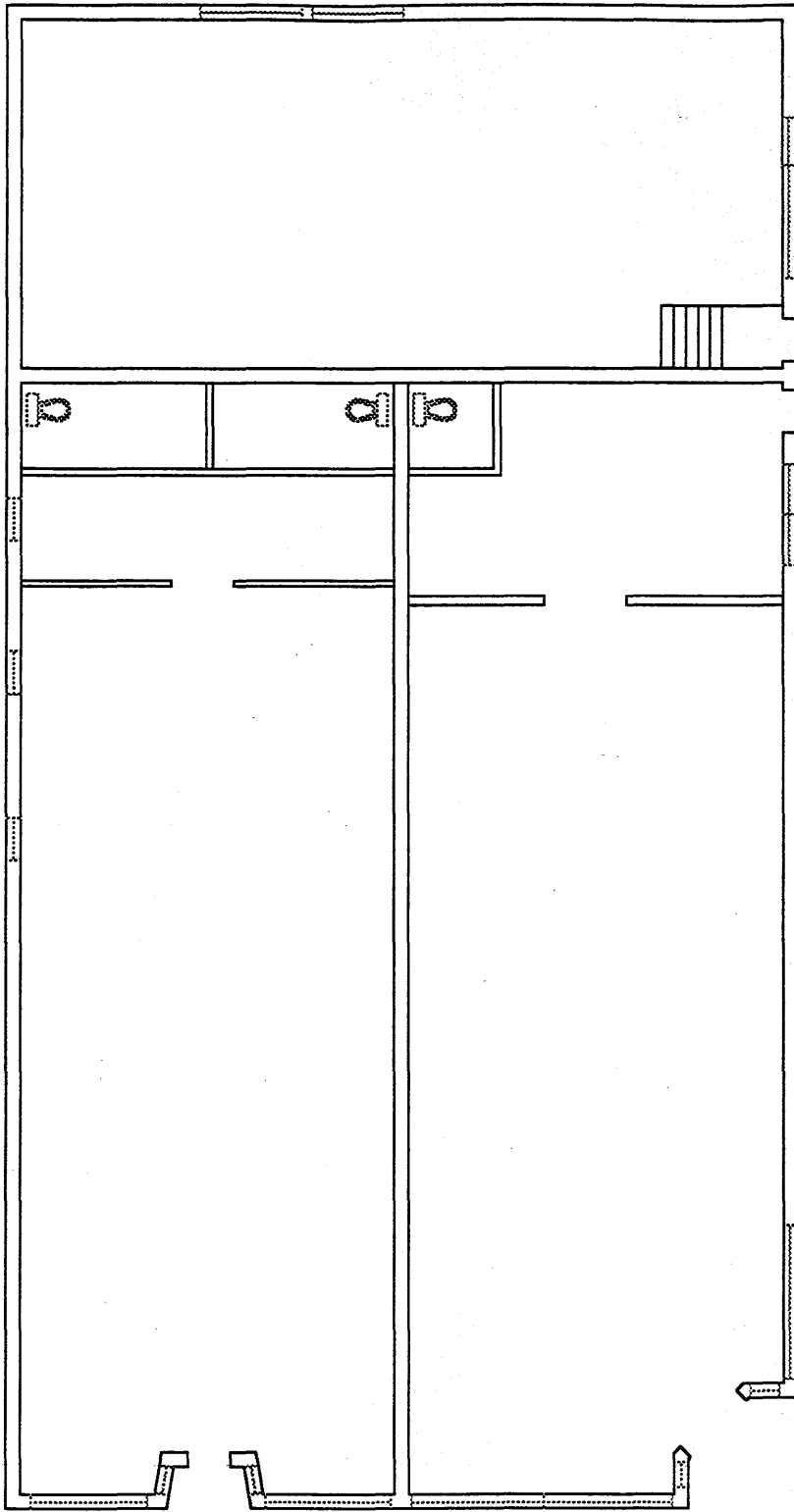
USDI/NPS NRHP Registration Form

IOOF LODGE BUILDING
Pocahontas County, West Virginia

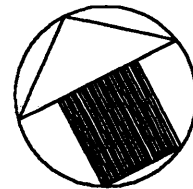
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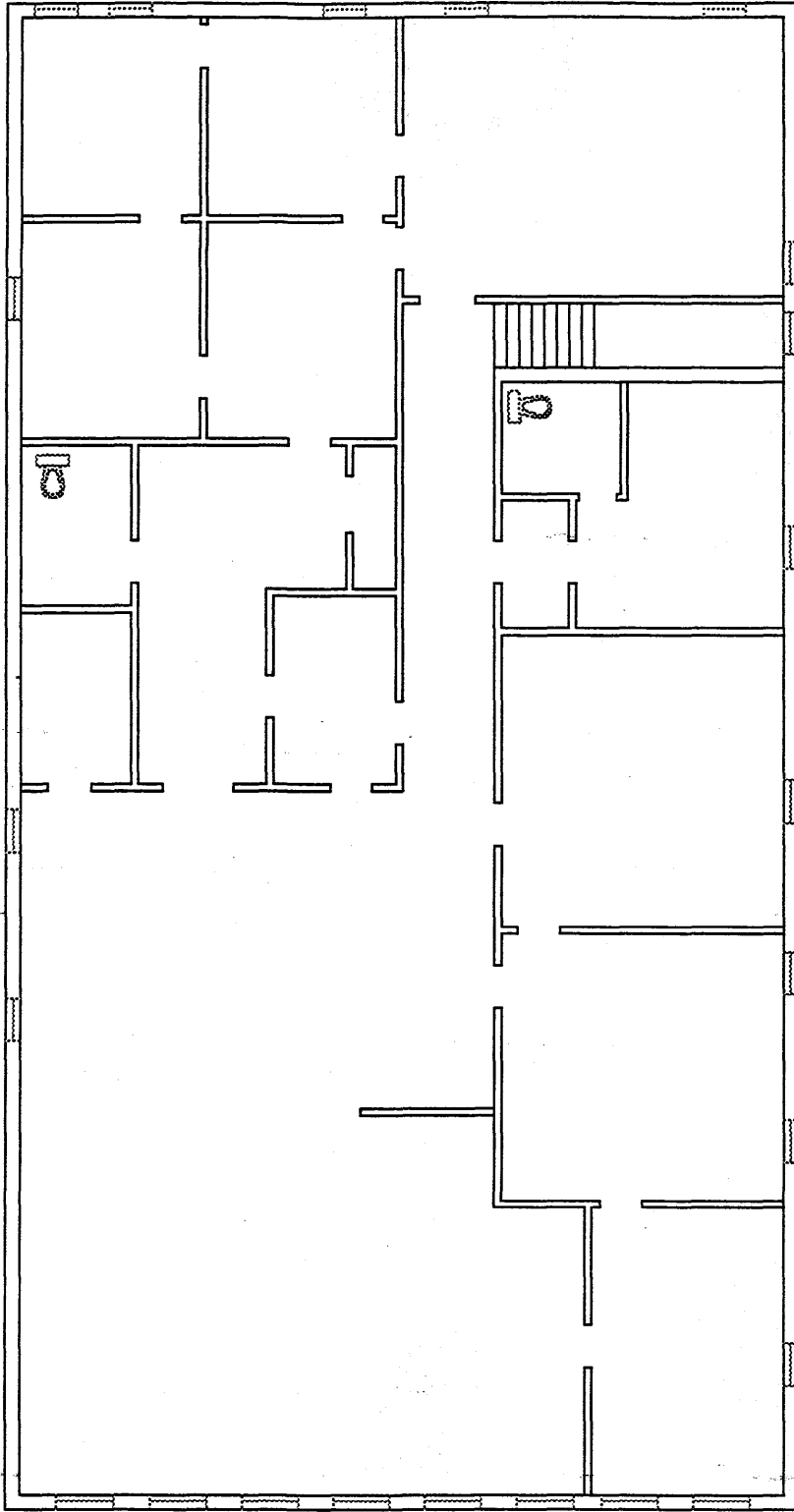
Page 1

Name:	IOOF Lodge Building
Address:	NE Corner of Eighth Street & Second Avenue
City:	Marlinton, WV
County:	Pocahontas
Photographer:	Michael Gioulis
Date:	September 1999
Negatives:	Michael Gioulis
Photo 1 of 10:	Front elevation looking north
Photo 2 of 10:	Front and side elevation looking northwest
Photo 3 of 10:	Front and side elevation looking northeast
Photo 4 of 10:	Side elevation looking west
Photo 5 of 10:	Rear and side elevation looking east
Photo 6 of 10:	Interior of storefront looking south
Photo 7 of 10:	Interior of corner storefront looking south
Photo 8 of 10:	First floor interior looking north
Photo 9 of 10:	Lodge room, second floor, looking south
Photo 10 of 10:	Second floor hallway looking northeast.



First Floor NOT TO SCALE





Second Floor

NOT TO SCALE

