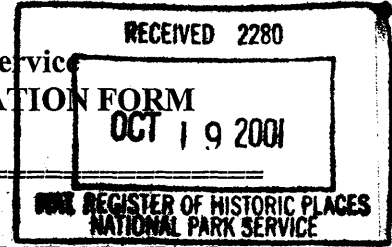


United States Department of the Interior National Park Service  
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



1405

1. Name of Property

historic name: Chancery Hill Historic District Boundary Increase  
other name/site number: Alexander Wade House

2. Location

street & number: 256 Prairie Avenue not for publication: N/A  
city/town: Morgantown vicinity: N/A  
state: WV county: County 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.)

Susan M. Pierce  
Signature of Certifying Official

October 11, 2001  
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

**4. National Park Service Certification**

I, hereby certify that this property is:

Signature of Keeper

Date of Action

entered in the National Register

*Elsan H. Ball* 11-29-01

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):

**5. Classification**

**Ownership of Property:**

(Check as many boxes as apply)

private

public-local

public-State

public-Federal

**Category of Property**

(Check only one box)

building(s)

district

site

structure

object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

buildings

sites

structures

objects

TOTAL

0

0

Name of related multiple property listing N/A

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

Number of contributing resources previously listed in the National Register 1

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**6. Function or Use**

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**Historic Functions**

**Current Functions**

DOMESTIC: single dwelling

DOMESTIC: single dwelling

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**9. Major Bibliographical References**

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**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 # \_\_\_\_\_

**Primary location of additional data:**

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

Name of Repository: \_\_\_\_\_

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**10. Geographical Data**

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**Acreeage of Property:** Approximately 1.3 acres

**UTM References** (Place additional UTM references on a continuation sheet.)

Quad Map Name: Morgantown South

17 589350 4386415  
Zone Easting Northing

**Verbal Boundary Description** (See continuation sheet.)

**Boundary Justification** (See continuation sheet.)

Name of Property

County and State

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**11. Form Prepared By**

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Name/Title: Katherine Jourdan with information provided by owner, Karen Giuliani

Organization: WV SHPO Date: July 19, 2001

Street & Number: 1900 Kanawha Blvd, East Telephone: 304/558-0220

City or Town: Charleston State: WV Zip: 25305

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**Property Owner**

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

Name: James and Karen Giuliani

Street & Number: 256 Prairie Avenue Telephone:

City or Town: Morgantown State: WV Zip: 26505

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Chancery Hill Historic District Boundary Increase  
Name of Property

Monongalia County, WV  
County/State

Section number 7

Page 1

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The Chancery Hill Historic District is to the south of downtown Morgantown. The streets and lots are on a grid pattern. The request is to increase the boundaries of the historic district at the NE corner. This corner is at the junction of Prairie Avenue and Wagner Avenue. The boundary increase will only include the residence historically known as the Alexander Wade House. No other buildings or structures are included.

Since this property is a National Historic Landmark (NHL), it has already been counted by the National Register. So there is no increase in the count for the historic district.

The house has been described in the NHL nomination as being constructed in 1860 by Judge Edward C. Bunker as a two story brick residence with "a simple Greek Revival mass." The house was sold to Alexander Wade about 1872. Changes were made "about 1901 when the bay projections were added to each side with tall windows, again with stone sills and lintels in the Italianate spirit." After the death of Wade, the house was again changed in 1911 with a mansard roof and multiple gable dormers reflecting a French influence.

The owner has not noted that there have been any major changes since the NHL nomination in 1966. The outbuildings - detached kitchen and carriage house/garage are not included in the count.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Chancery Hill Historic District Boundary Increase  
Name of Property

Monongalia County, WV  
County/State

Section number      8                                      Page      1

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The criteria used for the Chancery Hill Historic District was Criterion A for Community Planning and Development, and Criterion C for Architecture. The period of significance is 1840 to 1948. The property does fall within the period of significance, which has not been changed.

The Alexander Wade property meets Criterion A for Community Development. This property was not a part of the Waitman Willey farm. However, the property once belonged to John Rogers, from whom Willey bought his land. Although not part of a formal community planning process for the early 1900s subdivision, it does show community development as a piece of land in/or near Morgantown (at that time) that was purchased in 1860 as the city was developing.

The Alexander Wade property meets Criterion C for Architecture. The house was constructed in 1860, reportedly using a Greek Revival style. The house fenestration was changed in 1900 and extensively altered in 1911 with the addition of the third floor mansard roof. The time period of the alterations follow the pattern of development found in the new subdivision called Chancery Hill. New construction was taking place using a variety of architectural styles. The use of the mansard roof is unusual and unique in the area.

The following text is offered as supporting documentation with notations referencing the bibliography:

The Alexander L. Wade house was the former home of Edward C. Bunker, prior to Wade's purchase in 1869. Bunker was one of three barristers for which Chancery Hill was named. The Wade house, although a National Historic Landmark due to Alexander Wade's contributions to the American education system, is also directly connected to the origins of the Chancery Hill neighborhood.

The origins of the name "Chancery Hill" can be found in several of Monongalia County histories. Charles H. Ambler in *Waitman Thomas Willey* says:

"shortly after the Civil War the Willey residence and grounds were part of 'Chancery Hill' so named because it was the residential site of three distinguished barristers: Willey, Edward C. Bunker and John James Brown." (Ambler, p.205)

Willey's property was part of a larger area recognized as Chancery Hill.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Chancery Hill Historic District Boundary Increase

Monongalia County, WV

Name of Property

County/State

Section number 8

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Bunker became established as the second of the three barristers on the hill when he purchased a parcel of land adjoining Waitman T. Willey, his law partner, from John Rogers - the same man from which Willey had purchased his farm and Brown would later purchase. According to the original handwritten deed, Bunker acquired the property on December 9, 1859. Bunker, then built a home according to Ambler, "...he built the brick portion of the present Wade residence..." (Ambler, p. 205) Bunker was Monongalia County's prosecuting attorney from 1861 to 1863, then was elected to the West Virginia state senate. In 1865, he became one of the original incorporators of Oak Grove Cemetery, which is included in the historic district boundaries. After being appointed judge of the eleventh circuit court of West Virginia, he moved to Piedmont, WV. He then sold his estate to Alexander Wade in 1869.

The residence remained in the Wade family until November 1987 at which time it was purchased by James and Karen Giuliani. The Wade family, many of whom were prominent citizens with leadership roles, lived and contributed much to Chancery Hill history for nearly 120 years.

Another history, published in 1883, Samuel T. Wiley's *History of Monongalia County West Virginia*

actually included the Wade house, listed in the Wade family name, along with Francis Demain in the definition of Chancery Hill: "Chancery Hill .... consists of the private residences of Hon. W. T. Willey, Francis Demain, John J. Brown and Alexander L. Wade." (Wiley, p. 598)

The early publication date, 1883, of this book would indicate that Chancery Hill was relatively new and the boundaries of the area still clear. All of the land included was still from the original three barristers. By 1883, Alexander L. Wade had already purchased one of the original residences (Bunker's) and Frank Damain had purchased a parcel of land from Willey's estate.

Summary: The boundary increase will enlarge the historic district to include one of the early barrister homes associated with the neighborhood known as Chancery Hill.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Chancery Hill Historic District Boundary Increase  
Name of Property

Monongalia County, WV  
County/State

Section number 9

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**Bibliography**

Deed Books. Monongalia County Courthouse, Morgantown, WV.

Survey Map and Current Deed. Deed Book 968, p. 477-481. Monongalia County Courthouse, Morgantown, WV., 1987.

Ambler, Charles H. *Waitman Thomas Willey: Orator, Churchman, Humanitarian*. Huntington, WV: Standard Printing and Publishing Company, 1954.

Core, Earl. *The Monongalia Story: A Bicentennial History, Vol. III, Discord*. Parsons, WV: McClain Printing Company, 1982.

Wiley, Samuel T. *History of Monongalia County West Virginia*. Kingwood, WV: Preston Publishing Company, 1883.

“Alexander Wade House.” National Register and National Historic Landmarks Nomination. Listed 10/16/1966.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Chancery Hill Historic District Boundary Increase  
Name of Property

Monongalia County, WV  
County/State

Section number 10

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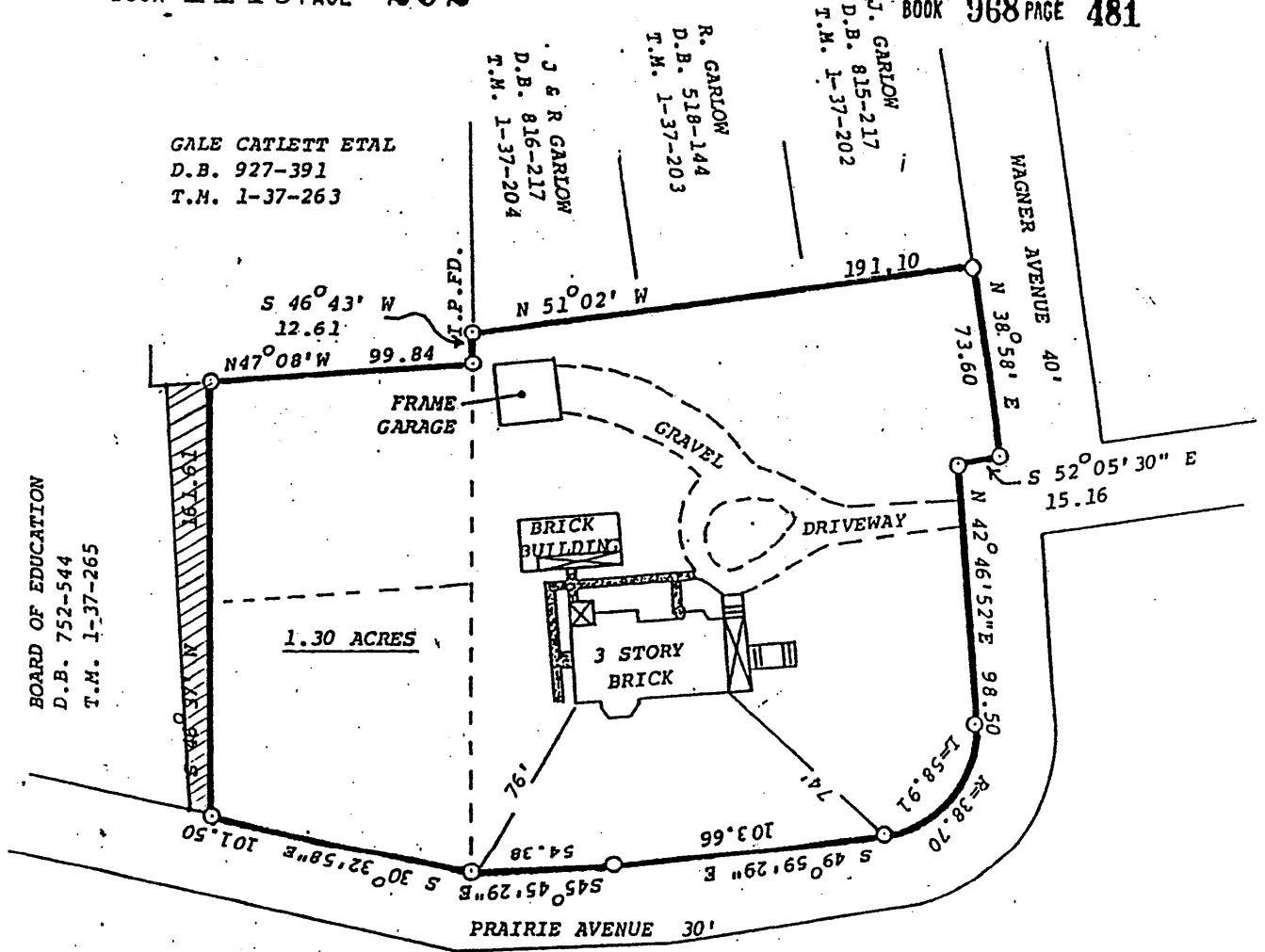
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**Verbal Boundary Description**

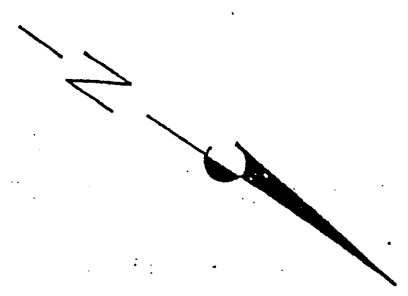
The boundary extends from the NE corner of Prairie Avenue and Wagner Street, crossing Wagner to enclose the property known historically as the Alexander Wade House. The verbal boundary description of this lot is shown on the attached deed survey map of September 1987.

**Boundary Justification**

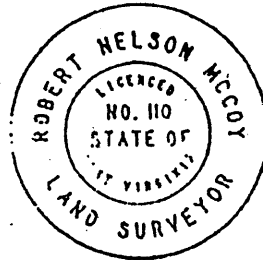
This corner of the historic district is extended to include the Wade property which is a NHL. The remaining former boundaries of the Chancery Hill Historic District remain as they were originally drawn. The boundaries lines reflect the inclusion of properties still reflecting the architectural styles from the period of significance, and those with a high degree of integrity with little alteration to materials and design.



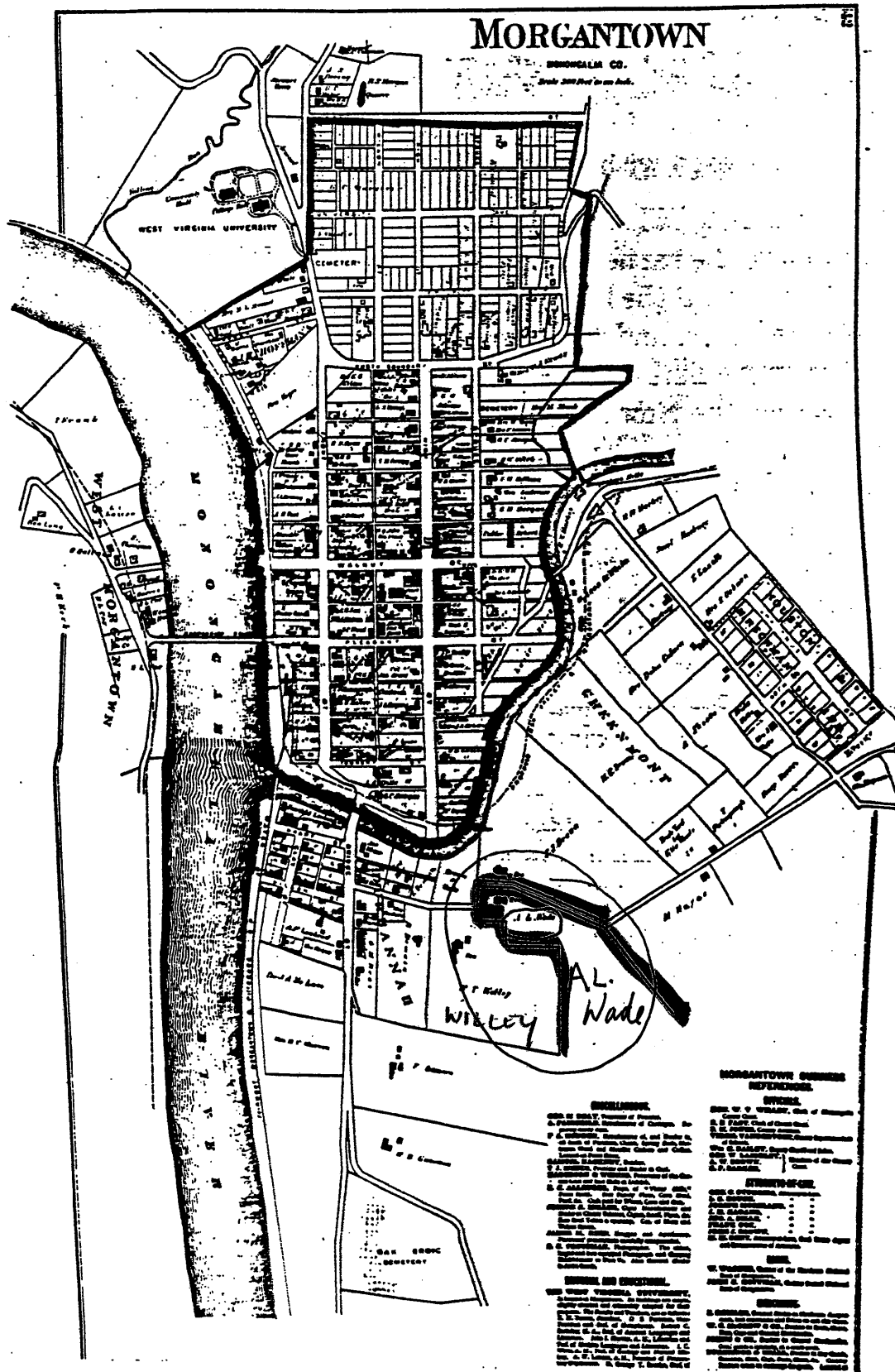
NOTE: ALL CORNERS 1/2" IRON PINS SET, EXCEPT WHERE NOTED.  
 NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.



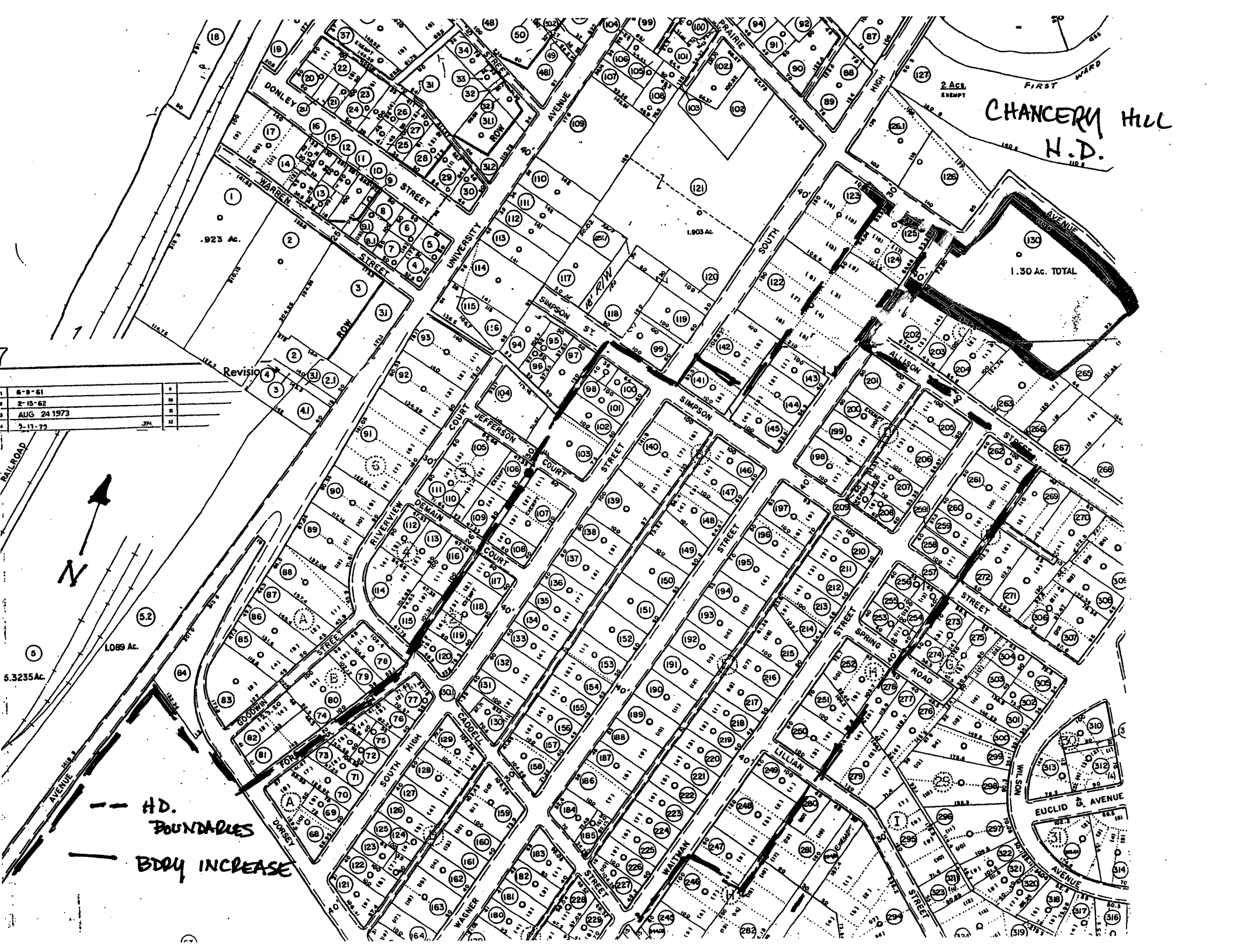
PLAT OF 1.30 ACRES  
 LOCATED AT 256 PRAIRIE AVE.  
 OWNED BY THE  
 S.S. WADE ESTATE  
 2ND WARD CITY OF MORGANTOWN  
 MONONGALIA CO. WEST VIRGINIA  
 SCALE 1"=60' SEPTEMBER 1987



*Robert Nelson McCoy*  
 MCCOY SURVEYING COMPANY, INC.  
 MONONGAH, WV  
 LLS NO. 110



CHANCERY HILL  
H.D.

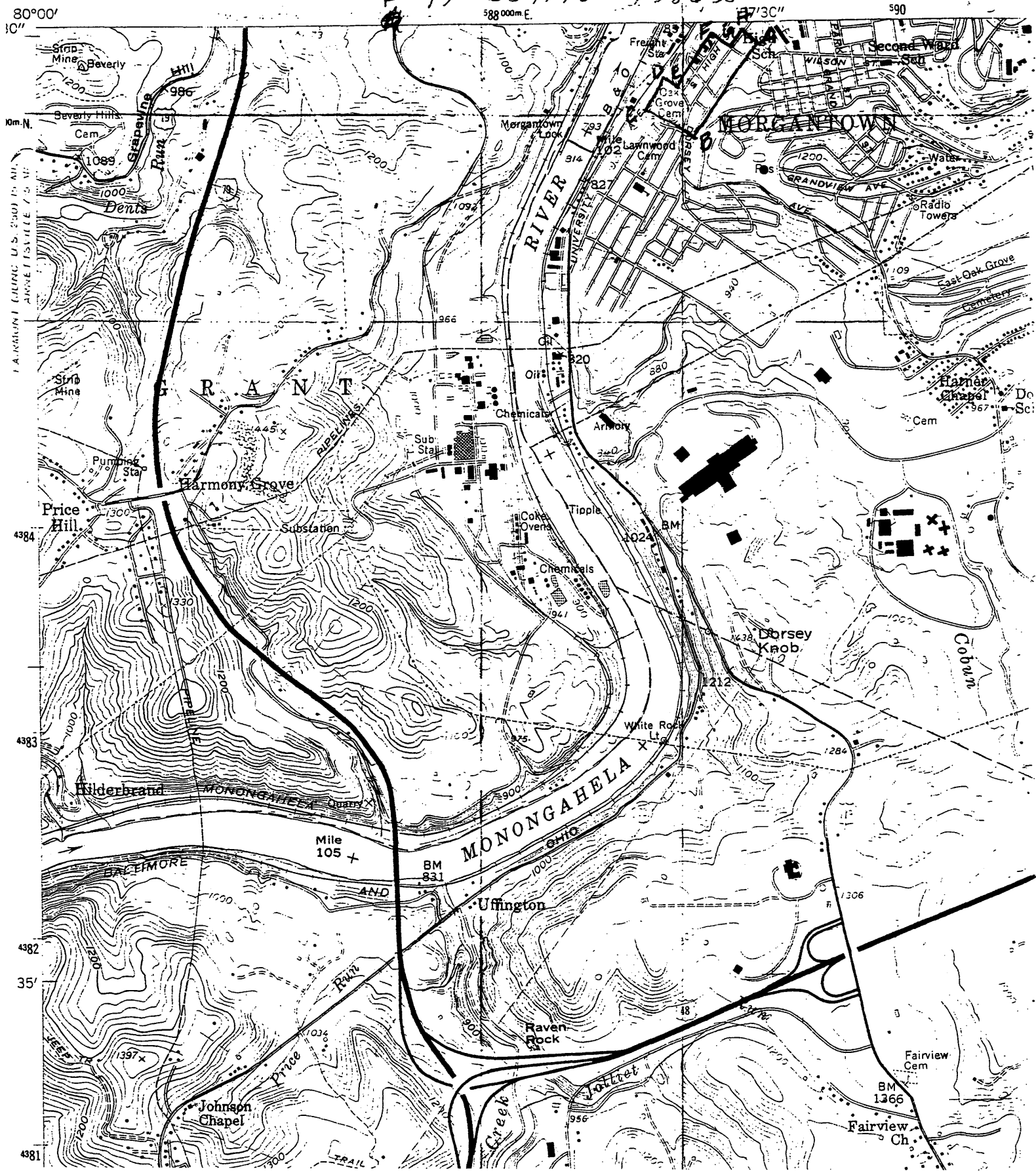


# CHANCERY HILL HISTORIC DIST.

MORGANTOWN SOUTH  
QUAD

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

A	17	589380	4386370	G	17	589240	4386325
B	17	589060	4385895	H	17	589300	4386420
C	17	588820	4386020				
D	17	588900	4386180				
E	17	588987	4386138				
F	17	589140	4386380				



80°00'  
10"  
10m. N.  
1 A. KROHN (LEADER U.S. GEOLOGICAL SURVEY) / S. W. / ANNETT / SVILLE / S. W.

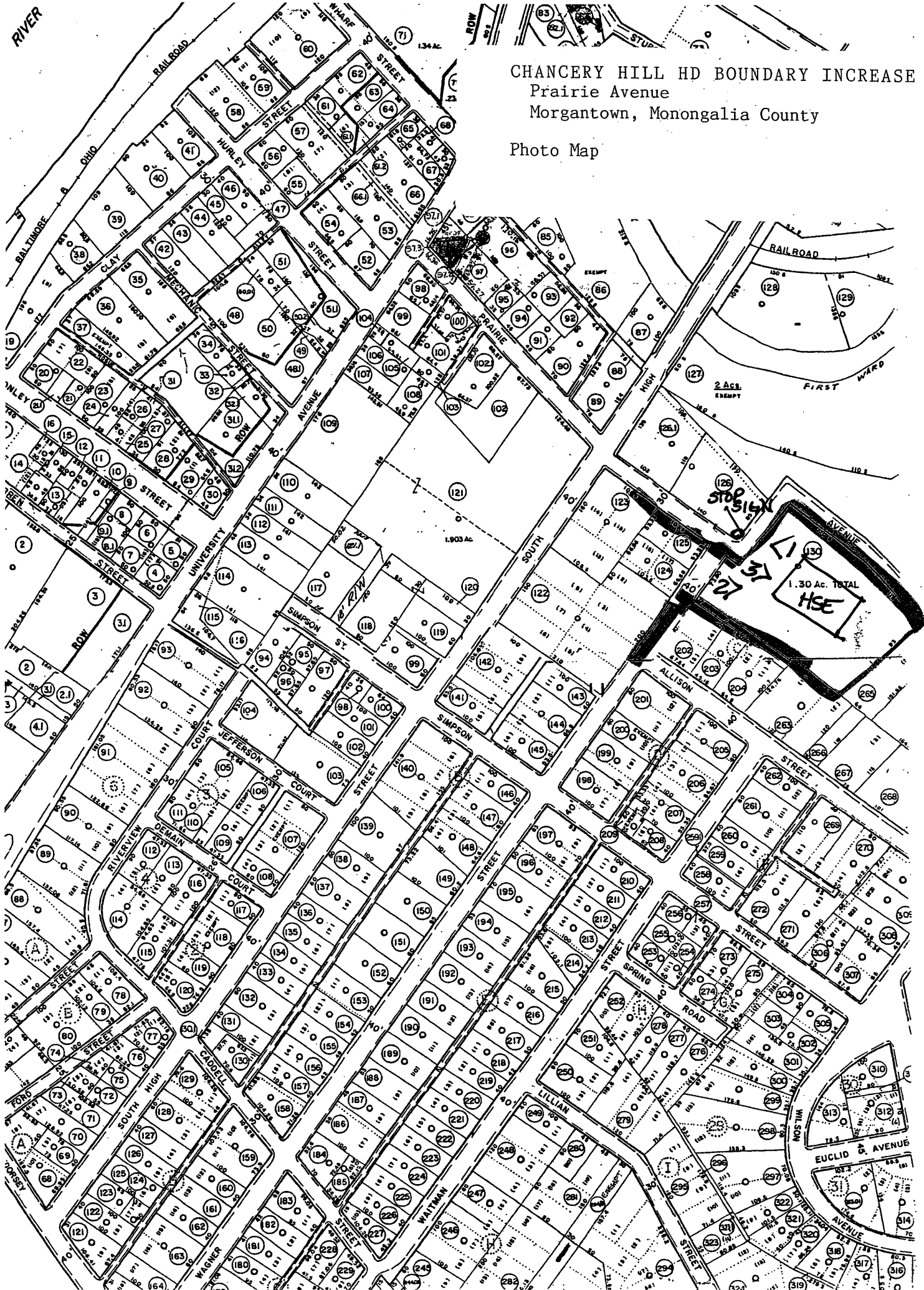
588 000m. E. 87°30" 590

4384  
4383  
35'  
4382  
4381

RIVER

# CHANCERY HILL HD BOUNDARY INCREASE Prairie Avenue Morgantown, Monongalia County

Photo Map



STOP 514X  
 130  
 127 37  
 1.30 AC. TOTAL  
 HSE