

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

JUN 7 1993

1. Name of Property

historic name: Middlebourne Historic District
other name/site number: _____

NATIONAL REGISTER

2. Location

street & number: Along Main, East & Dodd Sts not for publication: N/A
city/town: Middlebourne vicinity: N/A
state: WV code: WV county: Tyler code: 095 zip code: 26149

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.)

William G. Farrar
Signature of Certifying Official

May 28, 1993
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 _____

Date _____

State or Federal agency and bureau _____

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): _____

| | |
|-------------------------|---------------|
| entered in the | Date |
| National Register | |
| for Signature of Keeper | of Action |
| <u>George Lapsley</u> | <u>7/9/93</u> |

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) object
- district
- site
- structure

NUMBER OF RESOURCES WITH PROPERTY

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 88 | 33 | buildings |
| | 1 | sites |
| | | structures |
| | | objects |
| 88 | 34 | TOTAL |

NAME OF RELATED MULTIPLE PROPERTY LISTING

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

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER. 2

6. Function or Use

HISTORIC FUNCTIONS

(Enter categories from instructions)

CURRENT FUNCTIONS

(Enter categories from instructions)

Commerce/financial institution,
department store, organizational,
restaurant
domestic/single dwelling, multiple
dwelling
religion/religious facility
government/courthouse-jail

Commerce/financial institution,
department store, restaurant,
domestic/single dwelling, multiple
dwelling
religion/religious facility
government/courthouse-jail

7. Description

ARCHITECTURAL CLASSIFICATION:

(Enter categories from instructions)

MATERIALS

(Enter categories from instructions)

Early Republic-Federal
Late Victorian-Queen Anne,
Romanesque, Late 19th & early 20th
Revivals-Classical Revival
Late 19th & early 20th American
Movements-Bungalow/Craftsman

Foundationbrick, stone, concrete
Wallsbrick, wood, stone
Roof asphalt, asbestos, tile
Other

NARRATIVE DESCRIPTION

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

Middlebourne Historic District
Name of Property

Tyler County, WV
County and State

=====
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: N/A

- 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.

AREAS OF SIGNIFICANCE

(Enter categories from instructions)

Education

Politics and Government

Architecture

PERIOD OF SIGNIFICANCE

1805-1925

Middlebourne Historic District
Name of Property

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County and State

SIGNIFICANT DATES

1812

SIGNIFICANT PERSON

(Complete if Criterion B is marked above)

N/A

CULTURAL AFFILIATION

N/A

ARCHITECT/BUILDER

Holmboe and Poque; Alexander and Chaplin;
O'Neil, W.B.

NARRATIVE STATEMENT OF SIGNIFICANCE

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

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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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Acreage of Property: 50 approx.

UTM References: Zone Easting Northing Zone Easting Northing

| | | | | | | | |
|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| 1 | <u>17</u> | <u>508400</u> | <u>4371620</u> | 2 | <u>17</u> | <u>508580</u> | <u>4371540</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 3 | <u>17</u> | <u>508420</u> | <u>4371140</u> | 4 | <u>17</u> | <u>508310</u> | <u>4371180</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

(see continuation sheet)

=====
VERBAL BOUNDARY DESCRIPTION

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

BOUNDARY JUSTIFICATION

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

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11. Form Prepared By
=====

Name/Title: Rodney S. Collins, Director of NR & Karen Maple-Stover

Organization: WV SHPO Date: April , 1993

Street & Number: The Cultural Center Telephone: (304) 558-0220

City or Town: Charleston State: WV ZIP: 25305

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ADDITIONAL DOCUMENTATION
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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)

Middlebourne Historic District
Name of Property

Tyler County, WV
County and State

=====

PROPERTY OWNER

=====

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

Name: Multiple Ownership

Street & Number: _____ Telephone: ()

City or Town: _____ State: _____ ZIP: _____

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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
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Middlebourne Historic District, Tyler County, WV

Section number #7 _____ Page #1 _____

The Middlebourne Historic District is located within the eastern section of the county seat of Tyler County along several of the town's oldest and most important streets. The quiet neighborhood retains a sense of place and character within a community of about 1,000 inhabitants that has served since the early 19th century as the site of the county courthouse with its commissioners, judges, and lawyers. Located on the north bank of Middle Island Creek, a stream famous in West Virginia for its great length, meandering course, and game fish, Middlebourne occupies a level bench near the central part of the county amid rolling hills approximately ten miles southeast of Sistersville, an Ohio River community that is Tyler County's only other significant population center.

Middlebourne's growth was steady but modest from the point of the town's founding around 1813. Through most of the 19th century, Main Street was little more than a muddy course of ruts waiting to trap horses and travelers. The town prospered, however, chiefly because hundreds of people came to the county seat to transact business with the county court. This, along with the discovery of oil and gas in the county in the late 19th century, assured the town a measure of prosperity and stability. While the rival city of Sistersville boomed during the oil rush of the 1890s and gained the lion's share of wealth, Middlebourne also witnessed growth in population. Aside from its service to surrounding farms, Middlebourne benefited from the discovery in 1894 of huge natural gas reserves east of town. From the 1890s well into the 20th century, commercial and residential construction expanded along Main Street, East Street, and Dodd Street.

Middlebourne Streets form a grid pattern of parallel lines running from north to south and east to west. Main Street and East Street run from north to south and Dodd Street from east to west. Within this concentration of the town's oldest buildings that is somewhat L-shaped, may be identified three principal sections: the courthouse-school complex; the Main Street commercial corridor (State Route #18); and the greater East Street residential neighborhood. All of these components present socially distinctive patterns of use; but because of their interdependence and close proximity the buildings provide a physical record of the community's experience. This sense of cohesiveness is the result of construction occurring particularly in the late 19th and early 20th century that shares a common scale, similar architectural details and ornamentation, and choice of wood and brick as the dominant medium of construction.

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Most of the historic district's buildings are two stories high. Attics and parapets create minor height variations. The greatest number of buildings by far are constructed of wood, reflecting the region's plentiful forest and lumber resources that produced milled products for local builders and superintendents. A variety of fanciful sawn, turned, incised, and openwork wooden ornamentation was applied around windows and doors, in cornices, and at the apex of gables. A brick making facility just east of East Street was producing by 1905 high quality bricks that were used in the construction of the high school, East Street Methodist Church, and bank. Out of the locally prosperous interprise emerged the present Middlebourne streetscapes that despite inevitable modification retain much of their earlier appearance.

Anchoring the historic district is the Neo-Classical and Baroque Tyler County Courthouse (#12) at the intersection of Main and Dodd Streets. The companion county jail is probably the most significant county-owned example of 19th century penal architecture remaining in West Virginia. A short distance to the west stands the Neo-Classical Revival Tyler County High School (#95), constructed in 1907. The Dodd Street landmark is the home of West Virginia's first county high school.

The commercial buildings along Main Street north of the courthouse range in style and quality of construction from the brick Romanesque Revival First National Bank (1902, #18) to the Victorian Gothic Swan & Jemison Grocery (Smith's Drugstore, #20), an unusual 2-story frame building with pointed arch windows. The cornice lines of many of the places of business remain even although front gabled offices and shops add variety to the street's rhythm. An example of the smaller scaled building is the Underwood-Moore Shop (#32). Not surprisingly, many merchants lived in their shop buildings, or owned brick or frame 2-story houses on Main Street. Indeed, the earliest building's in Middlebourne are along the north end of Main Street. These early 19th century residences are the Quinif House (#53) and the Gorrell-Wetzel House (#50).

The third portion of the historic district, East Street, parallels Main Street. Here the residences, in addition to those along cross streets (Park, Broad, Court), date from the last years of the 19th century and first two decades of the 20th. Their visual importance is inhanced by the uniform presence of broad porches and lawns which, with sidewalks, create a uniformity along the tree-shaded street. The pronounced Victorian grandeur of the street is the result of a number of over-sized houses bearing towers, turrets, and deep porches. Good examples of this house type are the Weekley House (#80) and Huth-Fletcher House (#83).

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Few major changes have spoiled the architectural ambience of Middlebourne's oldest neighborhoods representing a cohesive townscape and possessing an identity of time and place.

The following Contributing (C) and Noncontributing (NC) resources are part of the Middlebourne's Historic District:

- 1.) Pump Station, S. Main Street, metal clad, late 20th century ancillary facility. NC
- 2.) Middlebourne Water Company, 1925. S. Main Street, C. A 1-story, glazed block (terra cotta) building featuring a step-down parapet and 2 over 2 double-hung windows.
- 4.) Lemasters-Innie Fletcher House, c.1910. 107 Main Street, C. The simple frame cottage is a locally carpentered example of pre-Bungalow style construction.
- 5.) Engle-White House, c.1915. 105 Main Street, C. Frame 2-story house with a Craftsman-style 1-story porch.
- 6.) Setzer House, c.1910. 109 Main Street, C. The gable-front-and-wing frame house features a typical period 1-story porch placed within the L.
- 7.) Wall House, c.1900. 111 Main Street, C. Some Classical Revival details are present on this 2-story frame dwelling.
- 8.) Furbee-Stevens House, c.1905. 113 Main Street, C. This gable-front and side-wing 2-story frame house is a transitional Queen Anne with broad front porch. Vinyl clad. Contributing dependency at rear.
- 9.) Furbee-Noffsinger House, c.1884. 115 Main Street, C. 1-story, side-gabled cottage with a standing seam metal roof. Contributing cellar house dependency.
- 10.) Dr. Baker-Tice House, c.1900. 117 Main Street, C. This large 2-story German-sided, front gabled residence has distinctive window cornice heads and a Craftsman-style enclosed front porch. Contributing dependency.
- 11.) Tyler County Jail, 1874. Main Street, next to Courthouse, C. National Register listed (1980). The Victorian Gothic stone jail is a perfectly preserved vernacular interpretation of 19th century penal architecture. The Gothic parapet crenelations and bastion-like entrance pavilion are unique in this entire region.

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- 12). Tyler County Courthouse, 1922. Main and Court Streets, C. National Register listed (1980). Holmboe and Pogue, architects. The dominant landmark in Middlebourne, the red brick and limestone appointed courthouse is a redesign of the 1854 building; its high tower, a Baroque element, and sculpture-filled pediment, are notable.
- 13). Smith-Biddle House, c.1950. 118 Main Street, NC. Modified Ranch, frame, hipped roof house.
- 14). Morey Stable and Ballroom, 1897. 120 Main Street, C. Long frame 2-story building with eight, 2 over 2 windows along the side. Served Morey Hotel next door.
- 15). IGA Food Store, Main Street. Late modified and greatly altered brick, block, and frame building. NC.
- 16). Masonic Lodge No. #34/P.O. Main Street. Late 19th century, C. Brick-faced fraternal lodge building with arched parapet and three arched double-hung 2 over 2 windows at 2nd story; c.1940's dining hall addition. A small N.C. building used as an upholstery shop is at the rear.
- 17). Middlebourne Volunteers Fire Department, Main Street. Recent L-shaped brick utilitarian 1-story building with wide front gable and 2 bays. NC.
- 18). First National Bank Building, 1902. Main Street, C. A little altered Romanesque Revival late Victorian banking house, two-and-one-half stories featuring rusticated textured stone first floor, and upper floors in pressed brick. Cast metal finials, date stone, and recessed sign panel with carved bank name.
- 19). Mensore and Villers, Main Street, 1900, C. Veneered in early 20th century in brick and glazed clay tile. Large display windows and recessed entry. Sidewalk wood-roofed canopy with metal poles.
- 20). Smith's Drug Store (Swan & Jemison Grocery; Charles Eastman Drug Store; Frank and Zula Smith Drug Store and Ice Cream Parlor), c.1890, C. An unusual Victorian Gothic frame, two-story commercial building having the appearance of a renovated church. Its pointed arch windows are its principal features.
- 21). Bank of Middlebourne - WV Department of Human Services, c.1898, Main Street, C. Two-story hipped roof brick building with tall stone-linteled, 2 over 2 windows. Entrance modified with shingled canopy. Built as a banking house.

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- 22). Green-Parrot - Big C's Country Lounge, c.1900. C. The first beer parlor in town, operated originally by Emory Bramhall, 5-bay, 2-story side-gabled frame building with brackets and corner pilasters.
- 23). Kirchner Leather Goods and Wheeler Tailor Shop; Barber Shop, 1900. C. Cove-sided wood 1-story shop with gabled roof facing street and large double-hung windows flanking the doorway.
- 24). Home Store - Miller's Pharmacy, 1910. Main Street, C. Known for generations as the Home Store, the 2-story brick structure retains much of its early commercial storefront detail. A heavy metal cornice crowns the brick structure. The prism glass transom above the display windows, and fanlighted windows, are other noteworthy front facade features.
- 25). Smith-Keller House, c.1880. Main Street, C. Bracketed Victorian design with well-preserved, 2 over 2, double-hung windows and a 3-bay front porch detailed with turned posts, brackets, and decorative sawn work.
- 26). Hardman-Jones House, c.1880, or earlier. 233 Main Street, C. 5-bay Federal-style frame with possible log core; recessed entrance above raised stone foundation.
- 27). Peoples Store; First National Bank, 1898. Main Street, C. 3-story brick commercial block built for Dr. Parks. Common bond brickwork and a wooden street canopy are important details. Now used as Magistrate's office.
- 28). Goodwin Home, c.1925. Main Street, C. A modest bungalow, the plan includes a front gable with side wing.
- 29). Goodwin - Furbee Funeral Home, mid-late 20th century. Modern brick funeral home with side porte cochere. NC.
- 30). Gas Station and Carryout, Main Street. Late brick and block convenience store. NC.
- 31). Dr. Meredith - Forrester House, c.1900. Main Street, C. 2-story frame house with 2-bay front gabled facade; corner boards and partial return cornices.
- 363). Meredith Building, c.1920. Main Street, NC. Altered brick 1-story office building.

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- 32). Underwood - Moore Shop, c.1900. Main Street, C. German-sided 1-story frame office with a standing seam metal roof and front gable.
- 33). Nadene Theatre, c.1920. Main Street, C. Step-down front gable brick parapet and side walls of hollow glazed tile block are the chief design elements C.
- 33A). Willie Waters Store, c.1915. Main Street, NC. The small 1-story gabled brick building is heavily altered.
- 34). Main Street Garage, 1950s. Main Street, NC. Parged masonry commercial building is a later auto service facility.
- 35). Middlebourne Public Library, 1976. Main and Broad Streets, NC. 8-sided glass and wood 1-story community library, sometimes called a carousel library.
- 36). Lodge Hall - Grocery Store, 1874. Main and Broad Streets, C. Possibly first 100 F Lodge hall in Middlebourne, this 2-story frame store building features a bracketed cornice above the 1st floor storefront.
- 37). Ankrom - Fletcher House, 1900. Main Street, C. A modest frame 2-story cottage serving throughout the century as a residence, probably for Main Street merchants.
- 38). Fletcher Garage, 1960's. 307 Main Street, NC. Concrete block gable-roofed 2-bay auto repair facility.
- 39). Carol - Harris House, c.1900. 307 Main Street, N.C. An altered and moved residence, it succeeds nevertheless in maintaining the local scale and setback.
- 40). Maloy - Cline House, 1920. 309 Main Street, C. One of Main Street's best examples of the Craftsman/Bungalow-style house, this example features wall cladding in dark wood shingles.
- 41). Asher Storage, 1955. Broad Street, NC. 1-story, late shed-roofed storage building.
- 42). McKay - Watson House, 1910. 313 Main Street, C. The gable-front and side-wing frame 2-story house is clad in asbestos shingles.

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- 43). Boreman - Herman House, before 1863. 317 Main Street, C. The stucco 2-story Federal-Greek Revival-style house was remodeled in 1932. The house was the home of the parents of Arthur I. Boreman, West Virginia's first governor and early U.S. Senator. A.I. Boreman is known to have stayed here on occasion.
- 44). Swan - Stout House, 1905. Main Street, C. Modified Queen-Anne features multiple hips and gables, hipped dormers, and wrap porch. Both the porch and roof eaves are bracketed.
- 45). Shore House, 1895-97. 308 Main Street, C. Under restoration, the Powell-Shore House is the town's most elaborate example of Queen Anne archtiecture. Its rambling porches, turrets, and steeply pitched roof are representative elements of the style, popular in the U.S. during the last decade of the 19th century.
- 46). McCutchin - Fletcher House, 1910. 310 Main Street, C. 2-story hipped roof Foursquare with full front porch and side bay window.
- 47). Reppard - Gorby House, c.1905. 312 Main Street, C. The clapboard-sided Foursquare has a large wrap porch with wood columns standing on solid shingle-sided rails.
- 48). Henderson - Deever House, c.1910. 314 Main Street, N.C. Altered 3-bay, side gabled, frame house.
- 49). Dr. Engles - Martin House, c.1912. Main Street, C. Gabled cottage, 1-story with wrap porch.
- 50). Gorrell - Wetzel House, 1807. Main Street, C. The second oldest house in Middlebourne is distinguished by a long 5-bay front, side gables, and well preserved brick work.
- 51). Kenner Boreman - Keller House, 1905. 401 Main Street, C. The 2-story frame house is a variation of the Foursquare, with a hipped side wing and hipped dormers.
- 52). Boreman Sisters House, c.1900. 401 Main Street, C. Built for Martha Boreman for her three daughters Theresa, Lillie and Agnus, the house is of modified late Queen Anne-styling with novelty siding and shingled gables.
- 53). Quinif House, 1805. Main Street, C. The Federal-style 2-story brock is one of the towns oldest houses. It was built by one of the Gorrell brothers.

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- 54). Garage and Upholstery Building, 1920. Main Street, NC. Altered cast concrete (textured) block building originally used for Charles Eastman's Model T Ford showroom and garage.
- 55). Pyle House, c.1910. 202 East Street, C. Transitional Queen Anne frame 2-story dormered house with huge wrap porch on quarry face stone foundationn. S.G. Pyle, the first owner, was a banker, sheriff, and legislator.
- 59). Gains House, 1910. 201 East Street, C. 1-story well-carpentered cottage with standing seam metal roof.
- 60). Pyle House, 205 East Street, NC. Late 1-story frame L-shaped dwelling.
- 61). Rine House, c.1910. 207 East Street, C. Large gront gable with gable-wing 2-story frame house exhibiting Craftsman workmanship.
- 62). Ashcraft House, 1910. 209 East Street, C. 1-1/2-story side gable frame house that may contain structural elements dating to an earlier period.
- 63). House at 210 East Street. Late 20th century construction and remodelings in 1-story frame cottage, NC.
- 64). Davis House, 1948. 211 East Street, NC. Late construction 1-1/2-story house.
- 65). Wilcox House, 1947. 215 East Street, NC. Late brick Cape Cod-style 1-1/2 story house.
- 66). Hickman Mansion, c.1880. 219 East Street, C. W.B. O'Neil, builder/architect. Italianate-style, 2-story brick featuring bracketed eaves, tall windows with heavy segmental hoods, and several later alterations to porch and roof (dormers added).
- 67). House at 212 East Street, 1980's. NC. Split-level brick and frame construction.
- 68). Gregg House, c.1920. 214 East Street, C. 1-story frame cottage, side gable, with Craftsman porch and dormer dating to the 1920's.

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- 69). House at 218 East Street, c.1908. C. Hipped and gable roof design, L-shaped 2-story frame house with Foursquare front block.
- 70). Perky House, c.1910. Broad near East Street, C. Bevel board siding, hipped roof with front and side gables, and wrap porch are elements of late Queen Anne.
- 71). Hurst Apartments, c.1900. 301 East Street, C. Gable roofed, 2-story frame building has 2-tier Craftsman gallery facing street. This building was constructed as the Kingsley School.
- 72). House at 305 East Street, late 19th century, NC. Frame, greatly altered 1-story cottage with late 2-story additions and synthetic siding.
- 73). Brown House, c.1908. 309 East Street, C. Multiple gables intersect with hipped roof to provide late transitional Queen Anne elements.
- 74). House at 313 East Street, 1940s or earlier, NC. Synthetic-sided late construction elements.
- 75). House at 315 East Street, c.1917. Bungalow altered with synthetic siding and covering of carpentered details. NC. Shop building-altered.
- 76). Smith House, c.1905. 302 East Street, C. Late transitional Queen Anne frame 2-story house that retains all of its period detailing, including roof cresting.
- 77). Adams House, c.1905. East Street, C. 1-1/2-story frame vernacular house featuring broad porch, bay window, and front gable designed with an unusually carpentered solid infill vergeboard.
- 78). United Methodist Church, 1910. East Street, C. Locally manufactured brick building, steeply pitched gabled roof and two street-facing square towers, each truncated, with crenelated parapets.
- 79). Methodist Parsonage, c.1910. 308 East Street, C. Front gable, closed pediment frame 2-story house with Craftsman-style front porch. The parsonage is said to date to 1883.
- 80). Weekley House, c.1905. 310 East Street, C. Large clapboard and shingle-sided late Queen Anne house dominated by a 3-story octagonal corner tower and a gabled 2-story portico.

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- 81). Jones House, c.1905. 314 East Street, C. 2-story transitional Queen Anne that retains its hipped roof with cross gables and wrap porch.
- 82). Maple-Howard House, c.1910. 318 East Street and Park Avenue, C. Foursquare 2-story plan with early Craftsman front gable; full front porch. Nettie Maple (1893-1980) lived here for many years.
- 83). Huth-Fletcher House, 1895. 320 East Street, C. Floyd Furbee, builder; W.H. Huth & Sons, builders. Transitional Late Victorian frame 2-story house; front gable with side wing; paired dormers; double front door; front porch columns set on stone pedestals.
- 84). Hardman House, 1967. Park Avenue, NC. 1-story brick Ranch-style L-plan house.
- 85). Tallman House, 1920. Boreman Alley, C. Bevel board siding covers this Craftsman 1-story Bungalow that features a semi-circular porch enclosure.
- 328). Dr. Ferguson Office, 1924. Broad Street, C. Stucco Craftsman-bungalow 1-story building with clipped gable; commercial use.
- 329). Building on Broad Street, adjacent to above, 1924. C. Stuccoed wall treatment, Craftsman-style bungalow; deep open raftered eaves; and jerkinhead (clipped) gable.
- 360). Inland Motors, 1910. 302 Broad Street, C. The local Oddfellows Lodge occupies the 2nd floor of this 2-story brick commercial block. The cornice brick corbeling is a decorative detail.
- 361). Twyman Building, c.1900. 306 Broad Street, C. 2-story frame, nearly square building crowned by a bracketed cornice.
- 361A). Dr. Lemley Office, c.1900. 308 Broad Street, C. 1-story frame cottage with partial return cornices and classical-style corner boards.
- 362). Furbee Apartments, old funeral home, NC. Moved in 1960 to this site and elevated on a raised basement of cement blocks.
- 91). Doak House, c.1900. 113 Dodd Street, C. Beveled board sided frame cottage with turn-of-the-century turned porch posts, contributing storage shed.

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- 92). Cottle House, 1930. Dodd Street, NC. Hipped roof, dormered cottage with siding alterations.
- 93). Engle-Clem House, c.1890. Dodd Street, C. Large square weatherboarded house (synthetic siding applied) that retains much of its period turned and sawn detail.
- 94). Board of Education Building, Billingsley-Stealey House, c.1890, or earlier. Dodd Street, C. 1-story gabled building with a central chimney fronted by a 4-bay porch.
- 95). Tyler County High School, 1907. Dodd Street, C. Alexander and Chaplin, architects. A. Burkhart, builder. The Neo-Classical Revival building is two stories high on a raised basement. Its 2-story Ionic portico stands above a quarry-faced entrance. Paired massive chimneys provide additional symmetrical design elements at each end of the hipped roof. The original plan consisted of fourteen rooms. T.C.H.S. was founded as West Virginia's first county high school.
- 96). Stealey House, 1905. 116 Dodd Street, C. An excellent example of Foursquare-like, early 20th century house construction, the house is complete with broad hipped, slate-covered roof with cross gable. The L is filled with a wrap porch.
- 97). Swan Hotel, 1912. Dodd Street, C. Large gabled rectangular plan building whose paired window arrangements belie its original use as a hotel.
- 97A). Doak House, c.1945. Dodd Street, NC. 1-story late vinyl sided cottage.
- 98). Seago-Harter House, c.1910. Dodd Street, C. Despite the insul brick cladding, the 2-story, gabled frame house retains its early 20th century design features.
- 99). Stealey-Griffith House, 1900. 208 Dodd Street, C. Towered Queen Anne features a 2-story gabled side wing and a semi-circular porch in the L of the house. Vinyl covered.
- 100). Carter House, c.1918. Dodd Street, NC. Extensively altered bungaloid house, 1-1/2 stories.
- 101). House lot site, empty. NC.
- 102). Tallman House, 1985. Dodd Street, NC. Late Cape Cod frame house.

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- 103). Lowerther's Laundry, NC. New block commercial building.
- 104). Riegle-Wetzel House, c.1905. Dodd Street, C. Front gable with gabled side wing, frame, with prominent 2-tier porch.
- 191). Building off Cunningham Street, late construction, NC.
- 105). Smith-Keller House, c.1904. Dodd Street, C. 2-story bevel-sided L-shaped house exhibiting many finely turned, sawn, and carpentered details, including gable fishscale shingles.
- 106). Lowther-Gates-Flesher House, c.1910. Third and Dodd Streets, C. Multiple gables lend this 2-story frame house a vertical emphasis.
- 107). Smith House, c.1940. 303 Dodd Street, NC. Radical alterations to siding and windows are introduction of non-historic features.
- 108). Leasure House, 1900. 307 Dodd Street, C. Well preserved 5-bay, side gable I House clad in weather boards.
- 109). Trailer, Dodd Street. Late mobile home, NC.
- 110). Highley House, c.1910. Dodd Street, C. 1-story carpenter cottage with 2-bay porch.
- 111). Lawson House, c.1910. Dodd Street at 4th Street, C. Large frame Foursquare on raised basement. Enclosed Craftsman full-width porch
- 112). Spencer House, c.1912. Dodd Street, C. L-plan 2-story wooden house with enclosed porch at 2nd level.
- 113). Mercer House, c.1910. Dodd Street, C. Similar to its neighbor, the well carpentered 2-story house has decorative window cornice heads (wood).
- 114). Tracey-Hartman House, c.1910. Dodd Street, C. The variation of this house is its 2-story, 3-sided bay facing Dodd Street.
- 115). Myers House, c.1905. Dodd Street, C. Front with side gable house is sided with vinyl. Wrap porch.
- 116). Tremaine House, 1922. Dodd Street, C. 1-1/2-story Bungalow has broad roof plans, front shed dormer, and shingle cladding in gables and porch rails.
- 117). Lowther-Dotson House, 1915. Dodd Street, C. Shotgun-style wood cottage is fronted with shed porch.
- 118). House on Dodd Street at 4th, c.1920. C. Metal roofing and L-plan are builders traditions surviving on this raised frame cottage.

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Middlebourn Historic District, Tyler County, WV

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The Middlebourn Historic District derives significance under Criterion A for its long-term association with the events and traditional business of a county seat; under Criterion A for significant contributions to education as the location of West Virginia's first county high school; and under Criterion C for a large variety of commercial and residential buildings significant for their architectural styles and local vernacular design. The historic district's period of significance begins with the first building activity in what is now Middlebourn, county seat of Tyler County, about 1805 and extends to about 1925, the point at which the last building activity of consequence (within the historic district) occurred. Many of the latest buildings are Bungalow-Craftsman style residences.

Middlebourn is situated on the north bank of Middle Island Creek that drains almost all of Tyler County. The creek is said to be the longest stream in the United States not to bear the name of river. The town is centrally located in the county, a factor that has helped to unify its hilly picturesque 260 square miles. Middlebourn was established as a town by legislative enactment on January 27, 1813, on the lands of settler Robert Gorrell and was incorporated on February 3, 1871. Gorrell, who had purchased much of the land in what is now Middlebourn, had a portion of his lands measured off into town lots ca.1812. With the sale of these lots and the establishment of the county seat about 1816, the town began to grow. Middlebourn is thought to have been so-named because it was halfway between Pennsylvania and the old salt wells on the Kanawha (Malden area) above Charleston.

Tyler County was created from Ohio County in 1814 and named in honor of John Tyler, eighth governor of Virginia and father of John Tyler, tenth President of the United States. In the realm of small rural county politics the county seat, Middlebourn, held its own through the decades, managing to retain the courthouse despite the growth and increasing wealth of rival Ohio River city, Sistersville. The central location of the county seat and the hundreds of people who came each month from every section and from other counties to transact legal business, gave the town stability. Nowhere was this factor more pronounced than in the welter of business that whirled about the courthouse as the result of the discovery of oil and gas in the county in the 1890s. The world's greatest gas well, "Big Moses," producing 100 million cubic feet of gas per day, was drilled in eastern Tyler County in 1894. Resulting land speculations and real estate transactions of every magnitude kept clerks and lawyers busy in the county seat. Offices for lawyers, magistrates, and clerks could be found at several locations along Main Street. Indeed, the town's most famous lawyer, Arthur I. Boreman (1823-1896), who would become West Virginia's first governor and one of its earliest U.S. Senators, was reared in Middlebourn, studied law with his older brother, and in 1845 was admitted to the bar while residing in the town. (Boreman later moved to Parkersburg).

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Another significant development in the townscape of Middlebourne occurred in 1906 when citizens of Tyler County passed a levy to create West Virginia's first county high school. With the purchase of land on Dodd Street for a new building, a large red brick Neo-Classical Revival-style building was soon under construction; it was completed in time for the first classes in 1908. With the opening of the new high school, a new system of secondary education was introduced in West Virginia. The system helped students to prepare to enter colleges and universities; it promoted social and cultural relationships and cooperation throughout the county; and it established a model for other rural counties that sought to provide more widely available educational opportunities. Teachers and board of education officials were to acquire and build houses along many of the streets within what is now defined as the historic district.

Population fluxuations in the town were never sizeable. Growth was slow and steady ranging from about 350 residents in 1883, to 403 by 1904. The population rose to 769 by 1940. The greatest building activity, however, occurred between 1890 and 1925. Much of this was supervised or performed by local carpenters and contractors who produced handsome vernacular frame houses, offices, and stores. A dominant theme of well-carpentered construction in Middlebourne is the 2-story (also a number of 1-story) gable-front-and-wing house. This building type was frequently clad in drop or German siding. Window frames, cornice heads, and gables were embellished with sawn, turned, or incised wood ornaments, and many early 20th century houses received gable and porch apron claddings in wooden shingles of various shapes and colors. It is the survival of these buildings in large numbers with their similar materials, textures, details, roof forms, and scale that distinguish the town's oldest important streetscapes. Significantly, the building stock is characterized by the visual importance of porches, providing a uniformity and relationship with streets. In some cases the yard is an important regular, rhythmic space between the house and sidewalk.

The architecture of the Middlebourne Historic District is that of small town America. The buildings of the closely knit neighborhoods possess integrity of location, design, setting, materials, workmanship, and association. Their relative simplicity, utilitarian qualities, and sense of time and place are important to the history of the community.

(NPS Form 10-900)

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CONTINUATION SHEET

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10. Geographical Data
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Acreage of Property: 50 approx.

| UTM References: Zone Easting Northing | | | Zone Easting Northing | | | | |
|---------------------------------------|-----------|---------------|-----------------------|----|-----------|---------------|----------------|
| 5 | <u>17</u> | <u>508220</u> | <u>4370980</u> | 6 | <u>17</u> | <u>508110</u> | <u>4370940</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 7 | <u>17</u> | <u>508090</u> | <u>4370960</u> | 8 | <u>17</u> | <u>508170</u> | <u>4371070</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 9 | <u>17</u> | <u>508000</u> | <u>4371160</u> | 10 | <u>17</u> | <u>508000</u> | <u>4371220</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 11 | <u>17</u> | <u>507740</u> | <u>4371220</u> | 12 | <u>17</u> | <u>507740</u> | <u>4371310</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 13 | <u>17</u> | <u>508040</u> | <u>4371300</u> | 14 | <u>17</u> | <u>508040</u> | <u>4371260</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 15 | <u>17</u> | <u>508230</u> | <u>4371260</u> | 16 | <u>17</u> | <u>504320</u> | <u>4371420</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 17 | <u>17</u> | <u>508280</u> | <u>4371460</u> | | | | |
| | Zone | Easting | Northing | | | | |

Verbal Boundary Description

Beginning at Middle Island Creek 30' in a parallel line from the water company building; thence northward in a straight line about 425'; thence in a straight line about 75' to a point of intersection with Main Street (State Route #18); thence eastward in a straight line 200'; thence northward in a straight line 1450' to the north side of Boreman Alley; thence in a straight line 60' westward to a point of intersection with Main Street; thence westward in a straight line across Main Street running 200'; thence 650' in a straight line paralleling Main Street (this line is approximately 175' from Main Street) in a southern direction; thence 100' westward, 100' southward to the north edge of Broad Street, and thence 100' eastward along Broad Street; thence in a straight line 300' southward to the alley between Court and Broad; thence in a straight line 375' to a point of intersection with Court Street; thence westward 450' along the north edge of Dodd Street to an alley; thence 175' northward along the west edge of the alley; thence 1200' westward in a straight line to a point of intersection with 4th Street; thence southward 375' along the east edge of 4th Street; thence eastward 1050' in a straight line running along the north edge of Cunningham Street; thence southward 175' in a straight line; thence southeast 420'; thence southward 425' in a straight line to the point of beginning.

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BOUNDARY JUSTIFICATION

The boundary of the Middlebourne Historic District has been drawn to mark the concentration of late 19th and early 20th century buildings along Main, East, and Dodd Streets that by design, scale, and historical linkage retain, to a large degree, integrity of setting, materials, workmanship, and association.

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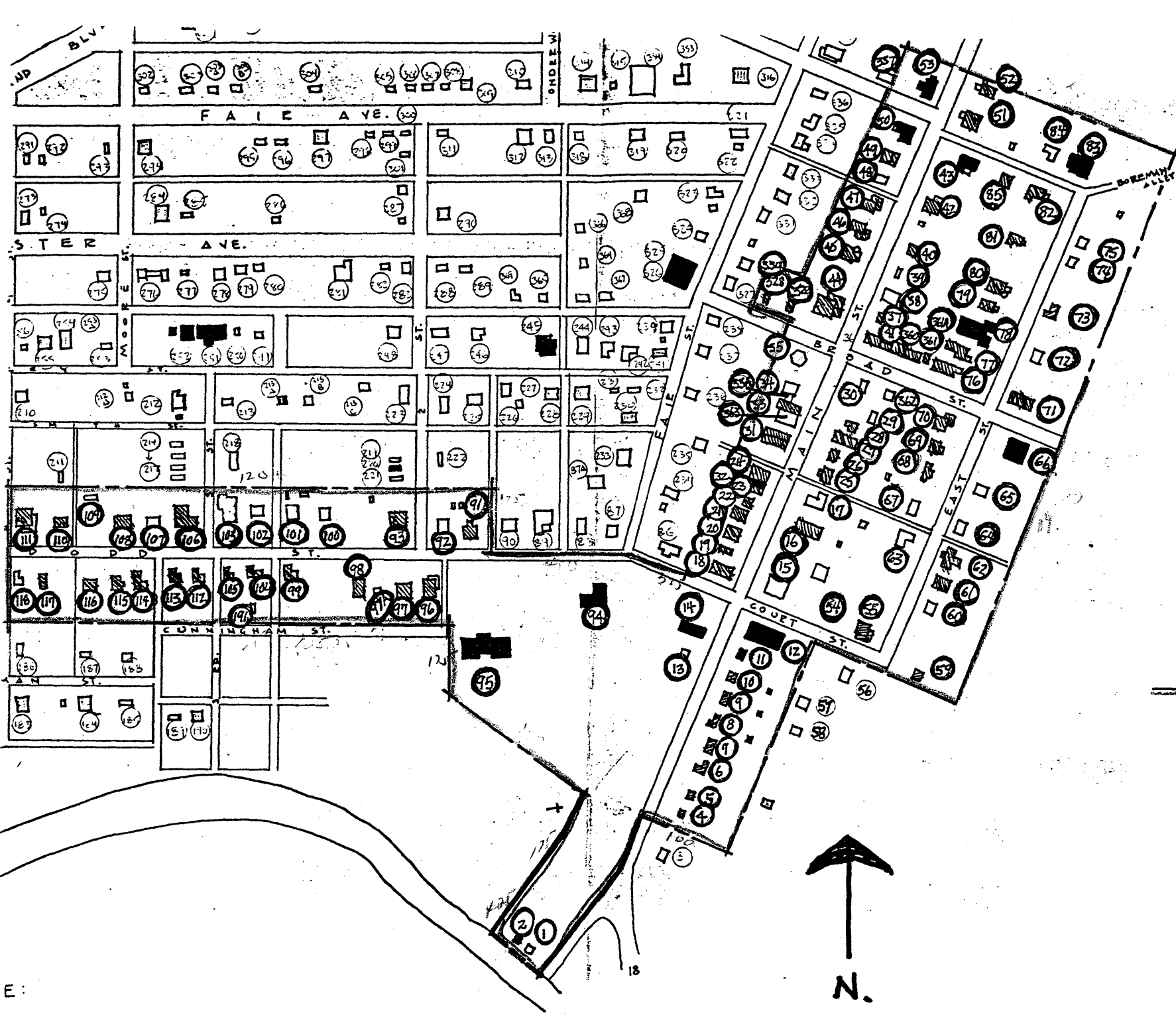
Photo Documentation

Middlebourne Historic District
Tyler County, W.V.
Credit: Rodney Collins and/or Michael Gioulis
June 1992; November 1992
Negative filed at: W.V. Division of Culture and History
Photo series total: 18

1. Northwest side of Main St.
Collins
2. Northwest end of Main St.: district's oldest houses (#50 & 53 on
Collins sketch map)
3. Northwest and Northeast end of Main St.
Collins
4. Northeast end of Main Street
Collins
5. First National Bank, Court and Main St. (#18 on sketch map)
Gioulis
6. Swan and Jemison Grocery, Southwest Main St. (#20 on sketch map)
Gioulis
7. Tyler County Courthouse, Main at Court St.
Gioulis
8. Tyler County Jail, Main St., Facade detail; (#11 on sketch map)
Gioulis
9. Broad Street view looking Northwest
Gioulis
10. Southeast Main St. (#26 and 25 on sketch map)
Gioulis
11. Main St. shop, west side of street, (#23 on sketch map)
Gioulis
12. Home Store, west side of Main St. (#24 on sketch map)
Gioulis
13. Frame store/residence building, west side of Main St., (#31 on
sketch map) Gioulis
14. Shore House detail, 308 Main Street, (#45 on sketch map)
Collins
15. Tyler County High School, Dodd Street, looking southeast, (#95 on
Gioulis sketch map)
16. IGA Foodstore, Court and Main, example of Noncontributing resource
Gioulis
17. East St. residence #77, looking northwest toward East St. Methodist
Collins Church
18. 310 East St., Queen Anne house on west side of street (#80 on
Collins sketch map)


MIDDLEBOURNE HISTORIC DISTRICT


TYLER COUNTY, WV



KEY

 Contributing

 Non-contributing

 Historic District Boundaries


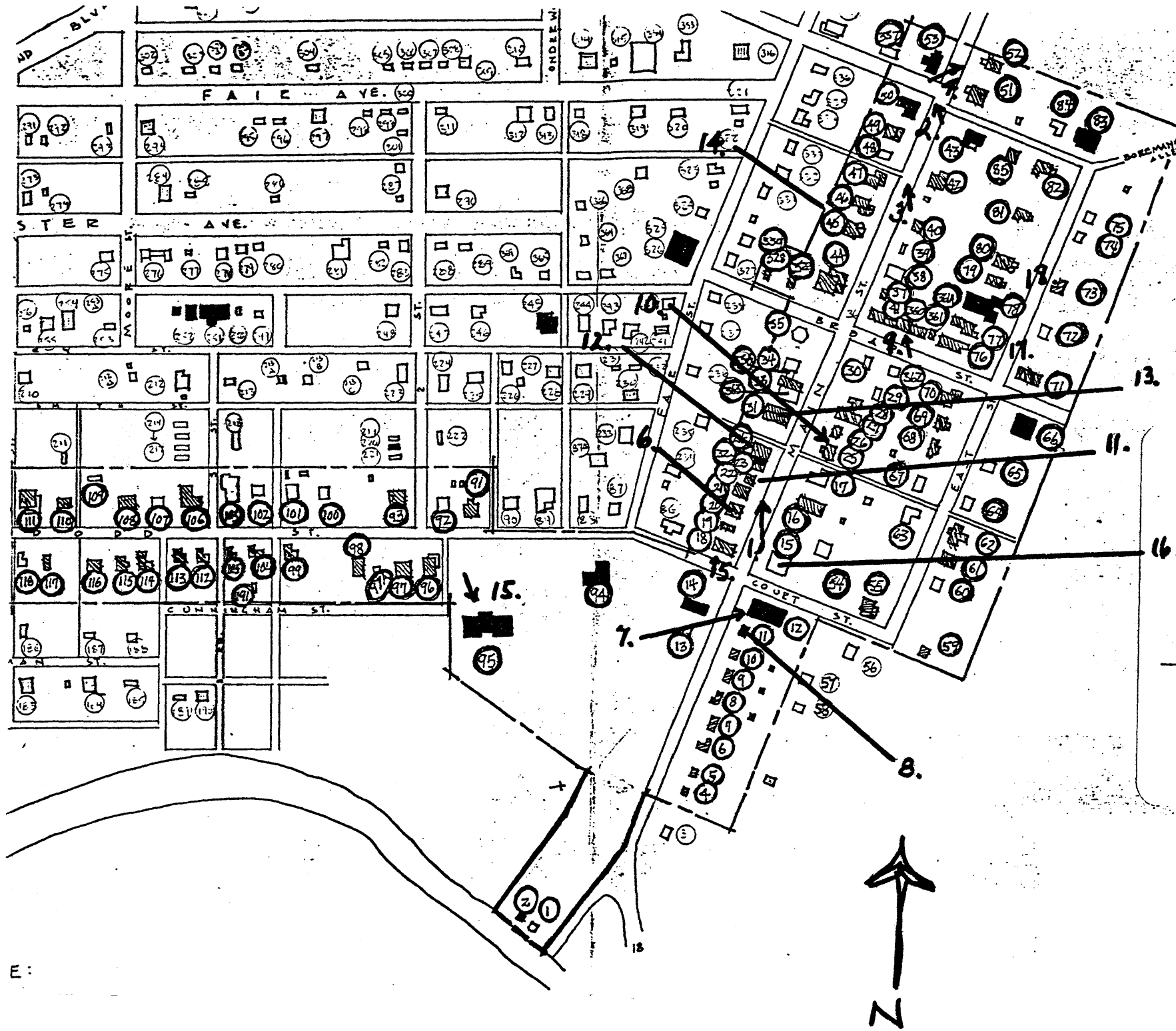




 Key Contributing

PHOTO REPRESENTATION

MIDDLEBOURNE HISTORIC DISTRICT
TYLER COUNTY, WV



KEY

-  Contributing
-  Non-contributing
-  Historic District Boundaries
-  Key Contributing