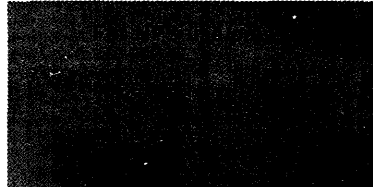


United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



984

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

1. Name

historic Rogers House

and/or common

2. Location

street & number 293 Willey Street _____ not for publication

city, town Morgantown _____ vicinity of _____ congressional district

state West Virginia code 54 county Monongalia code 061

3. Classification

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

4. Owner of Property

name Loyalty Permanent Endowment Fund--West Virginia University Alumni Association

street & number 103 Puritan House, West Virginia University

city, town Morgantown _____ vicinity of _____ state West Virginia

5. Location of Legal Description

courthouse, registry of deeds, etc. Monongalia County Courthouse

street & number High and Walnut Streets

city, town Morgantown _____ state West Virginia

6. Representation in Existing Surveys

title W.Va. Historic Properties Inventory has this property been determined eligible? _____ yes no

date March 1984 _____ federal state _____ county _____ local

depository for survey records Historic Preservation Unit, Department of Culture and History
Cultural Center, Capitol

city, town Charleston _____ state West Virginia

7. Description

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

Describe the present and original (if known) physical appearance

This two-story brick and wood frame Classical Revival house was built sometime in the late 1850s in an area of Morgantown that was then undeveloped. An 1868 map clearly indicates the downtown area as being south of North Boundary Street (now Willey Street). The original section of the house is composed of English bond brick while the 1905-06 addition is constructed of wood. The Classical Revival character is revealed in its five-bay symmetrically designed south facade and its interior floorplan with a central hallway. In later years, elements of the Neo-Classical Revival design are evident in the pillared porch, the sidelights and transom surrounding the front doorway and in the fairly plain entablature around all four facades of the house. The foundation of the house is composed of rough-faced coursed ashlar stone. The gabled roof, originally slate, is now asphalt shingled.

The five-bay south facade is the main facade and features a porch with four sets of triple wooden, Tuscan columns. The columns rest on wooden bases which are supported by rough-faced ashlar stone bases. A 1906 photograph shows that the porch wrapped around the entire length of the original brick portion of the house on the west facade. The porch was enhanced by a wood balustrade on all sides and lattice work once enclosed the porch's foundation. The porch on the west facade and all balustrades were removed in the 1930s.

The entablature is wood and unadorned except for dentils on the cornice. This detail is present around the entire house, suggesting a deliberate attempt to tie in the frame addition to the original brick section. The flat, tin porch roof was once encircled with a wood balustrade, but it too was removed in the 1930s. The gable roof now has asphalt shingles. Two brick chimneys are visible from this facade, one on the west end and one on the east end. The windows are double-hung 1/1 with stone lintels and sills. Another significant feature of the south facade is the entranceway with its trabeated surrounds. The quartered oak and glass front door is highlighted by handsome sidelights and transom, with leaded, beveled glass interstices forming a delicate pattern.

The west facade has a variety of window styles. There are two casement windows situated on the study's west wall. Unlike traditional casement windows only one section of these windows open. There is also a bay window projection which scales both the first and second floors and these windows (three on each floor) are 1/1 double hung. This bay was added during the remodeling in 1905-06. More detailed window treatment can be found in the gable windows which have segmental arches with keystone eyebrow-like hoods. Those windows located within the brick section have stone lintels and sills, while those in the frame addition have wooden ones. An exterior door, once leading onto the side porch, is now serviced by a makeshift wooden stoop. The frame section, including the bay area, is covered in clapboard siding but the gable ends are done in imbricated shingles.

The north facade has two porches. One is a very small porch meant to provide coverage for a single doorway. Its outside corner is supported by a single wooden Tuscan column. There is also a balustrade along its west end. The other porch covers approximately one-half of the north facade and wraps around the east facade to the brick section. It is supported with wooden Tuscan columns that rest on concrete bases. Its floor is concrete as well. It never had a balustrade although there was one on its flat roof. Windows on the north facade are 1/1 double-hung with wooden sills and lintels. An interior brick chimney was added in the 1905-06 remodeling. Its style is in keeping with the house's other four end-wall chimneys.

The east facade is highlighted by a porch as described above. All windows are double hung 1/1 windows. Those located in the frame addition have wood sills and lintels, while those in the brick section have stone ones. The two gable ends have segmental

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arched windows with keystone eyebrow-like hoods. The shingles in these areas are of an imbricated design.

The interior is in excellent condition and has undergone little change. The only major changes were the repositioning of the main staircase and the addition of two bathrooms. The staircase now sits further back from the front entrance than it did originally. This change caused the removal of the basement staircase from its position underneath the hall staircase to a position underneath the staircase in the frame addition. Evidence of this alteration is found in the balustrade and handrail of the basement stairs--they are carved of mahogany. The first floor hallway features a Lincrusta-Walton dado and an original early electric overhead light.

All of the rooms have ornately carved fireplace mantels. The dining room mantel is especially ornate as it is constructed of mahogany and features ionic pillars and a beveled, leaded glass cupboard with a fleur-de-lis design. The dining room is also highlighted by a five foot wainscoting of paneled mahogany. The rest of the woodwork in the house (except in the parlor) is all quartered oak and in excellent condition. There are solid sliding wood doors between all the main floor rooms and hallway.

Other significant details include elaborate brass escutcheons, an original gas/electric chandelier in the parlor, built-in oak bookshelves in the study and wood carvings in a floral/leaf design on the staircase.

Like the first floor, the second floor has fireplaces in all the rooms and the hallway. The wood is all quartered oak and unpainted. Two early twentieth century gas/electric fixtures hang in the hallway.

There is presently one outbuilding which sits on the northwest corner of the property. It is a one-story three-bay garage constructed of rough-faced concrete block and a shingled roof. As late as 1921 the Sanborn Insurance Maps indicate the structure was a two-story frame stable. In 1927, though, the Sanborn Maps indicate the change to a one-story concrete-block garage.

The house is bounded by Willey Street on the south; Alpha Phi sorority, West Virginia University on the west; a West Virginia University parking lot on the north, and Price Street on the east.

8. Significance

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

Specific dates c. 1857--Remodelled **Builder/Architect** Moses Wells (original brick section) Builder
 1905 Elmer F. Jacobs (frame addition) Architect
Statement of Significance (in one paragraph)

The c. 1857 Rogers House, one of the first houses to be built outside the original city limits of Morgantown, is significant architecturally as an excellent example of Classical Revival design popular in the mid-1850s, and by its 1905-06 wood frame addition and interior remodelling by noted Morgantown architect Elmer F. Jacobs which is one of the best intact interiors of the early twentieth century to be found in Morgantown; historically, the house has been the home of the Rogers family, pioneer settlers of Morgantown who purchased vast land holdings and helped to shape and develop the town with their saw, grist and paper mills; later residents were Bradford B. Laidley, whose ancestors started the first mercantile store in Morgantown, and Harlan Selby, who with Laidley, operated a successful office supply business in town for many years. Laidley and Selby were sons-in-law of George Rogers and lived here with their wives and mother-in-law.

In 1853 this property was owned by Edward Price, who then sold it to William H. Stagers on 2 May 1853. Some sources state that Stagers proceeded to build a house upon this property soon after acquiring it. There is also some evidence that the brick for this house was manufactured on the west side of the Monongahela River below a point opposite the present-day Walnut Street wharf in Morgantown. The latter fact is probably accurate whereas the former causes doubt because no mention of a house is made in the deed which conveyed the property from Stagers to Alpheus Wells on 2 March 1855. However, when Alpheus Wells sold the property to Thomas Rogers in February 1868, the deed does convey both the property and a house.

Thomas Rogers was a nephew of John Rogers, who was a prominent businessman in early Morgantown. John Rogers had extensive real estate holdings on which were once situated a paper mill, a gristmill and a sawmill. Much of what is now the City of Morgantown, specifically north of Decker's Creek and east of Willey Street, was owned by John Rogers and later passed on to Thomas Rogers, his nephew, and then in turn, to his son, George. Thomas Rogers was very active in the Episcopal Church and on page 700 of Earl Core's book, The Monongalia Story it is stated that the "Trinity Parish, Protestant Episcopal Church, composed of Morgan, Grant, and Union Districts was organized February 12, 1876 at the house of Thomas Rogers." Thomas Rogers died in March 1894.

George Rogers made his livelihood from these properties developing the areas now known as Woodburn and East Morgantown. His residential properties were hailed for their generous size, proximity to downtown, natural drainage, well-graded streets, gas and water. He was an active member of the Trinity Episcopal Church where he served as a trustee and vestryman. George Rogers married Louise Clemson Brown of Charles Town, West Virginia, on June 13, 1895. Her mother was a direct descendent of Samuel Washington, brother of George. George and his wife lived in Nebraska for two years but then moved back to the old house at 293 Willey Street. They had two daughters, Mary Washington and Louise Clemson.

In 1905-06 some major changes were made to the house. A frame addition was added to the back of the house and a frame bay window projection was put on the west facade. These additions were designed by Elmer F. Jacobs, noted architect of the Morgantown area. In his time, Jacobs built more than 400 of Morgantown's business and public

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property less than 1 acre; $\frac{1}{4}$ acre

Quadrangle name Morgantown, North

Quadrangle scale 1:24,000

UMT References

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Verbal boundary description and justification

Fronting 102 feet on Willey Street and extending back along the line of Price Street for a distance of approximately 125 feet and being bounded on the north by lands of the West Virginia University Board of Regents; on the East by Price Street; on the

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Bev Weaver and Michael Workman

organization Department of History, West Virginia University date January 1984

street & number N/A telephone (304) 293-2421

city or town Morgantown state West Virginia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title State Historic Preservation Officer

date June 29, 1984

For NPS use only

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

Patrick Adams

date 12/4/84

Keeper of the National Register

Attest:

date

Chief of Registration

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buildings and private homes. A few years after this remodelling the Rogers took in a student boarder from the University--a very common practice since there were no dormitory facilities.

George Rogers died on December 31, 1920 and, in a will dated August 29, 1904, left all of his property to his wife Louise. At this point daughter Mary Washington and her husband Bradford Laidley, moved back to Morgantown from Pennsylvania and into the house at 293 Willy Street. The house was now occupied by Louise Rogers, widow, daughters Mary and Louise and their husbands Bradford Laidley and Harlan Selby, respectively. Mr. Laidley and Mr. Selby joined forces and opened a successful stationery store known as Laidley and Selby Office Equipment at 417 High Street, Morgantown. This business was in operation from 1923-1974.

On January 23, 1932 Louise C. Rogers, widow, conveyed her property to Laidley & Selby, Inc. On July 13, 1934, the property passed from Laidley & Selby, Inc. to Laidley and Selby as private persons.

The home continued to function as a private residence until December 1978 when Bradford Laidley, as executor of the estate, gave his half of the property to the Loyalty Permanent Endowment Fund, a scholarship organization under the Alumni Association of West Virginia University. The other half was donated by Hale J. Posten, who had purchased his half of the house and property in November 1978 from H. Parker Selby, Jr. (nephew of Harlan Selby, Sr.) and Barbara H. Selby, his wife, of Vancouver, Washington; and Jane Selby Berni (niece of Harlan Selby, Sr.) and Michael F. Berni, her husband, of Eugene, Oregon. It was the hope of the donors that the house would become the new home of the Endowment Fund and the Alumni Association.

In the spring of 1983 the Loyalty Permanent Endowment Fund decided not to take up residence in the Rogers House. At this point, members of the University Christian Council began inquiring into the possibility of their organization moving into the house.

After several months of negotiations with Mr. Laidley and Mr. James McCartney, Secretary of the Loyalty Permanent Endowment Fund, an agreement was reached in October 1983 whereby the University Christian Council would take over occupancy on or about February 1, 1984.

The Council presently has a three-year lease on the property with a reassessment of said lease in eighteen months after occupancy.

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The Rogers House is a significant architectural landmark of the Neo-Classical Revival that survives, in a well-preserved state, in the central section of Morgantown within a block of the city's major commercial thoroughfare, High Street. The house is representative of residential architecture that appeared in the community in the late 19th century when merchants, professional men and prosperous businessmen commissioned substantial detached residences within short distances of their places of employment. As the city of Morgantown grew in population and the business base expanded, suburbanization resulted and numerous residents of the center city moved to newly developed and purely residential sections of the community like South Park and Jerome Park. Many older, but distinguished residences subsequently were adaptively reused for commercial purposes or demolished during the following decades. The resulting evolution of downtown streetscapes witnessed the disappearance of numerous large, detached houses and open lots. The Rogers House thus survives as a well-preserved element of an early 20th century cityscape which once accommodated an interesting mix of commercial and residential units.

Of the several surviving well-preserved large residences in downtown Morgantown, such as the Rogers House which underwent a handsome Neo-Classical remodeling in 1905, there are known to have been designed by noted Morgantown architect Elmer Jacobs three residences of distinguished character. Of the three, only the Rogers House was designed in a classical mode. The others, the Judge Cox Residence (1898, 206 Spruce Street) and the Garlow House (1907, corner of Spruce and Wall Streets) were designed in the fashionable Queen Anne style. The Rogers House therefore possesses the distinction of being the only residence of classical design by Jacobs in the center sections of Morgantown bound by High Street, Spruce Street and Willey Street.

Elmer F. Jacobs is generally acknowledged as the leading Morgantown architect during the late 19th and early 20th century. His work was largely confined to northern West Virginia.

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9. MAJOR BIBLIOGRAPHIC REFERENCES

Monongalia County Deed Books and Assessor's Records; Sanborn Insurance Maps for 1899, 1904, 1906, 1911, 1921, and 1927; Callahan, James Morton. History of the Making of Morgantown, West Virginia. Morgantown, WVU Studies in History 1926; "George Rogers: Real Estate." The New Dominion Industrial Edition, May 10, 1906; Interview, Mr. Bradford Laidley. November 7, 1983 and December 14, 1983; Petite, Clyda, "The Influence of 19th Century Architectural Styles on Morgantown Homes." Masters thesis WVU, 1965; Alumni News, WVU, January 1979; Interview, Rev. Charles Spring, University Christian Council pastor, January 23, 1984. Core, Earl L. The Monongalia Story A Bicentennial History III. Discord Parsons, WV: McClain Printing Company, 1979.

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South by Willey Street and on the West by lands of Alpha Phi Sorority, Kappa Delta Sorority and Donald Portnoy.

This legal description of said property differs from previous deeds but as the following deed records indicate, it is the same property. No correct legal description of this property is to be found.

Edward Price & Wife

to

William H. Staggers

This deed was made on the 2nd Day of May in the year 1853 and conveys the following property "...Beginning eight feet Northwardly of the Turnpike Road on the Northern side of Cochanes Lane thence with said lane North 34° East 299 feet to Prospect Street thence with Prospect Street North 56° West 88 feet to a stone thence North 34° West 305 ½ feet within eight feet of the said turnpike Road thence South 68° East 102 feet to the beginning being part of lot 1 conveyed by Edwin W. Tower to said Edward Price and including what was conveyed to Guy R.C. Allen to said Price."

Wm. H. Staggers

to

Alpheus Wells

This deed was made the 2nd day of March 1855 and conveys the same property with the same description as stated in the deed between Edward Price & Wife and William H. Staggers dated May 2, 1853.

Alpheus Wells

to

Thomas Rogers

This deed was made on Feb. 4, 1868 and conveys the same property with the same description as mentioned in the two previous deeds.

Wm. Rogers et al.

to

George Rogers

This deed was made the first of December 1896 and conveys said property with the following description: "...certain lot or parcel of ground on Willey Street in the town of Morgantown in the State and County aforesaid, with the dwelling house and other buildings therein, in which the said Thomas Rogers resided prior to his death, said lot of ground fronting on said Willey Street for a distance of about 102 feet and fronting on Price Street of said town for a distance of about 299 feet and fronting on Prospect Street of said town for a distance of about 88 feet, being the same property which was conveyed to the said Thomas Rogers by Alpheus Wells and wife by their deed dated on the fourth day of February 1868, which deed is of record in the office of the Clerk of the County Court of Monongahela County, West Virginia, in Deed Book No. 24 at page 220, to which deed reference is here made for more particular description.

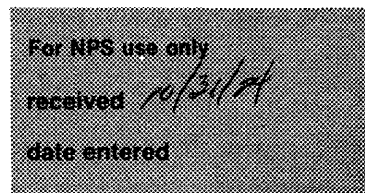
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10. Verbal Boundary Description

The attached map (Appendix A) is provided to clarify the Northwest boundary line only. The nominated property is parcel no. 242, 102'x125'x93'x121.6 ft. (The northwest line measures 121.6 ft.) Dist. 1, Map. no. 26, Assessor of Monongalia County, March 30, 1961.

13. Photographs

Photographs attached showing major interior details. (Total of interior and exterior photographs attached: 9.)

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Louisa C. Rogers, Widow
to
Laidley & Selby, a Corporation

This deed was made on May 23, 1932 and conveys the property described as follows: "Fronting 102 feet on Willey Street, and extending back along the line of Price Street for a distance of approximately 125 feet, and being the same parcel on which the said grantors Louisa C. Rogers, now resides, and being bounded on the North by the real estate of Ruth C. Wood; on the East by Price Street; on the South by Willey Street; and on the West by the real estate of the Baptist Church of Morgantown, West Virginia; and which said lot or parcel of real estate was ^{v1}devised to the said grantor by George Rogers by his will which is of record in the Office of the Clerk of the County Court of Monongalia County, West Virginia, in Will Book no. 9, at page 298, to which reference is here made."

To provide some clarification of the Western boundary of said property, a map of the Alpha Phi Sorority property, which borders the Rogers' property on the west, is provided in Appendix A.

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