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NPS Form 10-900  
(Rev. 8-86)

NATIONAL  
REGISTER

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

=====

1. Name of Property:

=====

historic name: Oakland Addition

other name/site number: Jefferson Street Historic District  
(preferred)

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2. Location: Bluefield, West Virginia

street & number: Along Jefferson Street between Cumberland Road  
and College Avenue.

not for publication: N/A

city/town: Bluefield

vicinity: N/A

state:WV county:Mercer

Code:55

=====

3. Classification

=====

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing
63	22 buildings
	_____ sites
	_____ structures
	_____ objects
_____	_____ Total
63	22

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: Historic and Architectural Resources of South Bluefield, West Virginia.

4. 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. See continuation sheet.

William G. Sanner Signature of certifying official 6/1/92 Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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 National Register

Aileen Byer 7/29/92

Signature of Keeper Date of Action

=====

6. Function or Use

=====

Historic: Domestic	Sub: Single dwelling; multiple dwelling
Current: Domestic	Sub: single dwelling multiple dwelling
Religion	religious structure

=====

7. Description

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Architectural Classification:

Colonial Revival  
Bungalow style  
Four Square style  
Eastern Stick/Shingle  
Other Description: na

Materials: foundation brick; block; roof asphalt; asbestos; slate  
walls brick; wood other \_\_\_\_\_

Describe present and historic physical appearance. X See continuation sheet.

=====  
8. Statement of Significance  
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Certifying official has considered the significance of this property in relation to other properties: \_\_\_state\_\_\_\_.

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture  
Community Planning and Development

Period(s) of Significance: 1910 - 1941

Significant Dates : 1910 \_\_\_\_\_

Significant Person(s): na  
\_\_\_\_\_

Cultural Affiliation: N/A

Architect/Builder: Alex Mahood  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
 See continuation sheet.

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9. Major Bibliographical References  
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See continuation sheet.

Previous documentation on file (NPS):

n/a\_ preliminary determination of individual listing (36 CFR 67)  
has been  
requested.

n/a\_ previously listed in the National Register

n/a\_ previously determined eligible by the National Register

n/a\_ designated a National Historic Landmark

n/a\_ recorded by Historic American Buildings Survey #

n/a\_ 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: \_\_\_\_\_

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10. Geographical Data

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Acreage of Property: 24.9 acres

UTM References: Zone Easting Northing      Zone Easting Northing

A	17.	480640.	4123260.	B	17.	480670.	4122960.
C	17.	481130.	4122600.	D	17.	481060.	4122540.
E	17.	480480.	4122108.				

  na See continuation sheet.

Verbal Boundary Description:   na See continuation sheet.

See attached sketch map, dated Nov. 1991, M. Gioulis. Beginning at the intersection of the alley to the west of Jefferson Street and Cumberland Road; thence running along the east side of the alley with the rear lot lines of the sites on Jefferson Street to the intersection with College Ave., approximately 5000 feet; thence east along College Avenue to the intersection of Vineyard Street, approximately 700 feet; thence south to the north west corner of site no. 214, approximately 300 feet; thence east to the north east corner of site 214, approximately 250 feet; thence south along the rear lot lines to the south east corner of site 213, approximately 500 feet; thence west along the south lot lines to the intersection with the alley to the east of Jefferson Street, approximately 650 feet; thence south along the rear lot lines to the intersection with Cumberland Road, approximately 4200 feet; thence west along Cumberland Road to the point of origin, approximately 400 feet.

Boundary Justification:   na See continuation sheet.

The boundaries encompass the concentrations of resources that contribute to the period of significance of the district. On the south, Cumberland Road forms a barrier due to its size and heavy traffic. On the other side of the road the buildings are more recent. On the north the same is true of College Avenue, which is a heavily traveled commercial road. The concentration of commercial activities begins on the north side of College Avenue. To the east the terrain rises steeply and forms a natural barrier. On the west the terrain drops off forming a natural barrier. The sites in this direction are also not from the same period of development and contain a greater number of intrusions.

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Section number 7 (Jefferson Street Historic District) Page #1  
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The Jefferson Street Historic District is located in the southern portion of Bluefield near the Virginia line and near Route 460, a major thoroughfare. The southern portion of the district abuts Cumberland Road and is a much higher elevation than the remainder of the district. The district primarily consists of the lots that front on both sides of Jefferson Street in a linear strip district. Jefferson Street drops steeply as one travels north from Cumberland. At the northern terminus, College Avenue, it is relatively flat. Included in the district is a small node to the east of the strip. This is a short one block enclave of residences on Vineyard Street. Vineyard Street dead ends into the rear lot lines of houses on Spring Grove Road.

The district is comprised of mostly single family residences. They are detached and most have garages. All have front, side, and rear yards. There are a few multiple family dwellings, the largest being the Cain Apartments constructed in 1927 and designed by F.M. Sutherland, site no. 151. There is an interesting row of two - story duplexes on Vineyard Street, site no. 212. There is one non residential structure, the College Avenue Baptist Church, site no. 147.

The area contains mostly architectural styles from the early period of the Twentieth Century. It is older than the other areas in the South Bluefield area and developed around the teens and twenties. It is part of the early boom of Bluefield, mapped as the Oakland Addition to the City in 1910. The area is predominantly single family houses, with some two family and church structures interspersed. The houses are smaller and more simple than others in the area and residents were historically of the middle and upper middle class. The yards are smaller and there is more an urban residential neighborhood feeling, with a more regular setback and side yard arrangement.

As one travels east on Jefferson Street from Albermarle, the houses become larger and of later construction periods. The lots also become larger. This may be due to the more hilly terrain, with the prime relatively level lots taken first and the more difficult lots being later development.

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11. Form Prepared By  
=====

Name/Title: Michael Gioulis

Organization: N/A

Date: Dec. 1, 1991

Street & Number: 612 Main Street

Telephone: (304)765-5716

City or Town: Sutton

State:WV

ZIP:26601

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The early 1900 and 1910 styles of architecture predominate in this section. The Four Square, Bungalow, and a variation on Eastern Stick/Bungalow are prevalent. Prior to 1910 the area was mostly farmstead with one or two structures.

The Four Square Style is represented in the area. This suits the urban character of a residential neighborhood well with its regular massing and detailing. Most of the examples in South Bluefield contain square footprints, front one-story porches with hip roofs; two stories; hip main roofs with front dormer; and simple classical detail embellishments such as Doric columns on the porch or dentils in the cornice. One good example is the one at 2109 Jefferson Street (157). This is a large two story Four Square with Classical Revival detailing. Its more prominent features are the wraparound porch with Ionic columns, the tripartite windows on the second floor, and the very nice pergola in the side yard.

One of the most significant houses in the area is a small Bungalow - Style residence at 2203 Jefferson Street (164). This is a classic example of the style. It is a one story end gable house with shingle siding, a very horizontal ambience, large overhangs on the gable ends, massive squat shingled piers supporting the porch roofs, and large brackets on the gable overhangs. It also has the massing of a typical Bungalow Style residence.

Other architecturally notable structures in the area are: 1920 Jefferson, (145), a two-story brick Colonial Revival with a barrel vault entrance portico and interesting roof cresting; 1916 Jefferson, (146), a two story brick Colonial Revival with a barrel vault entrance and paired windows; the College Avenue Baptist Church, (147), a large Neo Classical Revival - Style church with a Greek-style entrance portico with fluted Doric Columns; 1917 Jefferson Street, (150), a two story Bungalow Style with decorative exposed rafter ends, and a very interesting projecting bay on the first floor with a hip roof and roof overhang; and 2240 Jefferson, (186), a two-story Mediterranean Revival, with stucco siding, corner turrets and irregular massing in the main gable roof.



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Unique buildings in the district include the Cain Apartments (151), a three- story apartment building in blond brick with a large arched center bay. The apartment row on Vineyard is three attached duplexes, two stories with brick facades and gable roofed entrance porticoes. Across from these is another apartment house, Vineyard Apartments (213). This is a two- story Colonial Revival with broad hip roof and a raised basement. The basement contains garages for the apartment units.

As in any neighborhood in Bluefield, Alex Mahood is represented. One of his works here is the Leonard House at 2002 Jefferson St. (204). This is a two- story side gable Colonial Revival with round headed dormers on the front that have trefoil ornamentation, and a barrel roofed entrance portico. There is a one story wing on each side of the house and the roof is slate. There are jack arches over the six- over- six wood sash windows and the entrance door has sidelights and a fanlight.

The integrity of the district is relatively good. There are few intrusions and no major concentrations of intrusions. The most obvious pocket is towards the southern boundary at Cumberland Road. These consist mostly of older houses that have been modified or added to.

In all there are 85 buildings in the district. 22 are considered non contributing and 63 contribute. A list follows. Site numbers refer to the maps and report accompanying the Historic Resource Survey of South Bluefield and the Multiple Property Documentation.

- 144) 1924 Jefferson - Two story, brick, Four Square. ca. 1930. Criteria A. Contributing. Garage; contributing.
- 145) 1920 Jefferson - Two story, brick, barrel arch portico. Colonial Revival. ca. 1934. Criteria A/C. Contributing.

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- 146) 1916 Jefferson - Two story, brick, barrel arch portico. Colonial Revival. ca. 1934. Criteria A. Contributing. Garage; contributing.
- 147) Jefferson/College - Greek Temple Baptist Church. 1923. Criteria A/C. Contributing.
- 148) Jefferson/College - One and one half story, brick, Bungalow. ca. 1935. Criteria A. Contributing.
- 149) Jefferson - Townhouse. Non-contributing. Garage; non-contributing.
- 150) 1917 Jefferson - Two story, brick/stucco, Bungalow/Stick. 1919. Criteria A/C. Contributing.
- 151) Jefferson/Spring Grove - Three story, brick, apartments. Spanish Colonial Revival. 1927. Criteria A. Contributing.
- 152) 2001 Jefferson - Two story, brick, Four Square. ca. 1930. Criteria A. Contributing. Garage; contributing.
- 153) 2013 Jefferson - Two story, stucco, Four Square. ca. 1920. Criteria A. Contributing.
- 154) 2015 Jefferson - Two story, Bungalow with vinyl siding. ca. 1920. Criteria A. Non-contributing. Garage; non-contributing.
- 155) 2023 Jefferson - Two story, Four Square with aluminum siding. ca. 1925. Criteria A. Non-contributing.
- 156) 2101 Jefferson - Two story, brick with gable dormer. Vernacular. ca. 1926. Criteria A. Contributing.
- 157) 2109 Jefferson - Two story with clapboard siding. Classical Revival/Four Square. ca. 1926. Criteria A/C. Contributing.
- 158) 2117 Jefferson - Two story, brick, Colonial Revival. 1930. Criteria A. Contributing.
- 159) 2121 Jefferson - Two story with aluminum siding. Bungalow. ca. 1926. Criteria A. Non-contributing.
- 160) 2125 Jefferson - Two story, Colonial Revival with weatherboard siding. ca. 1932. Criteria A/C. Contributing.
- 161) 2129 Jefferson - Two story, stucco, Bungalow. ca. 1930. Criteria A/C. Contributing.
- 162) 2133 Jefferson - Two story, stucco, Bungalow/Four Square. ca. 1926. Criteria A/C. Contributing.
- 163) 2141 Jefferson - One and one half story, brick/stucco. Colonial Revival. ca. 1932. Criteria A. Contributing.
- 164) 2203 Jefferson - One story, Bungalow with coursed shingle

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- siding. ca. 1930. Criteria A/C. Contributing.  
165) 2223 Jefferson - Modern. Non-contributing.  
166) 2227 Jefferson - Two story, Colonial Revival with aluminum siding. ca. 1930. Criteria A. Non-contributing.  
167) 2235 Jefferson - One and one half story, Bungalow. 1941. Criteria A. Contributing. Garage; contributing.  
168) 2307 Jefferson - Modern. Non-contributing.  
169) 2309 Jefferson - Modern. Non-contributing.  
170) 2311 Jefferson - Two story, brick veneer, Four Square. ca. 1926. Criteria A. Non-contributing.  
171) 2323 Jefferson - One story, rambling, Colonial Revival. ca. 1930. Criteria A. Contributing.  
172) 2327 Jefferson - Two story, Four Square with aluminum siding. ca. 1926. Criteria A. Non-contributing.  
173) 2331 Jefferson - Two story, Shingle style with shingle/clapboard siding. ca. 1926. Criteria A/C. Contributing.  
174) 2335 Jefferson - Two story with asbestos siding. Vernacular. 1934. Criteria A. Contributing. Garage; non-contributing.  
175) 2339 Jefferson - Modern. Non-contributing.  
176) 2339 1/2 Jefferson - Modified. Non-contributing.  
177) 2347 Jefferson - Highly modified. Non-contributing.  
178) 2344 Jefferson - Two story, painted brick, Four Square. 1930. Criteria A. Contributing.  
179) 2336 Jefferson - Modern. Non-contributing.  
180) 2334 Jefferson - Modern. Non-contributing.  
181) 2324 Jefferson - One and one half story, brick, Colonial Revival. ca. 1932. Criteria A/C. Contributing.  
182) 2320 Jefferson - Two story, Shingle style with shingle/clapboard siding. ca. 1930. Criteria A/C. Contributing. Garage; contributing.  
183) 2316 Jefferson - Two story, Shingle style with shingle/clapboard siding. ca. 1930. Criteria A/C. Contributing. Garage; contributing.  
184) 2312 Jefferson - Modified. Non-contributing.  
185) 2300 Jefferson - Two story, Colonial Revival with clapboard siding. ca. 1932. Criteria A/C. Contributing.  
186) 2240 Jefferson - Two story, stucco, Mediterranean Revival. ca. 1932. Criteria A/C. Contributing. Garage; contributing.  
187) 2236 Jefferson - Two story, Colonial Revival with asbestos

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- shingle siding. ca. 1932. Criteria A. Contributing.
- 188) 2232 Jefferson - Two story, brick with porte-cochere'. Vernacular. ca. 1932. Criteria A. Contributing. Garage; contributing.
- 189) 2228 Jefferson - Two story, brick with porte-cochere'. Vernacular. ca. 1932. Criteria A. Contributing. Garage; contributing.
- 190) 2224 Jefferson - One and one half story, Bungalow. ca. 1935. Criteria A. Contributing.
- 191) 2220 Jefferson - Small, one story, Bungalow. 1937. Criteria A/C. Contributing. Garage; contributing.
- 192) 2214 Jefferson - Modern. Non-contributing.
- 193) 2142 Jefferson - Two story with shingles/clapboard siding. Shingle. ca. 1932. Criteria A/C. Contributing.
- 194) 2134 Jefferson - Two story, brick, Four Square. ca. 1932. Criteria A. Contributing.
- 195) 2130 Jefferson - One and one half story, Colonial Revival. ca. 1932. Criteria A/C. Contributing.
- 196) 2122 Jefferson - Two story, Bungalow with aluminum siding. ca. 1932. Criteria A. Non-contributing. Garage; non-contributing.
- 197) 2118 Jefferson - Two story, stucco, Bungalow. ca. 1932. Criteria A. Contributing. Garage; contributing.
- 198) 2110 Jefferson - Two story with stucco/clapboard siding. Colonial Revival. ca. 1932. Criteria A/C. Contributing.
- 199) 2100 Jefferson - Two story, stucco. Vernacular/Bungalow. ca. 1932. Criteria A. Contributing.
- 200) 2020 Jefferson - Two story, Four Square with aluminum siding. ca. 1932. Criteria A. Contributing. Garage; contributing.
- 201) 2016 Jefferson - One and one half story, brick, Bungalow. ca. 1932. Criteria A. Contributing.
- 202) 2012 Jefferson - Two story, brick, Four Square. ca. 1932. Criteria A. Contributing.
- 203) 2008 Jefferson - One and one half story, brick, Bungalow. ca. 1934. Criteria A/C. Contributing.
- 204) 2002 Jefferson - Two story, brick, Colonial Revival with barrel arch portico. 1924. Criteria A/C. Contributing.
- 208) 1900 Vineyard - Two story, Four Square with clapboard siding. ca. 1930. Criteria A. Contributing.

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- 209) 1904 Vineyard - Two story, Four Square with asbestos siding. ca. 1930. Criteria A. Contributing.
- 210) 1908 Vineyard - Two story, Queen Anne with corner turret. ca. 1925. Criteria A/C. Contributing. Garage; contributing.
- 211) 1912 Vineyard - One and one half story, Bungalow. ca. 1934. Criteria A. Contributing.
- 212) 1916, 1920, 1924 Vineyard - Three, two story, brick, row houses. 1924. Criteria A. Contributing.
- 213) Vineyard - Large, brick, Neo Classical. 1939. Criteria A. Contributing.
- 214) 1913 Vineyard - White, painted brick, Bungalow. ca. 1934. Criteria A/C. Contributing.

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The Jefferson Street Historic District is significant under Criterion A for its association with the development of this area of Bluefield and as a representation of the development of this era of Bluefield's history. It shows the transition, in 20 years, from a small farm rural area to an urban residential neighborhood. Under Criterion C the district is significant for its examples of the early 20th Century architectural styles. These include the Four Square, Bungalow, and Colonial Revival.

The Four Square and the Bungalow are the predominant styles in the area, representing the common person's taste. These are reflected in the mail order and planbook houses of the day. A prime example of this is the occurrence of rows of similar or identical houses in the area. These reflect the same period of development, but also more accurately reflect the common acceptable architectural taste of the residents. Also under Criterion C it is significant for its association with Alex Mahood, noted West Virginia Architect.

Under Criterion A the district is significant for its association with the development of Bluefield in general as an indicator of the building boom and expansion of the city in the 20th century. The second decade of the twentieth century saw growth of the city, although at a somewhat less frantic rate than the beginning of the century. By 1920 the population stood at 15,292. This growth included the Jefferson Street area which was incorporated as the Oakland Addition in 1910. Here many smaller residences were constructed for the growing city's working middle class and managerial level citizens. These are represented by the larger Four Square and Colonial Revival early structures in the district at the northern portion of Jefferson Street. Some examples are the Farley House at 1920 Jefferson, (145); the Wayland House, 1916 Jefferson, (146); The Ross House, 1917 Jefferson St. (150); the Farrar House, 2013 Jefferson St. (153); and the Ryan House, 2109 Jefferson St. (157).

Bluefield's new City Hall, a monumental piece of Classical Revival architecture designed by prominent architect Wilbur T. Mills, was constructed as part of an \$850000. bond issue passed in 1923. By 1930, the population of Bluefield had reached 19,339, greater

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than it's present population.

The 1920's period saw one of the greatest booms in residential development in Bluefield. This was centered in the South Bluefield area. The 1923 West Virginia Realtor magazine, January issue, rates Bluefield as the 7th largest city in the state. They state that the assessed valuation of properties in Bluefield in 1923 was \$23,329,282.00 and that 402 building permits were issued for new construction in 1922 and 314 in 1921. This represents a major percentage of structures in town.

The second residential boom followed the Depression. Bluefield managed to hold its own through these years, despite the general economic slump. The Writers Works Project describes this period as one of intense activity with considerable development and construction. This included a new sewage disposal plant and new residential sections added to the city in 1937-38. This was the South Bluefield area. An ambitious street improvement program began in 1938. Here, according to the 1939 Semi-Centennial issue of the Bluefield Daily Telegraph, over 200 residences were constructed between 1934 and 1935. 50 were underway in 1939 alone in this residential section of the city.

While many of these new residences were the homes of prominent business people in other sections of South Bluefield, here on Jefferson Street they are again the homes of the middle class. This is probably true because the terrain did not allow for the grand style expansive homes of the Upper Oakland area. The more modest smaller Four Square and Bungalows were constructed here as well as the simple Colonial Revival. The monied class of Bluefield was represented in this section but it was not as residents. It was as speculators and landlords. Many of the wealthy who participated in the Cole Realty Company activities and resided in the mansions on Oakland and Parkway had buildings on Jefferson.

The rows of similar or even identical houses in the district are evidence of this rapid development where speculation was prominent. These include the Bungalow/Stick Styles of upper Jefferson Street, sites no. 173, 174, 182, 183, 188, 189, 190, 191, and

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193. Also representative of this pattern are the Colonial Revival Styles or sites no. 187, 185, 181, 171, and 163.

The two apartment buildings and the row houses on Vineyard Street also indicate the rapid growth and concern for housing many families, as well as real estate speculation.

The district also displays the architectural styles of this rapid development and middle class residential neighborhood. The Colonial Revival was widespread in the United States at this time due to the resurgence of popularity of Colonial Williamsburg. The Bungalow Style was also popular as a romantic style for the masses. The Four Square was a common style for this type of development as it could be embellished to fit many styles. All of these are represented in the Jefferson Street Historic District.

And finally, the district is also significant for its association with Alex Mahood, Bluefield's resident architect. Alex B. Mahood contributed immensely to Bluefield's development. Mr. Mahood was a noted West Virginia architect and his commissions ranged throughout West Virginia and the surrounding states. He designed many of the public and private structures in the city and his list of commissions is staggering. He was born in Lynchburg, Virginia in 1888 and studied at the Ecole Des Beaux Arts in Paris. This is where many of the turn-of-the-century American architects learned of the Renaissance Revival and Classical Revival styles prevalent in Europe at the time. Charles F. McKim of McKim Mead and White in Chicago, is perhaps the most famous of the American architects who brought home the European styles, but many others contributed to the proliferation. Mahood is representative of this group. The presence of a professional of this caliber, concentrating his talents in Bluefield and southern West Virginia, is amazing. His influence is seen in many contemporary buildings throughout the state. His prowess is evident on the designs and details of his commissions.

Mahood came to Bluefield in 1912 and set up business. He was the architect for the West Virginia Hotel and for many of the



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projects in which the Cole Realty stockholders participated. In fact, most of his residential commissions are from stockholders and officers of the board. Many of his major residential works are in the South Bluefield area.

In other portions of the state, his commissions were also impressive. These include the Women's Dormitory at the West Virginia University in Morgantown, United States Steel Building in Gary, Skyway Drive-In Theater in Brush Fork, the Deco-Style Mercer County Courthouse in Princeton and the Guyan Theater in Logan, as well as a number of coal company offices and stores in the southern West Virginia region.

Sites in this district associated with Mahood are:

The Ross House 1917 Jefferson St., (150)  
The Leonard House, 2002 Jefferson St., (204)

Though not as numerous as in other portions of South Bluefield, these two are good examples of Mahood's work and design details. They also illustrate that he was everywhere in Bluefield.

In summary the Jefferson Street Historic District personifies the rapid growth of Bluefield in the 1910 to 1940 period through its cohesiveness of architectural styles and the middle class values of neighborhood. The apartment structures also display this development. The district contains good examples of many of the popular architectural styles for the smaller, simpler homes of this period. The district is also represented by Alex Mahood's architecture though in more modest numbers than other locations in Bluefield.

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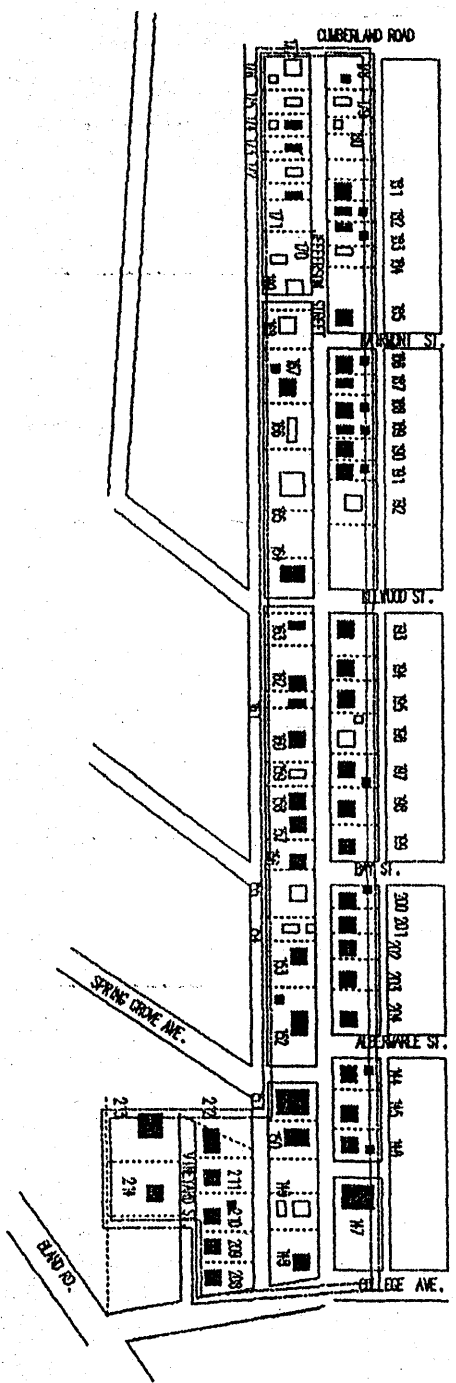
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- HISTORIC DISTRICT BOUNDARIES
- PROPERTY LINES
- 000 SITE NUMBER
- CONTRIBUTING SITE
- NON-CONTRIBUTING SITE



SCALE



NORTH

JEFFERSON STREET HISTORIC DISTRICT  
BLUEFIELD - WEST VIRGINIA

M. G. OLIS  
NOV. 1991