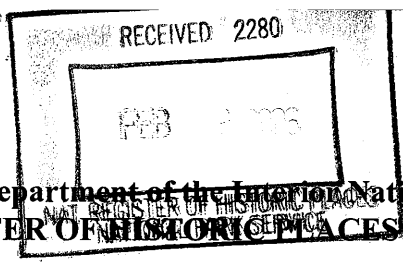


166



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

1. Name of Property

historic name: Downtown Charleston Historic District

other name/site number: _____

2. Location

street & number: Roughly Bounded by Washington Street East, Leon Sullivan Way,
Kanawha Boulevard, and Summers Street not for publication: N/A

city/town: Charleston vicinity: N/A

state: West Virginia code: WV county: Kanawha code: 039 zip code: 25301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet.)

Susan M. Pierce
Susan M. Pierce, Deputy SHPO

2/7/06
Date

West Virginia Division of Culture and History
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of Certifying Official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

<input checked="" type="checkbox"/>	entered in the National Register	<u>B. D. Savage</u>	<u>3/24/06</u>
<input type="checkbox"/>	See continuation sheet.		
<input type="checkbox"/>	determined eligible for the National Register		
<input type="checkbox"/>	See continuation sheet.		
<input type="checkbox"/>	determined not eligible for the National Register		
<input type="checkbox"/>	removed from the National Register		
<input type="checkbox"/>	other (explain):		

5. Classification

Ownership of Property:

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

Contributing	Noncontributing	
<u>125</u>	<u>36</u>	buildings
<u>1</u>		sites
<u>1</u>		structures
<u>2</u>		objects
<u>129</u>	<u>36</u>	TOTAL

Name of related multiple property listing N/A

Number of contributing resources previously listed in the National Register 7

6. Function or Use

Historic Functions

COMMERCE/business, professional,
financial institution
GOVERNMENT/post office
RELIGION/religious facility

Current Functions

COMMERCE/business, professional,
financial institution
GOVERNMENT/post office
RELIGION/religious facility
EDUCATION/library

7. Description

Architectural Classification

LATE VICTORIAN: Italianate, Queen Anne, Romanesque Revival, Renaissance Revival,
Richardsonian Romanesque, Gothic Revival

LATE 19th AND 20th CENTURY REVIVALS: Beaux Arts, Colonial Revival, Neo-Classical
Revival

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Moderne, International Style, Art Deco

Materials

Foundation: brick, sandstone, concrete

Walls: brick, sandstone, granite

Roof: asphalt, ceramic tile

Other: terra cotta, vinyl, weatherboard, marble, steel

Narrative Description

(See continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

 X **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.

 X **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

Property is:

- 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

Commerce
Architecture

Period of Significance

c.1877-1956

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Adkins, John S.
Anderson, Edwin
Bossom, Alfred C.
Charleston Auditorium Company
Davidson Brothers
Dean, Levi J.
Elzner and Anderson
Harding and Upman
Haviland, Charles A.
Fortney, Col. C.P.
Meanor and Handloser

Meanor, Griefe and Daley
Martens and Son
Packard, Frank L.
Pursell, Issac
Stoddart, W.L.
Warne, H. Rus
Warne, Tucker, Silling and Hutchinson
Weber, Werner and Atkins
Yost and Packard

Narrative Statement of Significance
(See continuation sheets)

9. Major Bibliographical References

Bibliography

(See 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: _____

10. Geographical Data

Acreage of Property: 43 acres

UTM References

Quad Map Name: Charleston West

	Zone	Easting	Northing
A	<u>17</u>	<u>444646</u>	<u>4245215</u>
B	<u>17</u>	<u>445093</u>	<u>4244692</u>
C	<u>17</u>	<u>444524</u>	<u>4244154</u>
D	<u>17</u>	<u>444054</u>	<u>4244710</u>

Verbal Boundary Description

(See continuation sheet)

Boundary Justification

(See continuation sheet)

Downtown Charleston Historic District
Name of Property

Kanawha County, WV
County and State

11. Form Prepared By

Name/Title: Original registration form prepared by Rodney S. Collins, Thomas S. Landon, and Michael J. Pauley; Form updated and edited by Erin Riebe and Alan Rowe

Organization: WV SHPO **Date:** Sept. 1990; Dec. 2004

Street & Number: 1900 Kanawha Blvd., East **Telephone:** 304-558-0240

City or Town: Charleston **State:** West Virginia

Property Owner

Multiple owners

**United States Department of the Interior
National Park Service**

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CONTINUATION SHEET**

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LOCATION and SETTING

The city of Charleston sits in a natural valley at the confluence of the Great Kanawha and the Elk Rivers, hemmed in at the north and south by the steep hills of the Appalachian Mountains. The resources in Charleston's downtown are located along primary streets, such as Capitol, Virginia, Quarrier and Lee. After more than a century of development, the district retains a distinctive character which derives from the older buildings near the waterfront, and from those of later periods which appeared along streets expanding to the north. The Charleston commercial district developed from the south, along the Kanawha River waterfront to the north as the city proper grew up around the Capitol (destroyed by fire in 1921) which was completed in 1885. It is possible therefore to note the evolution of American architectural styles along the spine of the district, Capitol Street.

The flat floodplain near the confluence of the Elk and Great Kanawha Rivers was a natural point of development. After the capitol was moved here in 1870, and permanently located in the heart of town in 1885, growth was assured and construction in earnest began during the 1870s. Because of the limitations of space posed by Charleston's narrow floodplain, buildings tended, during the late nineteenth and early twentieth century, to be designed with multiple stories. A disproportionate number of these early highrise buildings sprang up, culminating in the grand Kanawha Valley Bank, a 20-story skyscraper dating to the late 1920s. Capitol Street thus assumed a canyon-like effect, with high office and commercial buildings lining its course from Kanawha Street (now Boulevard) to Lee Street.

The Downtown Charleston Historic District is characterized by a number of primary divisions within which commercial, retail, and ethnic traditions are found. The waterfront area includes older commercial buildings facing the river, and allied buildings along lower Capitol Street, such as the Eva Smith Building. The commercial core of the Charleston downtown, to the north, feature many noteworthy high-style buildings where Virginia, Quarrier, and Lee cross Capitol Street. Each corner has traditionally bustled with pedestrian traffic beneath imposing facades. Along several, are the following: Kanawha National Bank Building (1913-15), at the corner of Virginia and Capitol Street, is an exceptional white-tile-clad skyscraper with the early 20th century "base, shaft, capital" design. At Quarrier and Capitol stands the Indiana limestone clad U.S. Court House and Federal Building (1911, now the Kanawha County Public Library), with massive arcuated openings, half-columned facades, and Renaissance Revival theme. Dominating the point of downtown where Capitol crosses Lee is the Kanawha Valley Bank Building (Kanawha Valley Building, 1928-29), an architectural landmark described by historian John

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Alexander Williams, in his *West Virginia: A Bicentennial History*, p. 156, as "the handsome new headquarters of the Kanawha Valley Bank, a 20 story 'skyscraper' that rose in 1928-1929 on an

appropriate site formerly occupied by the state capitol. The bank itself was Charleston's oldest and represented in its directors and stockholders all of the Kanawha Valley's historic sources of wealth: saltmaking, agriculture, land speculation, coal, timber, and processing."

New buildings, new additions to old buildings, and empty lots are found throughout the Downtown Charleston Historic District. The larger numbers of historic resources, however, outweigh in their importance the intrusive, or inappropriately designed, buildings. In the words of West Virginia historian, James E. Harding, in his Goldenseal article (April-Sept.) 1978, p.49, the following rings true:

Most buildings in the central business district were completed before the age of steel, glass and concrete. Stone and brick, therefore, are the common building materials. we should note the often subtle variety in colors, textures, and sizes of these, though, and also realize that fenestration played an important role in the structures; there were many windows for light and air. Buildings became taller as real estate prices rose, and improved technology made skyscrapers I more feasible and fashionable; competition for the tallest and finest also grew, especially among the banking firms.

Charleston continues to change, but it is becoming clear to citizens and government officials that historic resources, such as those present in the Downtown Charleston Historic District, have value and should be retained as functional parts of modern life. To make effective use of these historic resources, it is desirable that historic preservation be integrated into community planning.

Capitol Street

1A

**800 Capitol Street
Terminal Building**

1910

contributing

This eight-story, buff brick, Beaux Arts-style sky scraper has a limestone-clad first story with a curved corner entrance. The original limestone entrance surround is covered. Four large, plate-glass display windows face Capitol Street and one faces Kanawha Boulevard. The building has a Classical-style cartouche and corner gable and exhibits an ornate terra

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cotta parapet. The windows appear to be replacements.

1B

10 Capitol Street
(The Maze)

c.1920 **contributing**

This four-story Neo-Classical, brown brick commercial building has limestone panels surrounding the first-story storefront which has replacement windows. The third and fourth story windows are one-over-one, double-hung sash and are in bands of four on each story. A brick cornice features a Classical pediment with two flanking brick pylons.

2

14 ½ Capitol Street
(Laury's)

c.1970 **noncontributing**

The two-story facade of this older building has been completely altered with antiqued-brick veneer, shingled awning, and vinyl shutters.

3

16 Capitol Street
(commercial building)

c.1900 **contributing**

Two-story commercial building with rock-faced sandstone facade. The storefront has been sheathed in chipboard panels. The second-story windows are ten-pane, steel-frame with center casements. Four stone pilasters span the second story facade. A row of sandstone blocks are missing from the side pilasters where a later facade was installed and has been removed.

4

22 Capitol Street
(Hoyer, Hager, & Smith, PLCC; John Empson, CPA)

c.1900 **noncontributing**

This commercial building is a radically altered three-story building that has been covered with dryvit and the window configuration has been altered. Remnants of the original cast-iron facade are present, framing the modern brick veneer infill. Four cast-iron columns span the first story and are decorated with a Celtic-knot motif. The southernmost column bears a plate on the base block that reads "The Schreiber and Sons Co. Iron Works, Cin. O."

5

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6
26 Capitol Street
Eva Smith Building **c.1877** **contributing**
This two-story building has a first-story storefront that is framed with limestone fluted pilasters. Red brick is visible on the second story which may date to the 1994 restoration. The second story has tall, one-over-one, double-hung sash windows, four in number, with wood lintels. The facade reads "Circa 1865 – Restored 1994, J.D. Smallridge."

6
28 Capitol Street
(Sam's Uptown Café and Bar) **c.1900** **noncontributing**
The two-story building has been redesigned with a massive balcony, covered cornice, and altered windows.

7
30-32 Capitol Street
Skees Building **1900** **contributing**
The Skees Building is a three-story, red-brick, commercial building. It has rock-faced sandstone pilasters that frame a modern infilled storefront. A sandstone beltcourse and window lintels contrast with bands of corbelled brick. The upper stories each one-over-one, double-hung sash windows. A distinctive parapet features a crenelated-type pattern.

8
100 Capitol Street
(Kanawha National Bank/Security Bldg.) **1913-15** **contributing**
Designed by architect John S. Adkins this twelve-story commercial building is adorned with white glazed terra cotta tiles and Classical details. The southern elevation of the building displays a terra-cotta design to mimic rusticated stone on the first and second stories. A recessed entrance has two massive Corinthian columns framing the black-iron surround. The entablature above the column capitals reads "Kanawha National Bank" in Roman typeface. The Frankenburger, or northern, side of the facade is dominated at street level by a large, plate-glass original storefront. A wide terra-cotta spandrel above the storefront transom reads "Frankenburger" in Roman typeface. Three stories of large Chicago-style windows completes the department store facade. Above both halves of the lower reaches of the building stands a Classically divided "column"-type skyscraper, with bands of one-over-one, double-hung sash windows, several replaced with non-compatible bronze aluminum frames. The Virginia Street elevation displays a side entrance to the

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back, southwest corner. The iron-screened entrance is flanked with flat, fluted pilasters with Corinthian capitals. A range of four massive thermal windows cross at the second story level. The building reaches for seven stories with the top story decorated with a series of tall, fluted Corinthian columns. A broad, overhanging cornice provides a capital to the columns.

9

101 Capitol Street

Lynn Building

1885

contributing

This three-story Italianate-style building is constructed of brick and has decorative stone window hoods and stone sills. The building has a corner recessed entrance and large picture windows. There are some replacement windows and an altered storefront along Virginia Street. A wood cornice with decorative brackets top the building.

10

103 Capitol Street

Vacant

c.1890

contributing

Three-story brick Italianate-style building with decorative stone lintels with keystone and celtic-style sills. Altered storefront with bay windows and decorative frieze.

11

105 Capitol Street

Vacant

c.1890

contributing

This three-story brick, Italiante-style commercial building has an altered storefront and second-floor windows. A set of four, third-floor windows are one-over-one double-hung sash with stone lintels and sills. A decorative cornice tops the building.

12

107 Capitol Street

Kanawha Banking & Trust Co.

1918

contributing

This twelve-story, Neo-Classical Revival skyscraper features a monumental rusticated base, a smooth shaft, and "capital" of arched windows and a heavy, deep cornice. A massively arched white marble secondary entrance is to the south beneath a white marble sculptured group. The main entrance features large columns in stone and brass with two doors and a large transom above. A pediment above the door reads "Kanawha Banking & Trust Company."

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13

108 Capitol Street

Gates Building

c.1890

contributing

The Gates Building is a three-story, red brick, Neo-Classical Revival building. The first story has a modern, recessed entrance with display windows. The second and third stories feature seven arched window openings with limestone lintels and keystones. The building also has elaborate brick corbelling present below the cornice which has been capped with dryvit (H.A.B.S. WV-218).

14

112 Capitol Street

Sterret Brothers Dry Goods Building

c.1894

Listed

This three-story, brick, Italianate style building features a deep bracketed cornice with dentils. The upper three floors have rows of large one-over-one windows with Italianate-style window hoods with decorative brackets on the upper three stories. The center of each story features a large picture windows. The storefront has been altered with new brick and picture windows. A recessed entrance with a large arched transom is centered on the facade.

15

116 Capitol Street

commercial building

1892

contributing

The three-story red brick commercial building features a deep bracketed cornice and paneled brick frieze. The first story has a modern wood storefront and a yellow fabric awning. Five one-over-one, double-hung sash windows span the second story with the middle three joined. Four one-over-one, double-hung sash windows span the third story. All of the windows appear to be replacements.

16

118 Capitol Street

Mary Block (Gidtras & Webb, Attorneys at Law)

c.1890

contributing

This four-story, Italianate-style, brick building has a modern, dryvit first story facade. Each upper story has three one-over-one, double-hung sash windows. Those on the second story have arched window hoods and those on the third story have arched window openings. The building is accented with brick and limestone detailing. A cornice with dentils tops the facade. The building is named for Mary B. Snyder. The S. Spencer Moore Co., Charleston's longest continually operated business (1863-1988) occupied the

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building in 1890.

17

120 Capitol Street

Washburn Hotel (Meyer & Ford)

1893

contributing

The Washburn Hotel is a three-story Romanesque-style building with a coursed ashlar stone veneer. The first story has a modern, recessed storefront. The second and third stories each have four one-over-one, double-hung sash windows. The middle two windows on the second story are paired and the third-story windows are arched. A decorative parapet features a center pediment. The Washburn Hotel was founded to take advantage of the increase in government employees and businessmen after the capitol was moved permanently to Charleston in 1885.

18

122 Capitol Street

Washburn Row

1893

contributing

(Pyles, Haviland, Turner & Smith, LLP; TSG Consulting; Jon W. Cain, Sr.; McIntire & Collias Attorneys at Law)

This red brick Italianate-style building is three stories. The first story has a modern wood veneered storefront. Seven new one-over-one, double-hung sash replacement windows cross the second and third stories. The second story windows feature shouldered, limestone lintels on plain rectangular limestone sills. The third story windows feature brick segmental arch lintels with limestone keys. The cornice displays elaborate diamond-shaped brick patterns and triangular pendant brick corbelling. The upper floors were originally part of the neighboring Washburn Hotel.

19

123 Capitol Street

USPS/Court House, Kanawha County Public Library

1911

contributing

Originally used as a federal building and post office, the building was opened in 1966 as a library; a direct response to the burning and demolition (1966) of the Old Capitol Annex (1902) which had been serving as the library. The Neo-Classical building is three stories high and is distinguished by a colonnade of Ionic columns. The first-story windows are arched and are accented with a keystone. The building has some replacement windows and some that appear to have been enclosed. The frieze on the side elevation reads "erected by the Government of the United States of America, Anno Domini MCMXI." The side elevation features a Department of Justice seal and US Post Office Department.

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The fountain sculpture was made in 1966 by Robert Cronbeck of New York.

20

126 Capitol Street

Berman Building

1893

contributing

(Citizen's National Bank; Peanut Shoppe)

The Berman Building is a five-story, five-bay, blond brick, Neo-Classical Revival building. Two storefronts along Capitol Street are divided by a large plate glass display window which is capped with a dryvit Classical lintel. A limestone, dentiled beltcourse divides the first story from the upper stories. The building is thirteen bays wide along Quarrier Street. The Capitol Street facade features a brick molding that terminates in a rounded lintel over the fourth-story center window. The lintel in each case is closed with a Classical key in limestone.

21

N. corner Capitol & Quarrier Streets

(commercial building)

c.2005

noncontributing

One-story modern commercial building with multi-light windows covered with dryvet.

22

205 Capitol

Woolworth Building (Banana Joes)

c.1915; c.1940

contributing

This six-story brick, Moderne building has an altered storefront with four aluminum doors. The upper stories are three bays wide, the center of which has a concrete surround. On each story the center bay has a set of three casement windows with marble accents.

23

206 Capitol Street

(commercial building)

c.1895

contributing

This four-story, rock-faced, Romanesque Revival commercial building has a modern first-story storefront. Three large one-over-one, double-hung sash windows cross each of the upper stories. Window openings on the fourth story are arched. A decorative stone cornice caps the building.

24

208 Capitol Street

(Berthold, Tiano & O'dell, Attorneys at Law)

c.1940

contributing

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This three-story, Colonial Revival style building has a slate Mansard roof with three gable dormers. The main entrance on the first story is set into a recessed opening with a rounded arched lintel. Two multi-pane, faux-colonial storefront windows flank the entry. The second story windows are tall, double-hung sash, multi-pane, arched windows with keystones. The third story windows are multi-pane, double-hung sash with keys.

25

209-213 Capitol Street

Shrewsbury Block (McCrorry Building) 1892-93 contributing

This three-story brick building exhibits elements of the Romanesque Revival style. The first story has an altered storefront with two entrances. The second-story windows have arched openings and stone lintels and sills. The third-story windows are one-over-one double-hung sash. The building has decorative brickwork and is topped with a parapet with three gables on the front elevation and a stepped parapet on the side elevations.

26

210-214 Capitol Street

Fountain Block c.1895 contributing
(Charleston School of Beauty Culture; Hendrickson & Long)

The Fountain Block is a five-story, buff speckled brick building with limestone trim details. Two modern storefronts are present on the first story. The second story displays new large plates of glass and original prism glass transoms. The third story windows are a series of paired, round-arch windows. The fourth-story windows are composed of groups of four round-arched lintel windows. The building also displays a deep corbeled brick cornice and arched attic window. The north half of the building was restored in 1997 by the law firm.

27

218 Capitol Street

McCrorry Building (Mykonos) c.1918 contributing

This two-story, commercial building has a glazed tile and white terra-cotta front divided by a wave-pattern fret. The first story facade is composed of a wide band of modern, aluminum frame, plate glass windows. The second story is composed of three groups of three joined, one-over-one, double-hung sash windows. A terra-cotta panel above the second story reads "McCrorry Building." The building once housed McCrorry "dime store," one of Charleston's oldest continuously operating mercantile concerns.

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28

220 Capitol Street

(commercial building)

c.1919

contributing

This five-story, three-bay, orange brick building has a modern brick and plate-glass storefront with a slatted wood awning. All of the windows on the upper stories have original wood frames. The fifth-story windows have elaborate metal keystones. A metal cornice was once attached, but is now missing.

29

221 Capitol Street

(Steve Payne Art Gallery)

c.1915

contributing

This commercial building is a two-story building with Neo-Classical Revival style elements. It has an altered storefront, two bays wide, one with double doors and one with an entrance to the second floor. An awning tops the first story and covers seven multi-light metal casement windows. The second story has four replacement windows. The building displays a modillioned cornice and wide frieze.

30

223 Capitol Street

Loewenstein Building (Ellen's Ice Cream)

c.1900-01

Listed

The Loewenstein Building, designed by architects Yost and Packard, is listed in the National Register individually. It is a five-story brick building featuring late Victorian and Neo-Classical Revival details. While the first story has a wood storefront, the central bay of the upper stories features oriel windows. To each side of this central bay are a set of windows with decorative keystones. The fifth story of the side bays feature a Palladian window. A decorative brick cornice tops the building.

31

224 Capitol St.

(Artesian Process Chemicals Group)

c.1920

contributing

This two-story, orange brick commercial building has a modern wood and glass storefront with three paired windows situated on the second story.

32

226 Capitol Street

Morgan Building (Taylor Books)

c.1925

contributing

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The two-story, buff brick commercial building has a modern wood and glass storefront and displays limestone details. Four brick pilasters are visible on the second story. Three paired one-over-one, double-hung sash windows are also situated on the second story.

33

227 Capitol Street

Scott Building **c.1892** **contributing**

The Scott Building, designed by architect Frank L. Packard, was built for brothers W.D. and G. W. Scott. The brick, four-story building displays elements of the Richardsonian Romanesque style. It displays a wood storefront, round arched windows on the third floor, a corner turret, and a decorative, gabled pediment. After 1914 the building housed the Scott Brothers Drug Store and Soda Fountain.

34

229 Capitol Street

(Reishman Associates) **1895** **contributing**

This three-story, brick building has a wood storefront facade with marble trim and transom. The second story has decorative protruding sills and a flat stone lintel across the entire facade. The third story windows have decorative red stone arched lintels with keystone. The windows are replacements. The building is topped with a decorative pressed metal cornice.

35

230 Capitol Street

(The Dresser) **c.1910** **contributing**

This three-story commercial building has a modern wood and glass storefront and displays white glazed brick and limestone details. The upper stories each display four, one-over-one, double-hung sash windows. Recessed brick panels are present below each band of windows. The facade is framed beneath a prominent cornice.

36

231-235 Capitol Street

Village Place **c.1920** **contributing**

Designed by architect Levi J. Dean, this five-story department store building was once a main store of the O.J.. Morrison chain. The altered storefront has three entrance doors with three sidelights to each side. "Village Place" is spelled in tile contained within the

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aluminum and stucco storefront. The upper stories have three sections each with a set of five windows with transoms. The building now stands on the site of the Burlew Opera House.

37

232-236 Capitol Street

Capitol Center

c.1925

contributing

The Capitol Center is a three-story, buff brick textured building with a pronounced three-bay paneled effect. The first story has a modern veneered wood and glass storefront. The upper stories each have six pairs of one-over-one, double-hung sash aluminum windows. A corbeled cornice caps the facade.

38

237 Capitol Street

Hamrick Building

c.1940

contributing

This two-story commercial building has a recessed entrance with multi-light windows to each side. The second story has three multi-light windows.

39

238 Capitol Street

(Visions Day Spa)

c.1920

contributing

This commercial building is two stories and constructed of tan brick. It has a modern storefront with display windows and a recessed entrance. The second story has large fixed windows. Openings on each story are framed by decorative brickwork. A pronounced cornice caps the facade.

40

239 Capitol Street

(C.B. Hall Insurance)

c.1930

contributing

This one-story brick commercial building has a modern aluminum storefront with decorative brickwork, recessed entrance, display windows, multi-light transom, and low cornice overhang.

41

240-242 Capitol Street

Coyle and Richardson Building

1907

contributing

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(Chesapeake Bagel; Capitol Conference Center)

This six-story brick and terra cotta building was designed by architects Elzner and Anderson of Cincinnati in the Neo-Classical Revival style of architecture. The building features a modern storefront with large display windows and a metal overhang on the side elevation. There are pairs of one-over-one, double-hung sash windows on the upper stories topped by a decorative cornice with egg-and-dart and dentil molding.

42

**241-243 Capitol Street
(Zando's Catering)**

c.1950 contributing

This one-story, brick commercial building has a modern aluminum, three-bay storefront. There are two entrances, display windows, and transoms. The building displays a metal cornice with dentils.

43

W. corner Capitol & Washington Streets

Henry Gassaway Davis Statue

c.1917 contributing

This large bronze equestrian statue of Henry Gassaway Davis was cast at the American Art Foundry in New York and is the work of "L. St. Lanne." The sculpture is a horse and rider standing at rest. It is identical to the piece located in Elkins, Randolph County.

44

W. corner Capitol & Washington Streets

Davis Square Building

c.1907 noncontributing

The Davis Square office building is a Post Modern renovation that is noncontributing to the historic district. It has a modern stucco exterior with large arched bays and a square tower.

45

S. corner Lee and Capitol Streets

Triangle Park

c.1925 contributing

This small triangular plot is lined with brick pavers and has grass and decorative plantings within. The small park has two monuments. The first, erected in 1925, is a four-sided, white marble shaft with a domed top honoring veterans of World War I. The second, erected in 1950, is a white marble, fluted column with a brazier on top. The 1950 monument honors veterans of World War II.

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46

350 Capitol Street

The Diamond (WV DHHR)

c.1928

contributing

This seven-story department store building has an angled corner facing Capitol and Washington Streets. The first story storefronts have been enclosed with black polished stone panels. An aluminum frieze and awnings remain in place above the location of the storefronts. This section reaches seven stories in height, but the only windows are a series of nine on the second story and a similar band of windows on the seventh, or top, story. Between two and seven is a broad expanse of buff brick, broken into seven terra-cotta fringed panels. To the south end of the seven-story section is a six-story section of matching buff brick and terra cotta details, but each story is opened to the exterior with rows of eight paired windows per each story. The sixth story windows are capped with elaborate Gothic, terra-cotta lintels. Each story on the slanted corner feature two large windows. An elaborate aluminum framed entrance with an octagonal clock has been enclosed with polished stone panels. The seven story section continues to the Washington Street side featuring identical details as the Capitol Street side. The east end of the Washington Street side displays an addition of matching brick that rises approximately three stories, and has no windows. The first story treatment is identical to the seven and six story sections.

47

400 Capitol Street

(Kinko's Copies)

c.1978

noncontributing

This commercial building is a modern, two-story building. It is corner oriented with a faux antique brick veneer and dryvit belt course and cornice.

48

405 Capitol Street

Daniel Boone Hotel

1927-1928

Listed

Designed by architect W.L. Stoddart this ten-story blond brick hotel building listed in the National Register. It has six entrances with metal awnings, modern storefronts, and decorative pilasters on the street level. The upper floors display stone sills and decorative brick lintels. The building has a flat roof with decorative balustrade. The rear of the building has a historic addition.

49

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406 Capitol Street

Scottish Rite Temple

1912

contributing

Designed by architect H. Rus Warne and built by the Charleston Auditorium Company, the Scottish Rite Temple is three stories in height and of a dark red brick. The Capitol Street facade displays regular symmetry and repeating motifs. Eight wood framed windows with transoms frame a centered entrance with the Scottish Rite eagle in bronze over the door. Two Classically styled lamps with milk glass shades flank the main entrance door. Sixteen tall and narrow windows that have been bricked in span the second story. Three Roman arches infilled with brick span the third story. The building is accented with a limestone watertable and lintels. The western side of the building is taller than the barrel-roofed eastern side. The speckled brick on the main facade extends only half of the side. The building housed various state agencies on an emergency basis after the capitol burned in 1921.

Dickinson Street

50

Dickinson Street over Kanawha River

South Side Bridge

1936-37

contributing

This 1400 foot bridge is a Pennsylvania Cantilever Truss erected during the winter of 1936 and finished in 1937. The consulting engineer was Col. C.P. Fortney. The bridge was constructed on the same site as the original bridge constructed in 1890-91.

51

208-218 Dickinson Street

(commercial building)

c.1930

contributing

This two-story, brick commercial building includes four storefronts with large display windows, three of which have recessed entrances. The first story is covered in stucco. The second story has one-over-one, double-hung sash windows.

52

211 Dickinson Street (also 212 Hale Street address)

(Vandalia Lounge)

c.1920

contributing

This three-story, brick Italianate commercial building has a sensitively designed modern

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storefront with transom windows. The second and third story window openings have been downsized and have six-over-six double-hung sash windows. The building exhibits flat brick arches, a modillioned cornice, and pressed bricks.

53

**Dickinson Street between Washington and Donnally Street
(commercial building)**

c.1940 contributing

This one-story, one-bay commercial building was converted into a storage garage. It is a concrete-block building with a tile-covered parapet and corner quoining.

Dunbar Street

54 A **Dunbar Street between Virginia and Quarrier Streets**

Sacred Heart Center c.1925 contributing

Three-story, brick, rectangular commercial-style building with replacement windows. This building features a decorative cornice with dentils. The first-story storefront has been enclosed with bricks.

54 B

Dunbar Street between Virginia and Quarrier Streets

Seton Hall c.1925 contributing

Four-story, brick, Gothic Revival building with replacement windows, some of which have been downsized. The first story features arched window openings and entrance. The building features a stone pedimented and crenelated parapet.

55

Dunbar Street between Quarrier and Lee Streets

Ott Building c.1924 contributing

This four-story, red brick commercial building is divided across the front with pairs of one-over-one, double-hung sash windows and stone banding. The first story bays are enclosed with yellow brick and fixed windows. The building is six bays wide and has a decorative parapet on the main facade and stepped parapet on the side elevations.

56

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**Dunbar Street between Quarrier and Lee Streets
(commercial building)**

c.1925 contributing

This two-story, five-bay brick commercial building has boarded windows on the second story and garage bays on the first story. The building has a low parapet and a flat roof.

Fife Street

57

712 Fife Street

(Kanawha Coin and Relics)

c.1920 contributing

This simple two-story, brick commercial building has a center entrance and display windows to each side with awnings. Two pairs of second story windows display stone lintels and a stone sill that reaches the length of the facade.

Hale Street

58

2 Hale Street

M&M Building

c.1920 noncontributing

Three-story, five-bay brick commercial building. First and second story bays have been enclosed with steel enamel paneling. Other window openings have been enclosed with brick or have replacement windows.

59

8 Hale Street

(Pepper, Nasau & Hayes, Attorneys)

c.1980's noncontributing

This two-story, three-bay modern brick commercial building has segmental upper window heads and a centered, recessed entrance.

60

107 Hale Street

Masonic Temple (and Charleston Ballet)

1893, c.1915 contributing

This five-story, three-bay, Gothic Revival-style building was designed by architect H. Rus

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Warne. The first story features three recessed entrances with pointed arches. The building has pointed arch, three-over-one, double-hung sash windows in pairs. Intricate pinnacles and terra cotta details top the parapet.

61

210 Hale Street (also 209 Dickinson Street)
(Girl Scouts)

c.1922 contributing

This three-story, three-bay Italianate commercial building has a recessed entrance with transom. Each story has replacement, multi-light windows. A decorative, heavily-bracketed cornice tops the building.

62

207-211 Hale Street
(commercial building)

c.1935 contributing

This two-story commercial building has a gable slate roof and contrasting brick and stucco surfaces. There are four modern storefronts with arched doorways with decorative brick and stone corners. The second story displays six replacement windows.

63

213 Hale Street
(Bucci, Bailey, and Javins, LC)

c.1918 contributing

This four-story, two-bay, brick Italianate commercial building has a wood storefront with a recessed center door and a display window to each side. A decorative overhang is situated between the first and second stories with a tile pediment over the storefront. The second, third, and fourth stories each have a pair of windows with stone sills and decorative brick lintels. The windows on the third and fourth stories have a large keystone. The building is topped by a deep, bracketed.

64

215-219 Hale Street
(Walkers Flowers; Law Office of Otis and Mann)

c.1921 contributing

Two-story, six-bay commercial building with three modern storefronts with recessed entrances. Decorative stonework separates the first and second stories. The second story displays six sets of one-over-one, double-hung sash windows with stone sills. The parapet is deeply paneled.

65

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221-223 Hale Street

(HLC Building)

c.1920

contributing

Two-story, three-bay commercial building with two recessed storefronts and an additional third centered entrance with awning. Decorative brickwork separates the first and second stories. The second story displays six one-over-one, double-hung sash windows with stone lintels and sills. Two rectangular vents and a diamond-pattern brickwork are displayed in the cornice below dentil molding.

66

225 Hale Street

(Saads Oriental Rugs)

c.1925

contributing

This two-story brick commercial building has a modern aluminum storefront with a center recessed door. Three replacement windows on the second story have stone lintels and sills. The building exhibits decorative brickwork and a stepped parapet with stone coping.

67

227 Hale Street

(commercial building)

c.1930

contributing

Two-story commercial building displaying decorative metal panels. The first story has four aluminum windows with a centered metal door. A second entrance is located to the side of the storefront and leads to the second floor. All window openings have been downsized and windows replaced.

68

231 Hale Street

(Kanawha County Housing Authority)

c.1939

contributing

This two-story, brick and concrete Art Deco commercial building has a modern glass storefront with a recessed entrance. The second story has four replacement windows.

69

233 Hale Street

(Merrill Photo)

c.1920

contributing

This four-story commercial building features large glazed areas surmounted by a deep cornice with modillion blocks. A wood storefront has modern aluminum windows and a recessed door. The second and third stories have large multi-light windows with stone

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sills. The fourth story windows are three-over-one, double-hung sash with stone sills. The building displays decorative stonework on the corners.

Kanawha Boulevard

70

723 Kanawha Boulevard

Union Building

1911

contributing

The Union Building, designed by architects Harding and Upman, is a thirteen story Neo-Classical Revival style building. The first two stories of the brick building have a rusticated stone facing. The building has one-over-one, double-hung sash replacement windows with stone lintels, key stones, and sills. A cornice is embellished with decorative brackets and dentil molding. A recessed entrance facing Kanawha Boulevard features decorative acanthus leaves and egg-and-dart molding. At the time of its construction, the Union Building was the tallest building in the state and a symbol of Charleston's early banking and business fields. It was originally named the Alderson-Stephenson Building in honor of businessmen Charles Alderson and Samuel Stephenson who financed its construction.

71

804 Kanawha Boulevard

commercial bldg

c.1918

contributing

The stone-faced Neo-Classical Revival style, three-story office building retains its character-defining rusticated ashlar base and cornice modillions. The building features arched window opening on the first story with key stones and an entrance with a decorative hood. The second and third stories have replacement, metal casement windows. A decorative cornice with dentil molding completes the building.

72

806-810 Kanawha Boulevard

New Collton Block (Legends/Julie J's/Law Firm)

1883-84

contributing

This building is an Italianate-style, three-story brick building with three storefronts (all altered). Each storefront has a recessed entry. The second and third stories have arched window openings with decorative surrounds. Two have new metal casement windows

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and one includes the original two-over-two, double-hung sash windows.

73

812 Kanawha Boulevard

commercial building

c.1915

noncontributing

This three-story building has replacement windows, an altered first story with recessed double-doors, a new cornice, and some decorative brickwork.

74

816 Kanawha Boulevard

Ruffner Brothers Building

c.1910

contributing

The six-story brick building, designed in the Neo-Classical Revival style, features a decorative cornice with decorative brick and stone-work and a limestone, classical-style arched entry. The building has one-over-one, double-hung sash replacement windows with stone lintels and sills on the main elevation and new loft balconies and windows on the side elevation.

75

950 Kanawha Boulevard

(commercial building)

c.1940

noncontributing

This four-story, painted brick commercial building has a flat roof, brick corbelling, and decorative cornice treatments. The building has replacement windows and enclosed window openings.

76

1012 Kanawha Boulevard

(commercial building)

c.1980

noncontributing

This three story brick, steel and glass office building is support with concrete piers. It features open parking on the first level with two entrance and stair-well vestibules and long-vertical fixed windows.

77

1018 Kanawha Boulevard

United Carbon Building (Boulevard Tower)

1940

Listed

The United Carbon Building, designed by Martens and Son is a twelve-story office building constructed for Oscar Nelson, founder of United Carbon Co., the largest carbon

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black manufacturing concern in the world. The building is a noteworthy example of the International Style, a mode characterized by its ribbon windows and rounded corners. The building is constructed of brick and has a recessed corner entrance on the first story.

78

Oscar Nelson Statue **1941** **contributing**
A bare-chested bronze statue of a man near the entrance was designed by Robert Martens and represent Oscar Nelson, a Swedish immigrant.

79

Kanawha Boulevard and Leon Sullivan Way
1st Presbyterian Church Gym and Activity Center **c.1970** **noncontributing**
This is a one-story, brick building with flat roof, glass-window vestibule, and metal casement windows. A patterned brick wall runs along the Boulevard side of the building.

80

1108 Kanawha Boulevard
Riverview Terrace **1937** **contributing**
This eight-story apartment building was constructed in the Art Deco and International style and designed by Charleston architect Walter F. Martens. It features a symmetrical facade with sharp corner windows, geometrical spandrel panels, and recessed porches. The building has one-over-one, double-hung sash replacement windows and an enclosed front vestibule.

81

1114 Kanawha Boulevard
Guy W. Gibson House **c.1905** **contributing**
This red brick American Four-Square is supported by a stone foundation and has a slate, hipped roof with hipped dormers and interior brick chimneys. The house features decorative brackets, one-over-one, double-hung sash windows with stone lintels and sills, and a side-elevation porte cochere. A full-width front porch has solid porch rails.

82

1114 Kanawha Boulevard
Garage outbuilding **c.1970** **noncontributing**
This concrete-block outbuilding is a two-bay, flat roof garage with an apartment addition.

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83

1114 Kanawha Boulevard

Carriage House

c.1905

contributing

A small carriage house is located to the rear of the house. The brick, one-bay outbuilding has a side-gable, slate roof with hipped-roof dormer and stepped parapet.

84

1116 Kanawha Boulevard

Justus Collins House

c.1897

contributing

This Queen Anne, brick house is supported by a stone foundation and has a corner tower and high-pitched hipped roof with gabled dormer and wall dormer. The house features one-over-one, double-hung sash windows with stone lintels and sills and a full-width porch with Ionic columns. The house was built for Justus Collins, president of the Smokeless Fuel Company of West Virginia, and a nationally famous coal operator.

85

1118 Kanawha Boulevard

W.A. Ohley House

c.1903

contributing

Two-and-one-half story blond brick American Four-Square with hipped, slate roof, hipped dormers, and an interior brick chimney. House has a full-width porch with shed roof, coupled columns and dentil molding, and rounded vestibule with leaded glass. The second story has a rounded bay above the entrance. Windows include multi-light, fixed windows and one-over-one, double-hung sash windows. The house was constructed for William A. Ohley, Secretary of State from 1890 to 1893.

Lee Street

86

702 Lee Street

(Esteps Clothing, Sitar of India)

c.1940

contributing

Two-story, brick commercial building with two aluminum storefronts with awnings. The second story has metal casement windows.

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87

706-712 Lee Street

Prichard Building

c.1925

contributing

(Medicine Shop; Anut B's Bakery, Edward Jones Investments, New Moon Café, Winter Floral)

This three-story, brown brick commercial building has five storefronts on the first story with large display windows. The first story is altered with a wood overhang and decorative brickwork. The second and third stories have downsized window openings with one-over-one, double-hung sash windows. The openings also have stone sills and decorative brick lintels. The building is topped with a crenelated parapet with stone coping.

88

Lee Street

(Joey's Downtown)

c.1915

contributing

This two-story brick commercial-style building has a recessed entrance, one-over-one, double-hung sash replacement windows, and a simple cornice.

89

707 Lee St.

(City National Bank)

c.1980

noncontributing

This small, one-story brick commercial building has a metal mansard style roof and a recessed entrance.

90

717 Lee Street

I.O.O.F. Building

c.1907

contributing

This five-story, blond brick, Neo-Classical Revival style building has two entrances with display windows and transoms along Lee Street and a third storefront along Capitol Street with large display windows and a recessed entrance. The building has pairs of one-over-one, double-hung sash original windows with stone lintels and sills. The third story windows have arched openings. The building is topped with a decorative cornice displaying arched brickwork. The building was constructed for the International Order of Odd Fellows, Kanawha Lodge No. 25.

91

c.800 Lee Street

Kanawha Valley Bank

1928-29

contributing

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This twenty-story commercial building was designed by architects Alfred C. Bossom, architect and Charles A. Haviland. The building is brick with the exception of the first four stories which are cut stone block with a decorative balustrade and urns. The windows of these lower stories also have windows with decorative lintels with keystones. The upper five stories have decorative stone lintels and sills with decorative designs between windows.

92

816 Lee St.

(Verizon)

c.1930/c.1960

noncontributing

This multi-story, brick commercial building was originally a smaller Art Deco building. While it still maintains decorative pilasters and designs over the entrance, several floors were added to the building and all of the windows have been enclosed with brick.

93

818 Lee Street

(commercial building)

c.1945

contributing

This one-story, one-bay commercial building has a centered recessed entrance and large display windows.

94

819 Lee Street

Payne Building

c.1936

contributing

(Comfort Living Design, Galperin Jewelry)

Three-story commercial building designed by architects Meanor and Handloser. The first story exhibits smooth polished green stone with two recessed entrances, large display windows and multi-light transoms. The second and third stories are brick and have metal casement windows with terra cotta surrounds and Corinthian pilasters. The building is capped with an elaborate entablature.

95

N. corner Lee and Dickinson Streets

Stone and Thomas

1948-49

contributing

This brick commercial building was designed by architects Meanor, Griefe and Daley in the Moderne style of architecture. The first story has a large recessed glass entrance with faux marble and aluminum storefront that wraps around the rounded corner of the building and eight large display windows. The upper story displays long ribbon windows

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that alternate between plate glass and glass block windows. The building displays a tall sign marquee.

96

900 Lee Street

(Huntington Banks)

c.1970

noncontributing

Sixteen story, modern glass and metal tower. Stands on the site of the Old Capitol Annex that was constructed in 1902. The building has metal supports with vertical glass windows. The building has smooth polished stone on the corners and first story. A parking garage is attached.

97

1001 Lee St.

Coyle and Richardson Revenue Center

c.1917

contributing

This four-story, smooth limestone commercial building was designed by architect H. Rus Warne in the Neo-Classical Revival style. The facade is divided by Corinthian pilasters. The building has replacement windows and a recessed entrance with a metal awning. The building is crowned with a cornice with dentil molding and decorative acanthus leaves.

98

1002 Lee St.

United States Post Office

1943, 1974

contributing

This two-story limestone building reflects the Neo-Classical Revival style. It has six-over-six, double-hung sash windows, a pedimented entrance, and Greek keys on the lintels. A brick addition functions as the main entrance. The original entrance is now enclosed.

Leon Sullivan Way

99

16 Leon Sullivan Way

First Presbyterian Church

1915

contributing

Designed by Cincinnati architects Weber, Werner, and Atkins, the First Presbyterian Church reflects the Neo-Classical Revival style. The church displays a full, pedimented

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portico with Corinthian columns. It has a decorative cornice and entablature with dentil molding as well as egg and dart molding. The building is five bays wide and has three entrances, each with a set of original wood double doors. The interior displays reset seating with a balcony, a large original organ, and a 52-foot rotunda set on pendentives.

100

101 Leon Sullivan Way

Sacred Heart

1895

contributing

This Romanesque-Revival style church cornerstone was laid by Bishop Donahue of Wheeling in late July, 1895. The large church features stone construction, a large tower, and arched openings. The church also has a stone addition, sensitive to the original design, constructed on the south elevation.

101

205 Leon Sullivan Way

(McClain Surgical Supply Inc.)

c.1955

contributing

Simple, one-story, brick commercial building with recessed entrance to one side of facade with transom and side lights. Three windows to side are wood framed. The parapet, stepped on the side elevations, includes decorative brickwork on the main facade.

102

208 Leon Sullivan Way

(Superior Office Service)

c.1975

noncontributing

Two-story, square, modern brick office building with corner windows. A center entrance is flush with the facade.

103

209 Leon Sullivan Way

Capitol Cable

c.1928

contributing

This two-story, three-bay brick commercial building has a decorative stone capped parapet and corbeled upper window heads. Both the first and second stories contain replacement aluminum windows with stone sills.

104

210 Leon Sullivan Way

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Residence (Broadway) c.1908 contributing
This two-and-one-half story, Neo-Classical Revival building features a large two-story pedimented portico with Ionic columns and dentil molding. Both the first and second story porches were enclosed historically with multi-light windows. The building has a hipped roof with slate and asphalt. Several brick additions were constructed to the rear of the building and are two and three stories.

105

211 Leon Sullivan Way c.1928 contributing
(WV Department of Employment Security)
This one-story, brick commercial building displays decorative brick and limestone patterns and coping. The building is three bays wide with altered storefronts including aluminum doors and stucco covering.

106

212 Leon Sullivan Way c.1920 noncontributing
(Frame Electrical Contractors)
Two-story brick commercial building covered with dryvet on the main elevation. The first story has a storefront with display windows and an enclosed garage bay.

107

213 Leon Sullivan Way c.1965 contributing
(Vacant)
This one-story brick commercial building has a recessed garage bay and a modern storefront. The metal storefront includes an entrance and several display windows.

108

214 Leon Sullivan Way c.1918 contributing
(Monkey Barrel)
This two-story, painted brick commercial building is one bay wide with steel paneling and fixed replacement windows.

109

W. corner Leon Sullivan Way & Lee Street 1980 noncontributing
National Bank of Commerce
One-story, flat-roof, rectangular building with awning extending over three bays forming

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a drive-thru.

110

220-222 Leon Sullivan Way
(Topcats, WVHC)

c.1925 contributing

One-story commercial building with two storefronts, both of which have been altered; one with new metal display windows, and one with vinyl siding and a plastic awning. The building has a flat roof and is red brick and decorated with cream colored brick and tile.

McFarland Street

111

W. corner McFarland & Quarrier Streets

Number 1 Garage

c.1960 noncontributing

Five-story reinforced concrete parking garage. The first story has several storefronts.

112

108 McFarland Street
(Joe's Hair Stylist)

c.1935 contributing

This two-story, blond brick commercial building has a metal storefront with large display windows and two recessed doors; one for store and one leading to second-floor apartment. The second-story windows have been stuccoed over. The building displays decorative brick pediment and flat roof and brick sills on the second story.

113

McFarland Street between Virginia and Quarrier Streets
(Delish)

c.1928 contributing

This one-story, one-bay brick commercial building has an aluminum storefront with large display window. The building features decorative brickwork.

114

110-114 McFarland Street

(John's Locksmith, Taste of India, and Delish Cuisine)

c.1927 contributing

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Three-story commercial building with a deep cornice, paneled upper wall surfaces, and double-hung windows. Three storefronts have glass display windows and recessed doors.

Summers Street

115

115-117 Summers Street

The Arnold Agency

c.1950

noncontributing

This commercial building has been completely altered with a pink and beige dryvet facade with expansive aluminum and glass windows.

116

119-119 ½ Summers Street

Steve Blackwell Design

c.1920

contributing

This three-story, pressed brick building has a new storefront on the first story with a separate entrance to the upper-story residential units. The second and third stories have replacement windows. The building features replicated engaged dentils.

117

121-121 ½ Summers Street

Elmore & Elmore Attorneys

c.1920

contributing

Three-story, painted brick commercial building with one-over-one, double-hung sash windows with stone lintels and sills, a new storefront, and a new molded stucco cornice.

118

123 Summers Street

Capitol Plaza Theater (WVSU Capitol Center) **c.1912** **Listed**

The three-story, three-bay, Neo-Classical Revival theater building has an original Deco-style storefront with some modifications, original covered Deco entry with a ticket window, terrazo tiles, and large marquee. The second and third stories have paired metal casement windows and engaged Corinthian pilasters. The building has a pedimented cornice with highly styled elements including classical modillions and brackets. The center of the pediment features two female figures surrounding a center oval. The building is framed in green vitrolized brick and beige stucco and has a restored interior.

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119

170-178 Summers Street
commercial building

c.1920 contributing

This three-story, Neo-Classical Revival commercial building has storefronts with display windows with awnings over the transoms. It has one arched, recessed entrance and one corner entrance. The windows on the upper stories are one-over-one, double-hung sash.

121

180-182 Summers Street
(B&B Loans, Minuteman Press)

c.1918 contributing

Three-story, commercial-style, brick building with two storefronts with new display windows, one-over-one, double-hung sash windows on the upper stories, and a decorative cornice with dentils.

122

184-186 Summers Street
Cox Morton Building

c.1920 contributing

(Tobacco Discount Store; Business, Tax, and Accounting Services)

This three-story, brick, commercial-style building has two storefronts with new display windows and new transoms. The upper stories have one-over-one, double-hung sash windows with stone sills. A decorative cornice with dentil molding details the building.

123

S. corner Summers & Lee Streets

John J. Shank Building (Cellular One)

c.1975 noncontributing

Two-story, ten-bay, rectangular building with arched windows on the second story, display windows on the first story and one recessed entrance.

120

179-189 Summers Street

Peoples Building (Pro Art, Sahara, Skeefingtons)

1924 contributing

This eight-story, buff brick building has six storefronts along Summers Street with recessed entrances, some of which have been altered. The building also has one-over-one, double-hung sash windows on the upper stories with decorative brick rustication between the stories, and a large cornice with decorative dentils.

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124

E. corner Summers & Washington Streets

Montgomery Ward Building c.1940 noncontributing

The first story of this two-story commercial building has new stone veneer and arched window openings. The second story has new ribbon windows that span around the entire building.

Quarrier Street

125

E. corner Capitol & Quarrier Streets

Dominion Building c.1890 contributing

This four-story brick building was constructed in the Renaissance Revival style architecture. It has one storefront facing Capitol Street. On the second and third stories the building has paired, one-over-one, double-hung sash windows with rusticated stone lintels and smooth sills. On the fourth story the windows are arched and have decorative brick and stone hoods. The building has a simple cornice.

126

808-812 Quarrier Street

commercial building c.1935 contributing

This six-story, brick commercial building is six stories and is an excellent example of the Italianate-style architecture. The first floor is stone. The building has one-over-one, double-hung sash windows grouped in three and a decorative cornice with scroll brackets.

127

814 Quarrier Street

commercial building (Nomaste Yoga) c.1920 contributing

This three-story commercial building displays a modern Art Deco storefront with an angled, recessed entrance with two sets of double doors. The upper floors have replacement windows and an Italianate-style cornice.

128

800 block of Quarrier Street

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(commercial building) **c.1925** **contributing**
This four-bay, three story, stone and brick commercial building displays elements of the Neo Classical Revival-style architecture. There are three storefronts with new display windows. The upper stories have paired, one-over-one, double-hung sash replacement windows. Simple brick details between the stories embellishes the building.

129

820 Quarrier Street
May Building (Katz Consulting Group) **c.1918** **contributing**
The May Building is a three-story, brick, Neo-Classical-style building with a flat roof. It has replacement windows, a recessed entry with a paneled barrel roof, and a decorative cornice with dentil molding.

130

815 Quarrier Street
Morrison Building **c.1917** **contributing**
This four-story, U-shaped building was constructed in the Neo-Classical Revival style of architecture. The building has four storefronts along Quarrier Street with original yellow terrazzo in two storefronts and two with new, white hexagonal tile. The storefronts have new display windows. The open portion of the "U" faces Hale Street and is indicated by decorative stone balusters above the first story. Subtle details to storefronts include ribbed, stone detail around individual storefronts. The upper stories are of tan brick with paired, one-over-one, double-hung sash replacement windows.

131

901 Quarrier Street
Hoyer Building (Pullin, Fowler, Flanagan Attorneys) **c.1915** **contributing**
This four-story, Italianate-style building occupies a corner at Quarrier and Dickinson Streets. Its heavy cornice is embellished with paired brackets. The original carrera glass was removed during rehabilitation.

132

904 Quarrier Street
Blossom Dairy **c.1940** **contributing**
This two-story building exemplifies the Art Deco architectural style on the exterior as well as the interior. It has one recessed storefront along Quarrier Street with rounded

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display windows and neon lights. The corner storefront has original display windows with a transom over the entrance. The second story, reflecting the International style, has two-over-two, horizontal, metal windows.

133

908-912 Quarrier Street

Davidson Building

c.1918

contributing

This four-story commercial building was designed by Charleston architects, Davidson Brothers, and was constructed in the Neo-Classical Revival-style. There are four entrances along Quarrier Street. The storefronts have been altered and the carrara glass has been removed. The upper floors have one-over-one, double-hung sash windows. A decorative cornice with brackets and egg-and-dart molding tops the main elevation.

134

914-922 Quarrier Street

commercial building (Legal Aide)

c.1925/c.1940

contributing

Five-story, brick, commercial-style building. The first story, covered with smooth granite, has two recessed storefronts along Quarrier Street and one corner entrance. Windows on the second and third stories have one-over-one, double-hung sash windows that are both in pairs and single. The fourth and fifth stories have metal, one-over-one, double-hung sash windows that are grouped in three.

135

924 Quarrier Street

commercial building (Charleston Discount Optical)

c.1910

contributing

This three-story, painted brick, building is executed in the commercial style. It has a recessed storefront with new double-doors, display windows with paneling below, and an enclosed transom. The upper stories have one-over-one, double-hung sash, replacement windows.

136

926 Quarrier Street

(The Consignment Company)

c.1916

contributing

Three-story, painted brick, flat roof, commercial-style building. The first story is altered with new windows and doors. The second and third story have one-over-one, double-hung sash windows with stone lintels. A cornice with decorative brickwork accents the

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upper floor.

137

1017-15-13 Quarrier Street

Small Ridge Building (Pressed for Time) c.1918 contributing

This three-story, eight-bay, brick commercial-style building has an ashlar first story with a c.1950, arched, deeply recessed storefront. The upper stories have one-over-one, double-hung sash windows with stone sills. Frieze medallions decorate the upper story.

138

1021-23-25 Quarrier Street

Medical Arts Building c.1940 contributing

This five-story, brick, Moderne building has four storefronts and curved entrance surround. The entrance has metal ribbing with terrazzo tile in gray and white in a starburst pattern which is replicated in the transom with metal. The first story is green polished stone and the upper stories are gray enameled panels. The interior of the building has three store entries, elevator, and stair bank.

139

1022 Quarrier Street

Quarrier Diner c.1947 contributing

The Quarrier Diner is a two-story restaurant building displaying excellent Art Deco-style architecture. The main elevation is covered with black carrara glass and the side elevations are of brick. The building also displays a recessed entrance, metal casement windows, and a neon sign hanging on the corner of the building that reads "Youngs Food House; Seating 300."

140

**1024 Quarrier Street
(commercial building)**

c.1920 contributing

Two-story, brick, Neo-Classical Revival-style building with flat roof with parapet. The first story has a metal storefront with display windows. The second and third stories are covered with vinyl. The original windows may be covered by the siding.

141

1026 Quarrier Street

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-
- (commercial building) c.1950 noncontributing
One-story commercial building with no entrance along Quarrier Street. The building has a flat roof, fixed windows, and vinyl siding.
- 142
1031-29-27 Quarrier Street
Atlas Building c.1935 contributing
This eight-story building is an excellent example of Art Deco architecture. The original curved, Deco entry features a multicolor terrazzo floor with sweeping curves into the building that culminate in the center of the lobby with an encircled "A" in front of the Deco-style elevators. The lobby also retains the original snack bar. Two storefronts flank this center entrance. The first story is covered with polished granite while the upper stories display brick with decorative, Deco-style fleur-de-lis. Windows throughout the building are tinted, one-over-one, double-hung sash.
- 143
1033 Quarrier Street
United Fuel Company Building 1913-1917 contributing
The United Fuel Company Building is an early high-rise designed in the Italianate Commercial style by architect, H. Rus Warne. The building is seven stories and rests on a rusticated stone base (first story) with red brick construction on the upper stories. The storefront along Quarrier Street has new entry doors but original tear-drop prism glass. The original windows throughout the building are one-over-one, double-hung sash. Those on the upper story have unique stone and brick checker-board pattern in the arches above. Double, engaged pilasters divide the building into three bays. A decorative cornice with dentil molding is situated at the parapet.
- 144
1035 Quarrier Street
Sacred Heart Parish Hall and Grade School c.1950s contributing
This rectangular-shaped, brick, International style school building has metal casement windows on the second story, fixed windows on the first story, and decorative white brick, horizontal lines throughout the building.
- 145
1036 Quarrier Street
Professional Building c.1915 contributing

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(Food Among the Flowers, Nationwide Insurance, C&B Blueprint, Larry Tucker Designs)

Four-story, blond brick, commercial-style building with four recessed storefronts on first story along Quarrier Street. One storefront has been altered with dryvit. The second, third, and fourth floors have one-over-one double-hung sash replacement windows. A broad modillioned cornice with decorative terra cotta accents the building.

146

1105 Quarrier Street

1883-84

St. John's Episcopal Church

1890, 1928 Listed

Issac Pursell, architect (church); Warne, Tucker, Silling, Hutchison, architect (parish house); One of West Virginia's most distinguished examples of Victorian Gothic architecture. The building is a modified cruciform plan constructed of random-coursed rough sandstone with banding of smooth-faced sandstone. The heavy Romanesque corner bell tower is in contrast with the church's Gothic windows and roofline. The corner buttressing, pointed arch windows and doors, and raised entrance under the bell tower all contribute to the Gothic design of the building.

147

1114 Quarrier Street

1919-23

contributing

Y.W.C.A.

The YWCA is a three-story brick Colonial Revival-style building on a raised basement with eight-over-eight, double-hung sash windows with a keystone. The side-gable roof has a parapet, gable dormers, and clay tiles. A full, two-story portico is situated on the main elevation and is accented with dentil molding and Ionic columns.

Virginia Street

148

602 Virginia Street

Woodrums (Accordia)

1916, 1937

Listed

The Woodrums building is a six-story commercial building with three bays along Virginia Street and six bays along Laidley Street. On the front (Virginia St.) elevation the building has sets of three windows and paired windows on the side elevations. The building has large display windows and a recessed entrance.

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149

604 Virginia Street
commercial building **c.1915** **noncontributing**

The three-story, brick, Neo-Classical Revival building has been radically altered. The windows have been replaced with fixed, reflective glass. The building has also been stucco covered.

150

606 Virginia Street
commercial building **c.1920** **contributing**

This three-bay, five-story brick building displays Art Deco detailing. The building retains enriched spandrel panels with stone details between windows that are one-over-one, double-hung sash replacements. The storefront on the first story has been altered with the addition of glass block and modern windows.

151

608 Virginia Street
commercial building **c.1920** **noncontributing**

This four-story, painted brick building has had several modifications. The first story configuration has been altered with a new storefront and recessed entrance. All of the windows have been replaced with single-pane, fixed-glass, reflective windows.

152

612-614-616 Virginia Street
Berman Office Building **c.1900** **contributing**

The Berman Office Building is a three-story, brick commercial building that is four bays wide. The west-end bay is slightly recessed from the center of the building while the east-end bay is somewhat shorter, although three stories. The four storefronts have been altered. The upper stories have each one-over-one, two-over-one, and three-over-one, double-hung sash windows. A terra cotta cornice surmounts a frieze of Gothic-style engaged arches.

153

620 Virginia Street East
Capital State Bank **c.2000** **noncontributing**

This building is a modern, one-story building of frame construction with brick and dryvit

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vener with decorative brackets. It has an irregular plan with a bank drive-thru.

154

700 Virginia Street

Fifth-Third Bank

2003

noncontributing

This modern building is four stories with a corner entrance on Virginia and Summers Street. The building has a brick facade with dryvit moldings. The building is situated on the site of former Kanawha Hotel.

155

c.708 Virginia Street

Charleston National Bank

1969

noncontributing

This eighteen-story office tower is framed with steel and has large plate-glass windows. The first two stories display glass and concrete.

156

710 Virginia Street

Parking garage

2004

noncontributing

Two-story, modern parking structure for Fifth-Third Bank. This structure is situated where Charleston's 1895 Arcade once stood.

157

813 Virginia Street

commercial building (RLP Office Supply)

c.1930

noncontributing

This five-story, painted brick office building has been radically altered. The building has new ribbon windows, a dryvit exterior, and the entrance has been moved to the rear of the building.

158

W. corner Virginia & Hale Streets

First Empire Federal Bank Drive-In

c.1980

noncontributing

This small, one-story commercial building has a dryvit exterior and an extended canopy with four drive-thru lanes and parking.

159

814 Virginia Street East

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Miller Building **c.1895** **contributing**

The Miller Building is a four-story, three-bay, Commercial-style building. It has an altered first story with large stone tile and a recessed entrance. Single-pane windows have been installed with stone lintels and sills. The building has a decorative cornice at the parapet.

160

W. corner Virginia Street East & Hale Street

One Bridge Place **1898** **contributing**

This orange and tan brick, five-story building features full-facade arcading, a massive corbelled parapet and arched loft windows. The building is nine bays wide on the Hale Street elevation and three bays wide on the Virginia Street facade. A rear loading bay on the Hale Street side has been enclosed with new windows. The building has a sandstone base, watertable, and other vertical elements.

161

900 Virginia Street East

Boll Furniture Building **c.1900** **contributing**

This six-story, six-bay, brick warehouse building displays elements of the Romanesque Revival style architecture. The first story has large display windows with new awnings. Windows on the upper stories are one-over-one, double-hung sash. Those on the second story are accented with stone lintels and sills while the third, fourth, and fifth stories have arched openings. The building is further detailed with pilasters, stone-headed arcading, and a paneled parapet with festoons.

162

W. corner of Virginia & McFarland Streets

Parking garage **c.1995** **noncontributing**

Five-story, concrete parking garage.

163

1000 Virginia Street

W.Va. Junior College **c.1970** **noncontributing**

This modern, three-story brick building has a corner entrance and single-pane fixed windows on each story.

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164

1001 Virginia Street

Charleston Newspapers

c.1923

contributing

Charleston Newspapers, a Neo-Classical Revival building, was designed by H. Rus Warne. Its facade is divided by engaged pilasters with terra cotta capitals. The building features bold cornices and a rusticated stone base. The main entrance has rosettes on either side of the cartouche with the printing press located inside. The building has new windows and a handicap ramp addition. A 1950s addition was constructed to the rear of the building.

165

1009 Virginia Street

Kanawha United Presbyterian Church

1873-1885

contributing

Charleston's oldest extant church is an excellent example of High Victorian Gothic architecture that was designed by architect Edwin Anderson. A brick pathway and circular landscaping leads to the dual entry with wooden doors featuring ornate metal hinges and original lanterns. The building, of rusticated sandstone, has a slate roof and a pyramidal tower on the western portion of main elevation. The main elevation has tripartite window, potentially of Tiffany glass. The rear of the building has a c.1960s concrete block addition.

166

1027 Virginia Street East

(Charleston Field Office, OSM)

c.1990

noncontributing

Modern, one-story commercial building with metal mansard roof line.

167

1033 Virginia Street East

Charleston Catholic High

1940

contributing

This three-story, rectangular, brick school displays elements of the Tudor Revival style of architecture in the door surrounds and quoining. The building also displays decorative stonework and red brickwork.

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Washington Street East

168

**817 Washington Street East
(Firestone Store) c.1935-40 contributing**
One-story commercial building constructed of blond brick. The building has a side bay garage with Art Deco details, a neon sign, and an expansive entrance canopy.

164

**N corner Washington Street East and Dickinson Street
NCB Bank Drive-thru c.2000 noncontributing**
One-story, one-bay brick building with gable roof.

170

**900 Washington Street East
St. Marks United Methodist Church 1912 contributing**
Designed by architect H. Rus Warne this church was patterned after ancient Rome's Pantheon. The building has is two stories and has one-over-one, double-hung sash windows. Building features include a green-tiled dome and Corinthian portico with pediment and decorative molding. The building also has a c.1950 annex constructed of tan brick and a central courtyard.

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Statement of Significance

The Downtown Charleston Historic District is locally significant under National Register *Criterion A: Commerce* and under *Criterion C: Architecture*. Under *Criterion A*, Charleston's downtown is significant for its association with and reflection of the commercial growth of the city from a small village in the mid-nineteenth century to the capital of West Virginia. Many events pivotal to the state and region's history took place in Charleston's downtown. Under *Criterion C*, downtown Charleston is significant for its collection of historic architectural landmarks exhibiting architectural styles such as Italianate, Classical Revival, Renaissance Revival, Art Deco, and International.

The period of significance for the Downtown Charleston Historic District is c.1877 to 1956. These dates are all inclusive of the contributing building fabric within the district, from the Eva Smith Building (c.1877), believed to be the oldest standing resource in the district. The period of significance extends to the National Register's fifty-year cut-off date as commercial activities continue to center there long into the twentieth century and new construction has continued to today.

History

The first expedition into the valley was led by noted frontiersman Simon Kenton in 1771, to be followed in 1773-75 by Col. William Crawford, who surveyed land tracts for George Washington. The year 1773 saw the first permanent European settlers at or near Charleston, including the families of Thomas Bullitt, Walter Kelly, John Morris, James Campbell and others. Although these settlers temporarily abandoned the area in 1779, most had returned by 1783. In 1788 George Clendenin and his brothers became the first settlers in what is now Charleston. They moved into the valley and established Fort Clendenin, near where Brooks Street meets Kanawha Boulevard. It was renamed Fort Lee in 1792. George Clendenin was also instrumental in the formation of Kanawha County in 1788, while the first county court met in the home of his brother, William.

By 1800 there were approximately 65 people living in the twelve houses that made up the village of Charleston. The town, probably named "Charlestown" for George Clendenin's father Charles, who had died in the fort in 1790, had been chartered by the Virginia Assembly in 1794. The first two streets were Main (now Virginia) and Front (approximately the present Kanawha Boulevard) Streets. Cox's Landing, located on the river front, was the focal point for goods and people

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coming up or down the river, and was the terminus of Cox's Lane, running from Cox's Hill, that is present day Capitol Street.

In 1818 the town was renamed Charleston, to avoid confusion with Charles Town in Jefferson County. The salt industry, centered just south of Charleston at Malden, thrived throughout the first half of the 19th century and gave rise to numerous mercantile businesses in Charleston, as well as causing an influx of settlers to labor at the salt works. The salt industry continued to boom, reaching a peak of three and a quarter million barrels produced in 1846. This activity gave rise to a number of closely related economic ventures. A vast fleet of flatboats was necessary to transport salt down the Kanawha River, and this in turn required saw mills and barrel making. Traffic on the river rose accordingly. The first steamboat to successfully make it up the river from Point Pleasant to Charleston was the "Andrew Donnelly," which tied up at Cox's Landing in 1820. An earlier attempt, in 1819 by the "Robert Thompson" could not get over the great shoals at Red House. By 1842, 156 steamboats arrived at Cox's Landing during the year.

During the Antebellum years, Charleston rapidly became the urban center for most of the Kanawha Valley. It was this period that saw the rise of some of the city's most prominent families. The Ruffners, Dickinsons, Laidley, Summers, McFarlands, and others became the leading families in the city and county. Their fortunes tied to the salt industry and related economic activities, these families built stately homes to reflect their affluence. Among these, "Glenwood," Holly Grove, and the McFarland House are still extant and are all listed in the National Register. Also, by 1850 Charleston had begun to be the focal point for the area's religious communities. Twenty-eight churches (all Protestant) were in existence in Charleston that year.

Because of its geographically strategic significance to any military activity, as well as the military necessity of salt, the Kanawha Valley was one of the first scenes of fighting when the Civil War erupted in 1861. General Robert E. Lee is said to have referred to the Kanawha Valley as "a dagger pointed at the heart of the Confederacy." On June 26, 1861 Confederate forces led by General Henry A. Wise (also a former Virginia governor) occupied Charleston. On July 17, 1861 invading Federal forces clashed with the Confederates, under the field command of Col. George S. Patton (a Charleston resident), at the Battle of Scary Creek, approximately ten miles west of Charleston. The battle was indecisive, but on July 24 General Wise evacuated Charleston, taking the locally formed Kanawha Rifleman with him. Federal forces under Gen.

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Jacob Cox occupied Charleston the following day. The Federal forces established "Camp Norton" on the courthouse grounds.

In September 1862 the Confederates attempted to reoccupy Charleston and the Valley. Confederate troops under Gen. W.W. Loring advanced on the town and attacked the Federal forces, now commanded by Gen. Joseph A.J. Lightburn. The Battle of Charleston was fought on September 13, a conflict that lasted from sunrise to five o'clock in the evening. Lightburn and his Federal troops were forced to evacuate, but before doing so they set fire to a number of public buildings, a Methodist Church and the Mercer Academy. The Confederates, despite their victory, made no real effort to occupy Charleston. Loring advanced north toward the Ohio River to create further trouble for Federal forces, while the force occupying Charleston was given to General John Echols. Echols and his Confederate army were forced to withdraw from Charleston on October 29, 1862. Charleston was quickly re-occupied by the Federals and remained in Union hands until the close of hostilities.

The most significant event to take place in post-Civil War West Virginia, and certainly in Charleston's annals was the removal, in 1870, of the capitol of the new state of West Virginia from Wheeling to Charleston. A capitol building was constructed by the local "Statehouse Committee." It was a three-story, stone building for the use of state officials and the legislature. In 1872 John P. Hale, one of the city's leading figures, constructed the massive and elegant Hale House to accommodate legislators, officials, and others traveling to Charleston on business. Located at Kanawha and Dickinson Streets, it was Charleston's social center until destroyed by fire in 1885. It was replaced by the Ruffner Hotel, which stood until falling victim to urban renewal in 1970. Charleston received a City Charter in 1871 increasing its boundaries and chartering the state's first municipal cemetery on Springhill (listed in the National Register). In 1872 the city put up its first gas lights in Charleston.

Charleston was still in its "boom" period when struck by the Panic of 1873, which brought many promising business enterprises to a halt. The following year, the legislature voted to return the capitol to Wheeling. The capitol moved back to Wheeling in 1875, despite a law suit brought by prominent Charlestonians to stop the move. However, elections were held in 1877 to decide on a permanent capital and, through the persistent efforts and campaigning of Charleston political leaders, Charleston won the election. The capitol moved permanently to Charleston in 1885, housed in a new Gothic style building constructed at Capitol and State (later Lee) Streets. Its 194-foot bell tower dominated the Charleston skyline for the next three and a half decades.

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Charleston began to "boom" again as commercial growth merged with significant strides in transportation. The Kanawha and Michigan Railroad reached the city in 1884, and 1890 saw the opening of the Charleston, Clendenin & Sutton Railroad into the interior north, and soon branch lines were snaking out from Charleston into most outlying areas. By 1900 Charleston was the leading railroad center in south-central West Virginia, with three major railroads leading into the city. The Chesapeake and Ohio built their commodious station (listed in the National Register) at the southern end of the South Side Bridge. The South Side Bridge was opened with great fanfare in 1891, the first bridge to span the Great Kanawha River (The 1891 bridge was replaced on site by the present South Side Bridge in 1937). The Elk River had been crossed by a suspension bridge in 1852 and the Keystone Bridge in 1873.

Ethnic Heritage is strongly evident in downtown Charleston. The community has long been an attraction for African Americans. By the 1920s Charleston had a well established black community, located directly adjacent to the downtown business district. The Ferguson Hotel, a grand three story Italianate structure at Washington and Broad Streets, was owned and operated by and for black Americans. Samuel Starks, the first black state librarian in the United States, made his home downtown. C.H. James & Son, the largest black owned business in the state, was for many years located at Virginia Street and Park Avenue on Charleston's West Side. Garnet High School (listed in the National Register), constructed in 1928-29, was the educational focal point for the black community and is located just outside the district. Much of the traditional black neighborhood was destroyed and disbursed in the 1960s and 70s by urban renewal and interstate highway construction.

Women's history is also represented in downtown Charleston most strongly by the Y.W.C.A. building, an imposing Neo-Classical Revival structure on Quarrier Street. Five women members of the Baptist Temple organized the Y.W.C.A. in 1912 in Charleston to "provide safer and more home-like quarters for girls who were moving in to work"(Cohen and Andre). The present structure was built between 1919 and 1923. The Y.W.C.A. provides such services as recreation, exercise, day care, a domestic violence prevention center and health education. Miss Doddridge's School of Dance and Fine Arts was for long located in the building at the corner of Lee and Capitol Streets, and its annual cotillion was a major cultural event in the life of Charleston.

In addition to ethnic and woman's history, Charleston holds a wealth of religious history. The headquarters of the Episcopal Diocese is in Charleston's East End Historic District, while one of its largest churches, St. John's (listed in the National Register) is located in the downtown

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district. Also in this district is the Roman Catholic Co-Cathedral of West Virginia, Sacred Heart, which is the co-seat of the Bishop of West Virginia. Built between 1895 and 1897 on Broad Street, it shares cathedral status with St. Joseph's in Wheeling. On Shrewsbury Street is the Simpson Methodist Church (listed in the National Register). At the time of its construction and enlargement, it was said to be the largest church ever built for black Americans in West Virginia. The Baptist congregation in the downtown district was, from 1905 until 1925, represented by a large Gothic/Romanesque stone church designed by noted architect Harrison Albright. In the latter year it was demolished and the congregation moved to the Baptist Temple on Quarrier Street, outside of the district. The Kanawha Presbyterian Church, built between 1872 and 1885, on Virginia Street, is one of the city's oldest landmarks. The magnificent Neo-Classical Revival First Presbyterian Church at Broad and Virginia Streets was constructed in 1915. The congregation had previously worshiped in a Gothic structure built in 1883 on the site of the present Morrison Building. The 1915 First Presbyterian Church was designed by the firm of Weber, Werner & Atkins, and stands facing north to Sacred Heart Co-Cathedral.

Finally, much of the political activity of the famous 1960 Democratic Presidential Primary contest between Sen. John F. Kennedy and Sen. Hubert H. Humphrey focused on and took place in Charleston's downtown. Kennedy headquarters was in the Kanawha Hotel (demolished in 2003) and Sen. Humphrey, while staying at the Ruffner Hotel, had his headquarters on Capitol Street. It is generally conceded by historians and political scientists that Kennedy's victory here was the crucial step in his climb to the presidency.

Criterion A: Commerce

With the fixing of the capitol of the state at Charleston and the accompanying rise of commercial as well as political activity, Charleston underwent an unprecedented building boom, peaking in the years just prior to and after World War I. Between 1890 and 1910 the population of Charleston doubled. Much of Charleston's commercial significance derives from the years following World War I when commercial activity in the Kanawha Valley was thriving. By 1920 Charleston's population reached nearly 40,000 residents and continued to grow. One Historian wrote the following of Charleston in the years between World War I and II:

World War I... marked a great turning point in the development of Charleston and the Kanawha Valley. In stimulating existing industries and introducing vast new corporate enterprises, it altered life in ways that few could have envisioned before August 1914. The new industrial growth occurred mostly on the periphery of Charleston, at such places as South Charleston, Nitro, Institute, and Belle, rather than in the city itself. By

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widening its economic base, however, Charleston became more than ever the financial and commercial center of the Kanawha Valley and southern West Virginia and joined other emerging industrial and commercial complexes of the nation. (Rice, p. 75)

During this time when Charleston became a “financial and commercial center” of the area many construction and civic projects were completed under the leadership of Mayor D. Boone Dawson who served from 1935 to 1947. The current South Side Bridge was constructed in 1937 and Kanawha Boulevard (eligible for listing in the National Register as an individual resource) was constructed in the late 1930s. In addition to the bridge and the boulevard projects, Dawson spent one-million dollars on street paving and repairing in Charleston, built four new fire stations, and secured funding for a half-million dollar deep sewer project. Several trolley cars were replaced by passenger buses and Atlantic Greyhound Lines opened a terminal on Summers Street downtown.

Although the Great Depression affected the entire country during peacetime, Charleston escaped many of the hardships due to its importance as a hub for wholesale and retail commerce in the southern part of the state. Also during the years between the wars many today’s historic office and bank buildings were constructed. By 1940 Charleston’s population soared to 67,000.

Charleston had several hotels downtown including the Ruffner Hotel, Kanawha Hotel, and Daniel Boone Hotel (listed in the National Register). Leisure time was often spent in one of the many theaters downtown including the Strand, Capitol, Rialto, Hippodrome, Grand, Virginian, and Kearsse theaters. Some early businesses downtown included Palmer’s Shoe Store, Kanawha Furniture Company, P.E. Holz Meat Market, Scott Brothers Drug Store, Kay Jewelry Company, O.J. Morrison Department Store, and the C.A. Potterfield Drug Company.

Telephone service in Kanawha County started in downtown Charleston. The Charleston Home Telephone Company, the first company in town, opened its first permanent office at 210 Hale Street in 1906. Several other utility companies also constructed headquarter buildings in Charleston’s downtown area including the United Fuel and Gas Company headquarters at the corner of Quarrier and Dunbar Streets and Appalachian Power Company’s headquarters on Virginia Street.

Criterion C: Architecture

Downtown Charleston is also significant for its historic architectural heritage. Once the capitol

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building was situated permanently in Charleston the downtown underwent a building boom peaking in the years before and after World War I. Following World War I Charleston was ironically given the opportunity for more creative architectural design when the 1885 state capitol burned to the ground on January 3, 1921. It was decided not to rebuild on site, but rather to build a new capitol in Charleston's East End, thus clearing the way for major development in the heart of the downtown. That part of Capitol Street north of the old capitol site, which had been a residential area for state government officials and others of the upper classes, gave way to commercial development. Among these developments was the construction of the Kanawha Valley Bank Building, completed in 1929 which was, until the 1980s, West Virginia's tallest building.

A major change in the architectural ambiance of Charleston occurred during the Great Depression when the four-mile-long Kanawha Boulevard was created (eligible for listing in the National Register individually). Sponsored by the city and funded through the W.P.A., the boulevard was constructed between 1938 and 1940. Its construction necessitated the razing of all but one building on the south side of old Kanawha Street, whose line it followed next to the Kanawha River. This tree-lined, four-lane highway, with landscaped river-front and walkways gave Charleston, in the words of historian Otis Rice, "one of its most attractive assets."

Charleston has always been oriented to some degree toward Cincinnati, Ohio, the larger city down the Ohio River. The earliest architects to design major buildings in Charleston were, for the most part, headquartered in Cincinnati. However, during the great "boom" years around the turn-of-the-century, Charleston began producing its own architects as well as becoming home to others. Harrison Albright was among the first to use Charleston as headquarters, presaging the rise of Wayland Davidson, Charles Haviland, Wilbur Meanor, Ludwig T. Bengston, Walter F. Martens, and the leading figure of West Virginia architecture, H. Rus Warne. Charleston also produced, a little later, the region's first licensed black architect, John T. Norman.

Nearly all of the architectural styles popular between ca. 1877 and 1956 are represented in the downtown district. It should be noted, however, that the Art Deco movement was still resilient after World War II, when it was dying as a popular architectural style elsewhere in the nation. The Nelson Building (listed in the National Register as the United Carbon Building), built in 1940 and designed by Walter F. Martens (who had designed the 1924 West Virginia Executive Mansion), while predominately International in style, does contain significant Art Deco features. Riverview Terrace Apartments, also by Martens, has a definite Deco flavor. The Quarrier Diner, constructed in 1948, is an excellent example of local vernacular Art Deco that was still strong in

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country. Art Moderne was another architectural style that lasted in West Virginia beyond the time when is thought to have waned in other states and regions. The U.S. Post Office, which is an outstanding example of Art Moderne, blended with mid-century Classicism, was constructed between 1940 and 1943. More significantly, Charleston and the region's finest example of the Art Moderne movement, the Stone and Thomas Building, was designed by the local architectural firm of Meanor, Griefe & Daley and not constructed until 1948-49. The reason for these post-1940 manifestations of fine architecture is obvious. West Virginia did not really emerge from the Great Depression until after World War II when, for a decade, the coal and chemical industries boomed. West Virginia reached its peak population in 1950, and has declined steadily since that time. These "boom years" were a brief time when there was, in the words of one historian, "money on the land."

Charleston's downtown is significant for its fine collection of historic architectural landmarks. Examples of Italianate, Classical Revival, Victorian Commercial, and Renaissance Revival abound in the downtown district, which also contains the state's finest example of the International Style, and several significant representatives of the Art Deco movement. Charleston's architecture is reflective of the high number of historically noted state architects, such as Harrison Albright, H. Rus Warne and Walter F. Martens who had offices in the downtown area and were, therefore, readily available to practice their profession in a setting with which they were intimately familiar.

Summary

The Downtown Charleston Historic District is a significant concentration of commercial buildings standing at the center of West Virginia's capital city. Many of the buildings date to Charleston's commercial boom in the years prior to and following World War I. Since that time Charleston has continuously served as a hub of commercial activity. The downtown is also significant for is excellent concentration of late nineteenth to mid-twentieth century architecture. The period of significance dates from c.1877 to 1956.

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Verbal Boundary Description

The National Register boundary for the Downtown Charleston Historic District begins on Summers Street at a point on the north corner of the property identified as Site # 124. The boundary continues southeast along the rear property lines of Site #s 124 and 48 and continues across Capitol Street along the northeast property line of Site #s 49 and 53, crossing Dickinson Street and continuing along the property line of Site # 170 to Shrewsbury Street. The boundary then turns southwest along Shrewsbury Street to Washington Street, then southeast on Washington Street to Leon Sullivan Way, then southwest on Leon Sullivan Way to Lee Street. The boundary turns southeast on Lee Street to the rear property line of Site # 110, then continues southwest along the rear property lines of Site # 110, 108, 106, 104, and 102 before turning southeast along the rear property line of Site # 147. From this point, the boundary turns southwest along the southeast property line of Site # 147 to Quarrier Street before turning northwest along Quarrier Street. From Quarrier Street the boundary turns southwest along the southeast property line of Site # 146, continues across the block, crosses Virginia Street, and continues along the southeast property line of Site # 99. From this point, the boundary continues to the rear property line of Site # 80 and turns southeast along the rear property lines of Site #s 80, 81, 84, and 85 (including Site # 82, and 83). The boundary then turns southwest to the Kanawha River before turning northwest to the South Side Bridge, identified as Site # 50. The boundary continues southwest along the bridge to the south side of the Kanawha River, northwest along the bridge, and northeast along the opposite side of the bridge to the riverbank. From this point, the boundary turns northwest along the river and the southwest property line of Site # 70 turning northeast along the northwest property line of Site # 70, then turning southeast along Kanawha Boulevard to Capitol Street. The boundary turns northeast on Capitol Street to Virginia Street, then northwest along Virginia Street to Laidley Street. From this point the boundary turns northeast along Laidley Street to Quarrier Street, then southeast along Quarrier Street to the rear (northwest) property line of Site # 21 before continuing northeast along the northwest property line of Site #s 21, 22, and 25. The boundary continues northeast before turning northwest along the southwest property line of Site # 119 to Summers Street. From this point, the boundary turns northeast along Summers Street to the southwest property line of Site # 120, turns northwest along that property line to the northwest property line, and turns northeast to the point of beginning.

Boundary Justification

The boundaries of the district were drawn to include buildings in the downtown area that are historically and architecturally significant based on the Statement of Significance.

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Photographer: Erin M. Riebe
Date: December 7, 2005
Negatives: WV SHPO, Charleston, WV

Photo 1 of 26 Site # 120, Peoples Building
View facing west

Photo 2 of 26 Site # 91, Kanawha Valley Bank Building
View facing east

Photo 3 of 26 Capitol Street streetscape
View facing north

Photo 4 of 26 Capitol Street streetscape
View facing east

Photo 5 of 26 Capitol Street streetscape
View facing south

Photo 6 of 26 Site # 19, Kanawha County Public Library
View facing west

Photo 7 of 26 Capitol Street streetscape
View facing south

Photo 8 of 26 Hale Street streetscape
View facing north

Photo 9 of 26 Site #s 127-129
View facing north

Photo 10 of 26 Site #s 20, 128, 130 and Quarrier Street Streetscape
View facing west

Photo 11 of 26 Site #s 130 and 60
View facing west

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| Photo 12 of 26 | Capitol Street Streetscape
View facing south |
| Photo 13 of 26 | Site #s 159 and 60
View facing east |
| Photo 14 of 26 | Virginia Street Streetscape
View facing northwest |
| Photo 15 of 26 | Site # 143, United Fuel Company Building
View facing south |
| Photo 16 of 26 | Site # 138, Medical Arts Building
View facing west |
| Photo 17 of 26 | Site # 139, Quarrier Diner
View facing north |
| Photo 18 of 26 | Site # 145, Professional Building
View facing north |
| Photo 19 of 26 | Site #s 103, 105, 107
View facing north |
| Photo 20 of 26 | Site #s 99 and 167
View facing west |
| Photo 21 of 26 | Site # 100, Sacred Heart
View facing north |
| Photo 22 of 26 | Site # 50, South Side Bridge
View facing west |
| Photo 23 of 26 | Site # 80, Riverview Terrace
View facing northeast |
| Photo 24 of 26 | Corner of Lee and Hale Street streetscapes showing site #s 41, 94 and 69
View facing west |

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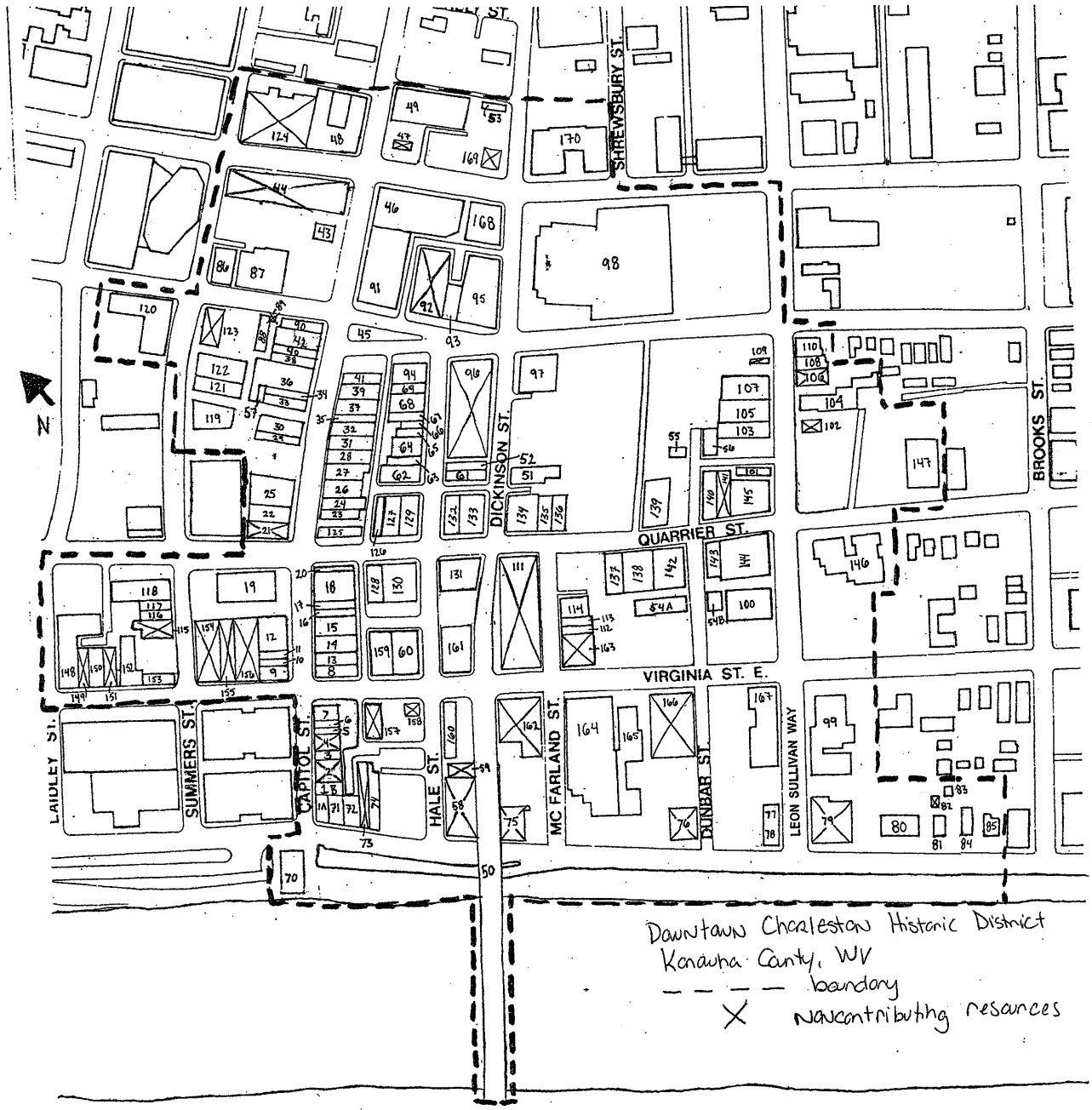
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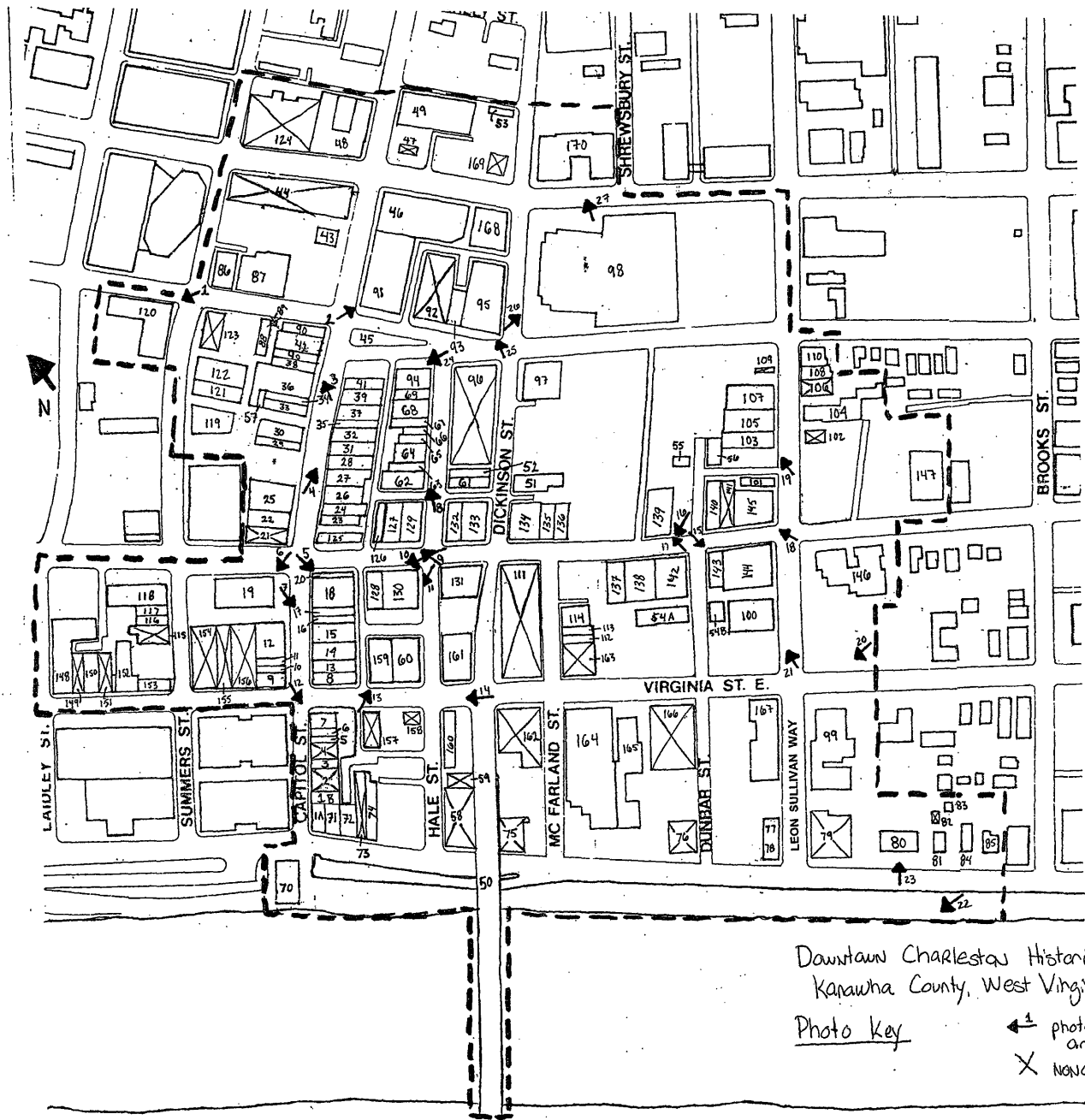
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Photo 25 of 26 Site # 98, United States Post Office
View facing east

Photo 26 of 26 Site # 170, St. Marks United Methodist Church
View facing northeast



Downtown Charleston Historic District
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 - - - - - boundary
 X non-contributing resources



Downtown Charleston Historic District
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Photo Key

- ← photo number and direction
- X non-contributing building