

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: VIRGINIA APARTMENTS

Other names/site number: N/A

Name of related multiple property listing:

N/A

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

## 2. Location

Street & number: 902 MAIN STREET

City or town: WHEELING State: WV County: OHIO

Not For Publication: ☐

Vicinity: ☒

## 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 at the following level(s) of significance:

\_\_\_national \_\_\_statewide Xlocal

Applicable National Register Criteria:

\_\_\_A \_\_\_B XC \_\_\_D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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

☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

**DOMESTIC, MULTIPLE DWELLING**

**Current Functions**

(Enter categories from instructions.)

**DOMESTIC, MULTIPLE DWELLING**

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

**Late 19<sup>th</sup> & 20<sup>th</sup> Century revivals: Italian Renaissance with Eclectic influence**

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: \_\_\_\_\_

Foundation: Concrete with brick veneer  
Walls: Multi-wythe exterior width brick walls; stone accents  
Metal and stone banding  
Roof: Built-up, asphalt impregnated  
Other: Double-hung wood windows

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

Wheeling, West Virginia is a port city on the east side of the Ohio River. In the late 1800's and early 1900's, Wheeling was a leading city in the United States. Many major industries allowed the area to grow and prosper. Virginia Apartments was built in the middle of this boom period. Edward Bates Franzheim, who had a design practice in Wheeling between 1892 and 1942, was the architect.

Virginia Apartments can be described as a Flat Roofed Italian Renaissance style with some eclectic influences apparent in the treatment of the wooden bay windows on the north and south elevations. The ground floor has a rusticated brick base and stone banding that accentuates the street level. Limestone keystones and sills highlight the windows of the three upper floors. The wood cornice with wood brackets and dentils finish off the structure.

There are four stories and a basement that is below grade in the rear but partially above grade in the front. A 'U-shaped' footprint allows for three apartments per floor: one along each leg and one in the center. Arched covered entries with small stone classical columns provide access from the courtyard within the 'U'.

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Virginia Apartments is an apartment building in name only. The building is actually an incorporated co-operative with ownership responsibilities for each tenant. The co-operative was established in 1921 and has continued to function for 100 years.

The exterior of the building is in good condition and maintains its design integrity. Exterior alterations to the building have not been made except to reconstruct the rear porch/stairs; however, the site has changed considerably due to the construction of Interstate 70, which is right next to it. The highway interrupts the continuation of Main Street going north along the Ohio River, thus creating a dominant urban boundary.

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## Narrative Description

### **Location and Setting: Wheeling, West Virginia:**

Virginia Apartments is situated at the northernmost section of Main Street just before Interstate 70 (completed in 1966), bisects the City of Wheeling. The interstate effectively cuts off the heart of downtown Wheeling from the important area of the city known as the North Wheeling Victorian Historic District. This historic district is immediately upon the other side of the highway from the Virginia Apartments. In addition, the interstate passes under a prominent hillside by way of the Wheeling Tunnel. The combination of the highway and the tunnel creates a dominant physical and visual barrier between the Virginia Apartments site and one of the most important historic districts in Ohio County.

The geography of Wheeling gradually rises as you move north up the Ohio River. The corner of Main and Ninth is elevated well above the majority of the City and is out of the 500-year flood zone. From the site, each residence has a view of the Ohio River. Unfortunately, the view was partially impacted when Interstate 70 and the bridge for the highway were constructed between 1951 and 1955. Recreational space available to the residents consists of the courtyard space within the 'U' and the side yard between the building and the highway. All of the residents share the outdoor areas.

The site is on the corner of Main Street (west) and Ninth Street (north) so it has adjacent neighboring properties on only two sides. To the east directly behind the apartment building are an alley and the Teamsters Union facility. The Union's building is a newer building and does not lend any historical context. Immediately south and southeast of Virginia Apartments are several of the former Marsh Wheeling Stogie cigar factory buildings. The Marsh Wheeling Stogie Company began manufacturing in 1865 nearby and have been in place since 1921. They are a significant contributor to Wheeling's overall historic importance to the United States.

Within the boundaries of the property are a single row parking lot on the south and a narrow side yard on the north that is surrounded by hedges and trees for privacy.. Each dwelling also has access via exterior stairs along the rear of the building. (Photos 1 & 2)

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## Description of Virginia Apartments

### Footprint:

Virginia Apartments is essentially an inverted 'U' footprint shape in plan. The bottom of the figure or closed end is in the rear and the open end faces the river. This allows each of the three apartments on each floor a view of the Ohio River without having a visual obstruction from the shape of the building itself. The two legs of the 'U-shaped' plan hold the larger size apartment. The bottom of the plan where the legs connect is the smaller size apartment. Inside the 'U', tucked away in each corner are the two formal covered entrances. Each entrance is curved in plan and in elevation. Access to the covered entrances is via the courtyard created by the 'U-shaped' footprint. (Photo 3)

The footprint is basically symmetrical with some slight variations that appear to be a response by the architect to provide day-lighting where there was once another building. In addition, at five locations there are stacked bay windows beginning at the basement level and continue up the exterior providing opportunities for increase day-lighting for each of the larger apartments. These bay window groupings are located two at the west façade, one on the north façade, and one each at the interior north & south courtyard facades.

There are four stories, and a basement that is partially below grade. The two basement apartments located in the legs of the building plan have windows at grade. The main mechanical room is in the connector and has short windows facing the courtyard and the alley.

Number of apartments: (8) eight large apartments on the first, second, third, and fourth floors; (4) four small apartments on the first, second, third and fourth floors and (2) medium size apartments in the basement, giving a total of (14) dwelling units.

### Exterior:

The exterior of the building is predominantly a deep reddish-brown brick. The ground floor has a rusticated brick base created with Norman style brick. When the Norman brick is not being used as an accent at the base level it is laid in a standard running bond. The rustication stops at a limestone belt course. The brick bond pattern above the base is all running bond. The brick type above is modular. The mortar color is reddish brown and the mortar joints are tooled type flush. (Photo 6)

There are three continuous bands that encircle the entire exterior. The first and most simple profiled band occurs at the first floor window sill, the second and most detailed profiled band is wood applied to the exterior and it accentuates the first floor window sill line, and the third profiled wood applied band is at the ceiling line of the fourth floor.

The ground floor window heads have rusticated jack arch lintels. The upper stories have limestone keystones with brick soldier coursing on each side. Limestone simple profiled sills are used below all the windows in the masonry exterior. The keystones and stone sills accentuate the three upper floors of windows.

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**Exterior (continued):**

To finish off the top of the structure, there is a continuous wood cornice with wood brackets and dentils. The overhand of the cornice is about three feet. The adornments along the layered cornice board are similar in detailing to Georgian style features. The roof is slightly pitched towards the rear for drainage but for the most part is flat. (Photo 5)

All sides have double-hung, single pane windows including the basement level. All the windows are painted identically. Two detailing options were used for the stacked bay windows. The two stacks of bay windows in the front of the building are brick construction from ground to cornice. The two stacks of bay windows in the courtyard transition from the rusticated brick case to one of the only visible non-brick exterior components on the building. The bay window construction at the second and third floor is wood framed exterior walls with flat panel wood siding and wood trim. The sense is a lighter, more residential impression on a building that has an otherwise heavier, grounded appearance. Another unexpected transition occurs at the fourth floor, where another style of decorative window is used. Each window opening above the bays at the fourth floor is framed with pilasters, Doric capitols and a decorative metal transom.

The side of the building facing Ninth street has a four-story wood framed bay window that has been sided with contemporary metal siding. This is the only location that non-period siding has been introduced. The original windows are intact.

Within the courtyard, concrete walks guide pedestrians to classical style arched covered entries. Each entry consists of three curved stone steps that rise up to the first-floor level. To either side of the door opening are short classical Ionic stone tapered columns supporting an undecorated barrel-like overhang. Each column has a base and a capitol. Directly behind the ionic columns are engaged Doric pilasters with bases and simple capitols. (Photo 4)

The roofs of the entries are protected with curved metal roofing. The curved eaves on the front of the structures are built-up factory formed metal components that are painted in the field. Each side of the curve is bracketed and highlighted with egg and dart trim and inset soffit panels also trimmed in an egg and dart motif. The top of the arch has a whole antefix accent and the two eaves have half antefix accents.

The solid walnut front doors have  $\frac{3}{4}$  glass lights and  $\frac{1}{2}$  glass sidelights on either side. Acorn light fixtures highlight each entry; whether they are original is not known. Doorbell buttons are provided on the latch side of the door. The buttons and workings appear to be early 20<sup>th</sup> century.

The Main Street façade is symmetrical. The two long inner courtyard facades that face each other are also symmetrical. The short inner courtyard façade is unlike the others but is symmetrical on its own. Technically, the short inner courtyard façade is also the Main Street façade. The two long outer facades are similar to each other but are not symmetrical along the length. The rear alley façade is unique as well but is not symmetrical.

The alley façade is special because it provides exterior access to each apartment via a four-story attached wooden stair. Integral to the stair are semi-private porches for each apartment. (Photo 8)

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### Structural Observations:

Direct observation of most of the structure is not possible due to the plaster finishes throughout. From the basement, wood timbers spanning between brick masonry piers and wood joists are visible. The interstitial space between the fourth-floor ceiling and the roof has true dimension wood ceiling and rafter framing. Plaster is on wood lath or directly on the exterior masonry walls. The exterior masonry walls appear to be four or five wythes thick at the base and then transition to three or four wythes at the upper floors.

### Interiors: Public Spaces:

There is no elevator in this four-story walk-up building. Access is via the two stair towers off the two courtyard entries and via the private stairs in the rear.

Each interior stair tower has retained its historic integrity. Immediately upon entering, the mud-set tile floor on the first level stands out. The 8" wood base, standing and running trim, chair rail and crown moulding are in excellent condition. The wood stair, stringers, balustrade and decorative newel posts are intact and sturdy. The original dark opaque stain has been maintained. (Photos 7 & 9)

The wainscot is brown lincrusta and although worn in places, it has not been removed; the majority of the material is in good condition. The plastered walls are intact and solid with no apparent delamination present.

A special feature in the stair towers is the original wood panel doors to each apartment. Each has a ½ light translucent glass panel. The doors provide access to the hall that runs the length of the apartment. In the hall inside each of the larger apartment units is a window on the opposite wall. These windows transfer natural light across the hall into the stair tower via the glass in the apartment entry door. This day-lighting effect helps to light the stair tower and draw visitors' attention to their intended objective.

The lighting fixtures in the stair towers are not original but do reflect period influences from the early 1900's. They are hammered metal.

### Interiors: Private Spaces:

The floor to floor dimension is between 13 and 14 feet. 12' high ceilings are typical though some owners had elected to install acoustical ceilings. These alterations seem to be from the 1970's and reflect a reaction to the energy crisis of that decade.

The large apartments located in the legs of the 'U' are each about 2,000 square feet. They are laid out along a single loaded corridor. At the tip of the leg is the living room with a view of the Ohio River. In addition to the corridor access point, pocket doors open up from the living room into another space that can serve as a family room or bedroom. Moving down the hall next we see the bathroom and linen closets, followed by two bedrooms. The formal entrance from the stair tower separates the last bedroom from the dining room. At the rear of the unit is the kitchen, butler's pantry, and butler's den.

Each of the apartments in the connector of the 'U' is about 1,500 square feet. Since the building plan is wider here, the units revolve around a central core hallway; every room is accessible from it. If entering the unit from the stair tower, a visitor is greeted in a transition space or alcove with a coat closet.



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**Interiors: Private Spaces (continued):**

This space connects directly to the living room and a short hall leading to the central core. Off the core hallway is one bedroom, the bathroom, the dining room and the kitchen.

All of the fourteen apartment interiors have been altered to some degree. None retain the complete original finishes. Common among the changes to the units are new kitchens, most were not finished in a method that would be considered sensitive to the original period of the structure. The butler pantries with glass front uppers and wood cabinets below were kept in most instances.

Fortunately, most of the wood standing and running trim throughout the units has been kept and is in good condition. Many of the owners have painted it, covering the opaque dark stain that would match the stair tower woodwork. The base is 8" high with a shoe mould. Plinth blocks are typical at each door opening. The door and window trim is a simple 6" wide material with softened edges. (Photos 10 & 11)

At one time each interior apartment door opening had decorative wood panel transoms. With a few exceptions, most have either been removed or altered and they do not resemble the original woodwork.

Each of the main rooms: living room, dining room, bedrooms, and butler's den have or have had mantels, only a few of the hearths have been retiled. The original tile and mantels predominate and are in good condition. (Photo 12)

One of the interior gems still fully intact in every case is the bathrooms. There is only one bathroom per unit. All have mud-set tile floors, mud-set tile wainscot and mud-set accessories. Each bathroom was individually designed with the tile patterns and colors unique to each bathroom.

All the kitchens have access to the rear wooden porch and back stair to the alley. In some cases, there is an extra room captured from a section of the original exterior covered recesses that were once part of the (Photos 13 & 14)

**Integrity:**

Within each category of integrity as defined, the Virginia Apartments not only meets the criteria, but it excels. The building is physically present in its original constructed location in 1902. Although some of the surrounding and nearby properties have experienced demolition, the grandness of the building still holds a commanding presence of form, proportion, orientation to the Ohio River & Main Street and retains the property's original design intent of the U-shaped courtyard experience for residents & visitors alike. Despite the changes over time with some of the adjacent properties, the four immediate historic properties to the south and across Main Street to the west are intact: one having an individual National Register Listing, The Hazlett House, situated at 921 Main Street; another, the Marsh-Wheeling Stogie Company building group is a candidate for NR Listing; notably the entire North Wheeling Historic District begins just within feet of the Virginia Apartments only having been left out previously due to the interstate location having been used as boundary.

The overall design and layout of the multi-story walk-up apartments remain complete within its original footprint without alteration or addition. The building's ornamentation, character, styling, detailing, proportion and scale represent an immaculate example of Italian Renaissance design for the period in which it was conceived. To this day and from commencement, the Virginia Apartments employs brick,

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stone, wood, millwork, tile and other materials along with expert workmanship to create a structure that exudes the wealth of the era in which it was constructed, the aesthetic of the architect and the owners' wishes to convey their community stature.

In all aspects of the features of the building, one experiences today the same quality and historic character that embodies the intentional display of richness of the combined aspect of architectural design and construction. The Virginia Apartments having been designed by Edward Franzheim, notable architect in his own right, the association with his body of work throughout Wheeling provides an even stronger link to the history of place and people of West Virginia.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ 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 old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

**Architecture**

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**Period of Significance**

**1902**

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**Significant Dates**

**Constructed 1902**

**1921 Co-Op established**

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Architect/Builder**

**Edward Bates Franzheim**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Virginia Apartments is significant at the local level under Criterion 'C' given it is a significant and noteworthy architectural work from renowned Wheeling architect, Edward Bates Franzheim.

At the time of its construction, Wheeling was home to a considerable amount of wealth and the quality of materials in the building demonstrates the extent to which wealthy entities were willing to go to increase their assets and individual holdings. Edward Bates Franzheim had an opportunity to translate a client's financial goals into a high level of design quality. The Virginia Apartments is an excellent architectural accomplishment and was a status symbol for residents who lived there.

As the business and manufacturing climate stabilized in the 1920's, the original owner of the building, George E. House Improvement Company, sold the property to a group identified as Virginia Apartments Owners, Inc. in 1921. As a result of a change in the Federal tax laws at the time, the buyers established a joint ownership co-operative that has sustained itself for 100 years. This co-op ownership arrangement is an early example of this type of real estate holding and management, specifically each owner is a 'shareholder' of the property on the whole, not as individualized apartment or condominium units, as often conceived in present day. Each shareholder is responsible for items *within* their living spaces, however under the Occupancy Agreement, uniquely, the co-operative entity known as 'Virginia Apartments Owners, Inc.' is responsible for all items contained by the walls, floors, ceilings and the exterior, as well as the overall building systems of radiant heat, main electrical, water, & sanitary systems.

One of the catalysts influencing the success of Mr. Franzheim was the dynamic industrial growth period that occurred between 1800 and 1930 in the City of Wheeling. In 1902, when Virginia Apartments was constructed, Mr. Franzheim was considered by many to be the most accomplished architect in the State of West Virginia. Mr. Franzheim's greatest period of productivity occurred between 1900 and 1925. Franzheim is considered one of West Virginia's Master Architects.

Virginia Apartments is a refined and successful example of the flat roofed Italian Renaissance style. The prominent & handsome wood cornice detailing with the use of varied brick sizes, placement, orientation, size, proportion and relationships to each other along with the oversized window and door openings create a sophisticated ensemble of the ever strived for goals of "firmness, commodity and delight" of an architectural design.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Narrative Statement of Significance:**

**Property History**

In 1901, the property was sold to the George E. House improvement Company. As a 1900's developer this company successfully completed several other apartment buildings in the area. Most were not as large as Virginia Apartments. Nor did any of the others have such a prominent location in the City.

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### Property History (continued)

This venture seems to have been a grander approach to city living and the location was marketed to the upper middle class. At the time the building was completed in 1902, the population had increased to 40,000.

George E. House Improvement Company retained the services of Mr. Franzheim to design a three-story apartment building that eventually became four stories. The original intent was rental units and it remained such until the structure changed hands in 1921.

At the turn of the century, Wheeling was a bustling city of commerce due to its geographic position on the Ohio River and serving as a transportation and manufacturing nexus of goods and services by railroad, river traffic and the National (Turnpike) Road. This economic prosperity spurred a population and construction boom not only for residential structures of all types and sizes, but also continued expansion of industry, commercial, manufacturing, utility and road infrastructure that lasted well into the following decades for three generations.

### Design

Edward Bates Franzheim approached the design for Virginia Apartments from the Italian renaissance style but with some eclectic stylization of the detailing. He designed to please his local clients' tastes and not necessarily to impress them for the sake of impressing. He was known to be an "approachable fellow" and remained so his entire life. This information reinforces our knowledge about his classical training but it also acknowledges his personal commitment to his community. As it was a popular style in the region, many other architects employed the Italian Renaissance style in many other design projects throughout Wheeling during the same timeframe of the early portion of the 20<sup>th</sup> century.

There is a practical economical facet to Virginia Apartments that is typical of City construction. The best materials were used where everyone would see them. The front of the building is more formal than the other three sides. Only the front, including the courtyard, has limestone accent and strongly articulated brick patterns. At one time there was another structure to the south and it would have prevented turning the corner with the better material.

Another Franzheim designed structure was planned for the narrow portion of the site to the north but it was never completed. Both the south and north elevations of Virginia Apartments can be considered plain in comparison to the west, main façade.

Several design styles were popular in 1902. Edward Bates Franzheim's design references to classical architecture throughout his career were common. Italian Renaissance buildings include variations of certain "high-style" characteristics such as pediments and arches. At Virginia Apartments there are classical Doric columns and pilasters on each side of the formal entries which are connected by the arched roof with decorated inset pediment. The assembly is perfectly symmetrical and demonstrates Franzheim's Italian renaissance intent.

In addition, Doric pilasters are used to frame the window/door leading to the balcony above the bay windows at the fourth-floor level. This combination of elements typifies his eclectic tendencies. Bay windows are more often associated with the Shingle Style and Queen Anne Style that were also popular in

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### Design (continued)

this time period. Mr. Franzheim purposely borrowed forms and details from more than one stylistic resource.

Another example of Franzheim's eclectic preferences is the use of the less common flat roof rather than a more typical Italian Renaissance hip roof. Even though there is not a hip roof, he managed to include a nicely articulated overhang. The overhang is comprised of built-up or layered ornamental metal lengths probably around 8' or 10' long that were formed or pressed in a factory and then shipped to the site.

The bottommost lengths were installed first with each subsequent component adding more dimensional interest. The metal is painted a terracotta orange color.

Further, as could be expected in this style, the first floor has an expertly designed rusticated brick finish. The rusticated jack arch lintels above the first-floor windows are skillfully done in the same Norman brick used around the base. The window openings appear to be deeply recessed and help emphasize the foundation of the building. The building has a solid look.

Virginia Apartments is altogether a thoughtful and expertly executed example of the Italian Renaissance style. It is an influential resource demonstrating a refined use of proportions and detailing.

### Architect

Edward Bates Franzheim was born into a prominent Wheeling family in 1866. His parents sent him to private schools for his secondary and post-secondary education. While studying in Boston at a private school he simultaneously received private tutoring at M.I.T. After graduation, he worked six years for the Boston architect John H. Sturgis and had several opportunities to tour and study architecture in Europe. He returned to Wheeling in 1892 to open his own architectural practice.

### Career Accomplishment of E.B. Franzheim:

Excerpt from National Register of Historic Places Registration Form for the Harry and Jessie Franzheim House at 404 South Front Street, Wheeling Island, Wheeling, West Virginia:

"Edward Bates Franzheim (1866-1942) was 'probably (one of) the most successful and best-known architects in the State of West Virginia. His body of work covers all classes of architecture and has designed many of the most elaborate buildings in Wheeling.' His contribution to downtown and the Wheeling Historic District was extensive:

- Linsly Institute- First Capitol of West Virginia-Addition
- James Fitzsimmons Residence, a.k.a The Fort Henry Club- Addition
- English Lutheran Church (Franzheim, Giesey & Faris).
- Rex Theatre
- Rogers Hotel
- YWCA
- Hazel-Atlas Company Building
- Lower Market House, Centre Market (listed on the National Register)."

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In Addition:

- Harry and Jessie Franzheim House at 404 South Front Street (listed on the National Register).
- The Fulton House at Echo Point, Residence, Shingle Style.
- Henry G Stifel's "Shadow Knoll" House, Italian Renaissance Style.
- The Behrens-Bippus House, Italian Renaissance Style.
- L. Woodward Franzheim House, Italian Renaissance Style.
- El Villa Apartments, Italian Renaissance Style.
- Oglebay Mansion Additions (listed on the National Register).
- The Durham-Peters Residence (listed on the National Register).

This is a partial list of Franzheim's Projects.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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### Secondary Sources:

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Nolin, Elizabeth. *Wheeling Port of Entry*. Fairmont, West Virginia: Fairmont Printing Company, 1984.

Wheeling Area Genealogical Society. *Index to History of the Pan-handle, Ohio, Brooke, Marshall and Hancock Counties, West Virginia*. Wheeling, West Virginia: Wheeling Area Genealogical Society, 1979.

Quinn, Kate. "The Men Who Built Wheeling". Unpublished Research Paper: Dec. 2009.



Virginia Apartments  
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**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 # OH-0001-3448  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: West Virginia Division of Culture and History

**Historic Resources Survey Number (if assigned):** Wheeling Heritage Project

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**10. Geographical Data**

**Acreage of Property** .280 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude:	Longitude:
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:

**Or**

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**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone:	Easting: <b><u>523498.04</u></b>	Northing: <b><u>4435772.25</u></b>
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

**The property is described in each of the deeds as follows:**

“...real property situated on the east side of Main Street, between Ninth and Tenth Streets in the City of Wheeling, County of Ohio, and State of West Virginia; and being parts of lots numbered forty-seven (47) and forty-eight (48) in that part of the said City of Wheeling known as “Old Town”, that is to say: Commencing at a point in the east line of said Main Street, said point being located 100.15 feet south of the southeast corner of said Main and Ninth Streets, and corner to the property formerly owned by Mortimer Pollock; thence in an easterly direction with Pollock’s line 121.9 feet to a twelve foot alley; thence in a northerly direction with the west line of said alley 70.15 feet to a point; thence in a westerly direction with a line parallel to the south line of Ninth Street 121.9 feet to the east line of said Main Street’ thence in a southerly direction with the said east line of Main Street 70.15 feet to the place of beginning.”

**Boundary Justification** (Explain why the boundaries were selected.)

The recent deed information noted above is consistent with the available information about the site. The site is locally recognized as being at the corner of Main Street and Ninth Street on the east side of Main Street next to Interstate 70. All property currently owned by the Co-operative is included above

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**11. Form Prepared By**

name/title: **Wendy M. Scatterday, AIA, NCARB**  
organization: **Scatterday Architecture**  
street & number: **113 Edgwood Street**  
city or town: **Wheeling** state: **WV** zip code: **26003**  
e-mail **wscatterday@gmail.com**  
telephone: **304.281.3949**  
date: **7.29.2021**

Virginia Apartments  
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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Figure Log:

**Figure 01:** USGS Map with Virginia Apartments Located

**Figure 02:** City of Wheeling Enlarged Map with Historic Districts

**Figure 03:** Photo Key

**Figure 04:** Typical Floor Plan

### Photo Log:

**Photo 1:** View at South/East side adjacent to alley/parking

**Photo 2:** View at North side adjacent to 9<sup>th</sup> Street/I-70 Interstate

**Photo 3:** View of Virginia Apartments from Main Street

**Photo 4:** Formal Entry from Main Street

**Photo 5:** Cornice from Courtyard below

**Photo 6:** View of Virginia Apartments Courtyard

**Photo 7:** Lobby Interior

**Photo 8:** Rear Elevation

**Photo 9:** Stairway from above

**Photo 10:** Interior Apartment - Hallway

**Photo 11:** Interior Apartment - Passthrough

**Photo 12:** Interior Apartment - Living Room

**Photo 13:** Interior Apartment - Kitchen

**Photo 14:** Interior Apartment - Bathroom

Virginia Apartments

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## Figures

**Figure 1:** USGS Map with Virginia Apartments Located

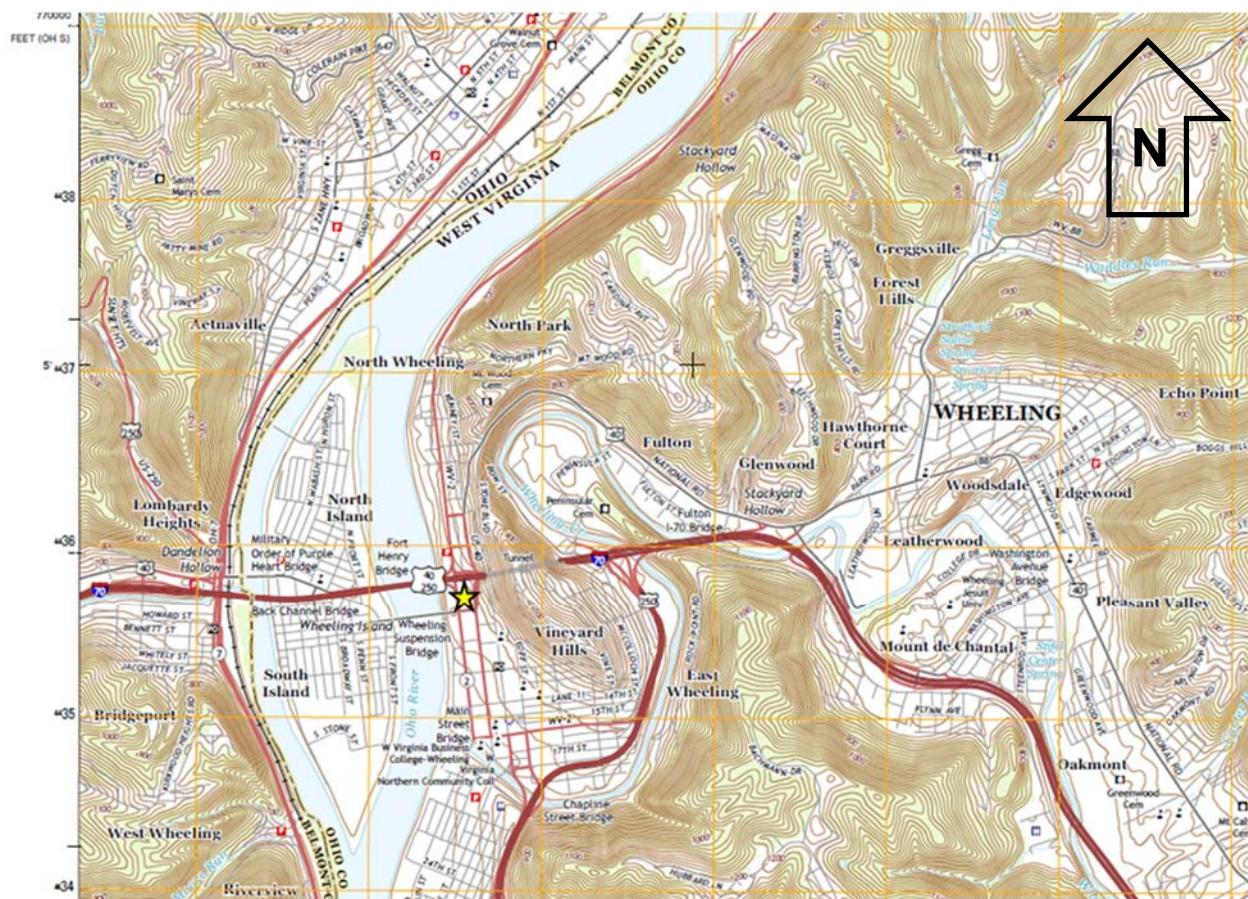
Virginia Apartments

902 Main Street

Wheeling, WV 26003

Ohio County

UTM 17: (523498.04E, 4435772.25N)



Virginia Apartments

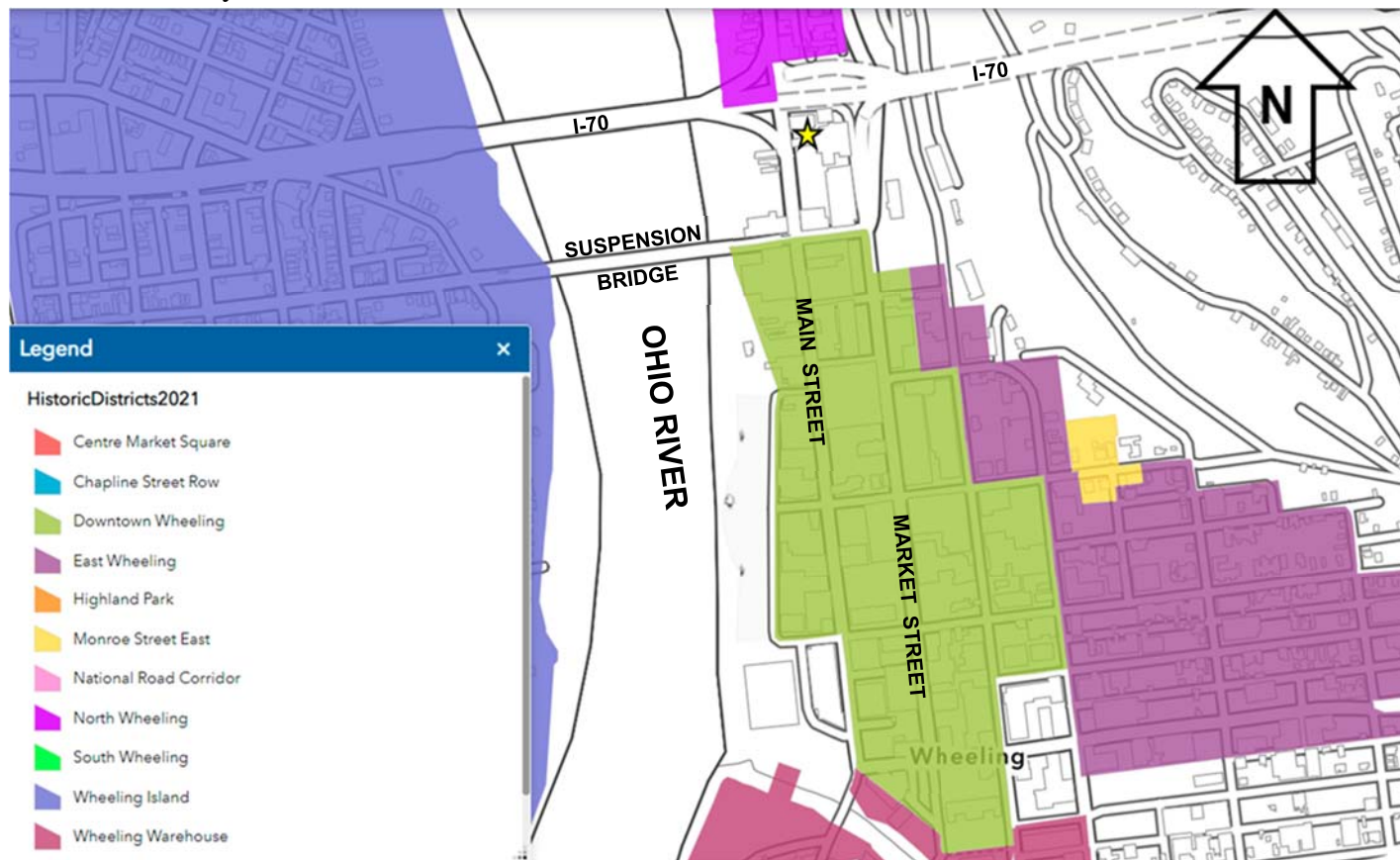
Name of Property

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**Figure 2:** City of Wheeling Enlarged Map with Historic Districts (Not to Scale)

Virginia Apartments  
902 Main Street  
Wheeling, WV 26003  
Ohio County



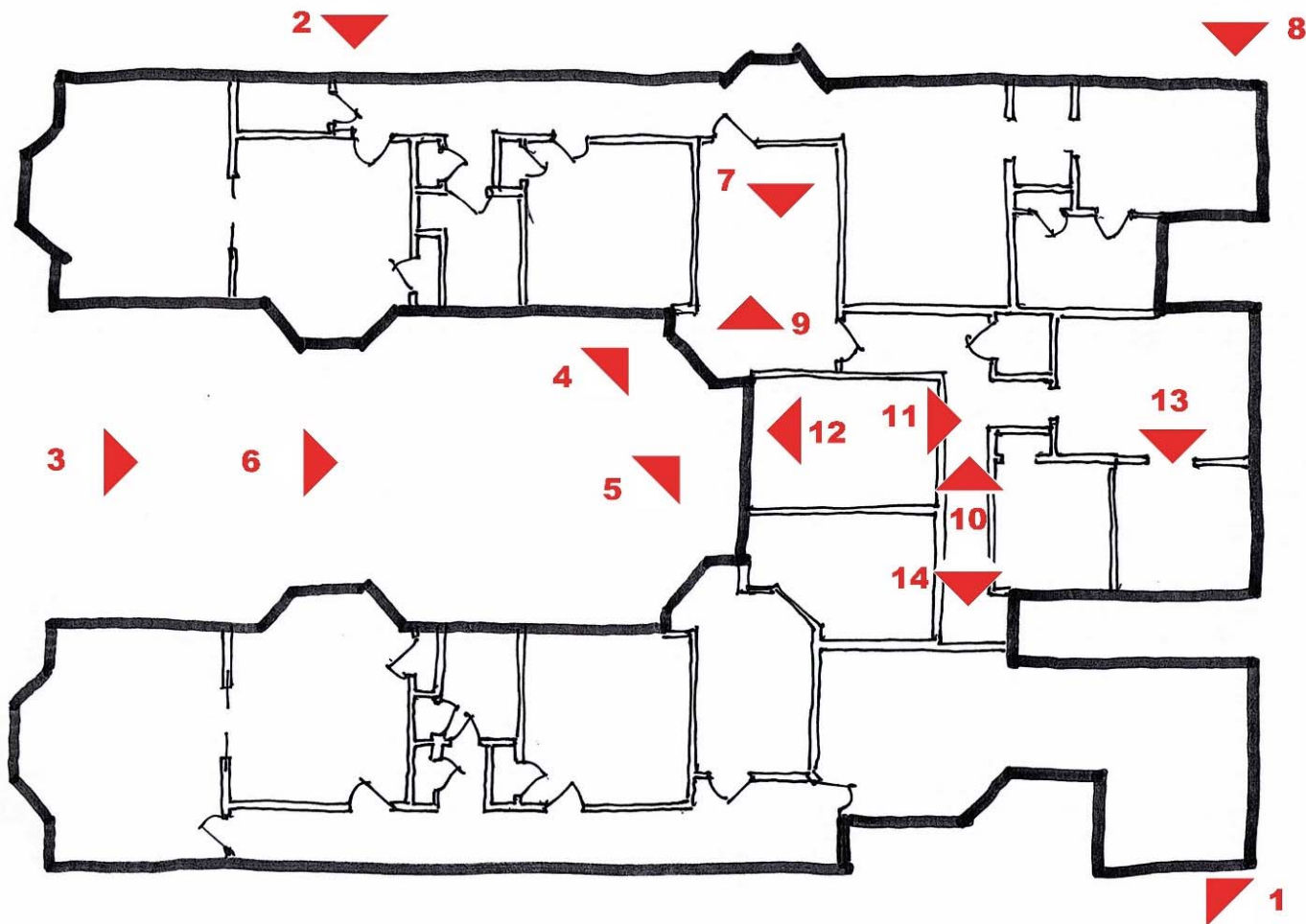


Virginia Apartments  
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**Figure 3: Photo Key**

Virginia Apartments  
902 Main Street  
Wheeling, WV 26003  
Ohio County

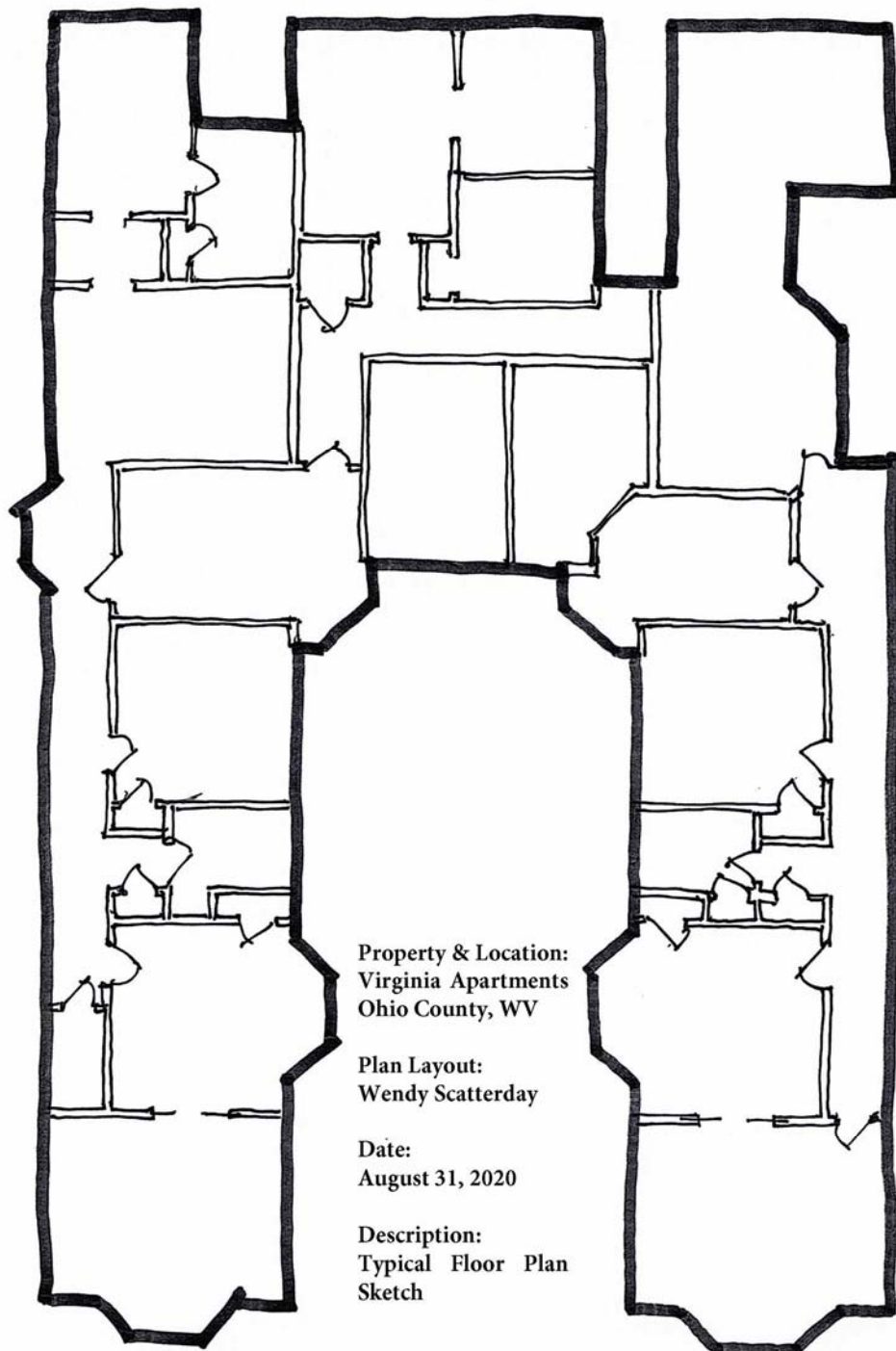


Virginia Apartments  
Name of Property

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**Figure 4:** Typical Floor Plan (Not to Scale)

Virginia Apartments  
902 Main Street  
Wheeling, WV 26003  
Ohio County



Virginia Apartments  
Name of Property

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## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log:

Name of Property: **Virginia Apartments, Ohio County, WV**

City or Vicinity: **Wheeling**

County: **Ohio**

State: **West Virginia**

Photographer: **Wendy Scatterday**

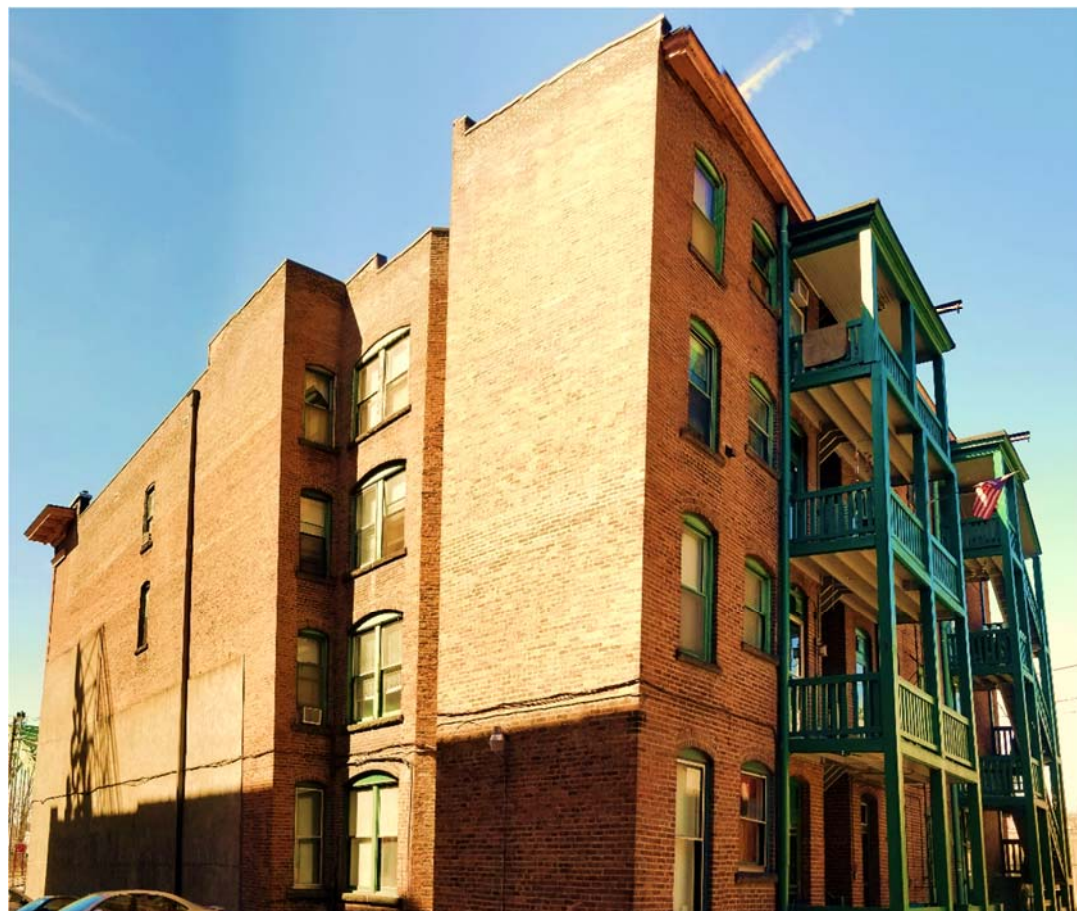
Date of Photographs: **7/26/21, 7/28/21**

Location of Original Digital Files: **113 Edgwood Street, Wheeling, WV 26003**

Number of Photographs: **14**

**Photo 1: WV\_Ohio County\_Virginia Apartments\_01**

**View at South/East side adjacent to alley/parking**





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**Photo 2: WV\_Ohio County\_Virginia Apartments\_02**  
**View at North side adjacent to 9<sup>th</sup> Street/I-70 Interstate**



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**Photo 3: WV\_Ohio County\_Virginia Apartments\_03**  
**View of Virginia Apartments from Main Street**





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**Photo 4: WV\_Ohio County\_Virginia Apartments\_04  
Formal Entry from Main Street**



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**Photo 5: WV\_Ohio County\_Virginia Apartments\_05**  
**Cornice from Courtyard below**





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**Photo 6: WV\_Ohio County\_Virginia Apartments\_06**  
**View of Virginia Apartments Courtyard**



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**Photo 7: WV\_Ohio County\_Virginia Apartments\_07**  
**Lobby Interior**





Virginia Apartments

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**Photo 8: WV\_Ohio County\_Virginia Apartments\_08**  
**Rear Elevation**



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**Photo 9: WV\_Ohio County\_Virginia Apartments\_09**  
**Stairway from above**





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**Photo 10: WV\_Ohio County\_Virginia Apartments\_10  
Interior Apartment - Hallway**



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**Photo 11: WV\_Ohio County\_Virginia Apartments\_11  
Interior Apartment - Passthrough**



Virginia Apartments

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**Photo 12: WV\_Ohio County\_Virginia Apartments\_12**  
**Interior Apartment - Living Room**



Virginia Apartments

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**Photo 13: WV\_Ohio County\_Virginia Apartments\_13**  
**Interior Apartment - Kitchen**





Virginia Apartments

Name of Property

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**Photo 14: WV\_Ohio County\_Virginia Apartments\_14  
Interior Apartment - Bathroom**



Virginia Apartments

Name of Property

Ohio, West Virginia

County and State

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.