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LEOVA Employer

December 15, 2021

Ms. Betsy Sweeny
Wheeling Historic Landmarks Commission
1400 Main Street
Wheeling, WV 26003

*Re: Wheeling Warehouse Historic District (Boundary Increase)
National Register of Historic Places nomination*

Dear Ms. Sweeny:

We are pleased to inform the Wheeling Historic Landmarks Commission (HLC) that the Wheeling Warehouse Historic District (Boundary Increase) is currently on the proposed agenda for consideration by the West Virginia Archives and History Commission (the Commission) for nomination to the National Register of Historic Places. The Commission will consider the nomination at its Winter meeting scheduled to be held on February 24, 2022 in Charleston, WV.

As a Certified Local Government (CLG) you are required to comment on any National Register nomination that occurs within the HLC's jurisdiction. Enclosed for your review is a draft nomination prepared by Debbie Griffin of Heritage Architectural Associates. The enclosed comment sheet is provided to record the HLC's comments and recommendations. If possible, our office would appreciate receiving the comment sheet before the meeting of the Archives and History Commission.

Should you have any questions, please feel free to contact Emily Vance, National Register & Architectural Survey Coordinator at emily.s.vance@wv.gov or 304.558.0240 ext. 121.

Sincerely,

A handwritten signature in cursive script that reads "Susan M. Pierce".

Susan M. Pierce
Deputy State Historic Preservation Officer

enclosures

CLG NATIONAL REGISTER COMMENT SHEET

Certified Local Governments are required to comment on any National Register nomination that occurs within its jurisdiction. This sheet shall serve as documentation of the historic landmark commission's participation in the National Register review process. It should accompany the chief elected official's formal recommendation to the West Virginia State Historic Preservation Office. (See Section 6 of the CLG Legislative Rules for more information.)

NAME OF PROPOSED NOMINATION: Wheeling Warehouse Historic District (Boundary Increase)

NAME OF HISTORIC LANDMARK COMMISSION: Wheeling Historic Landmarks Commission

PART ONE: PUBLIC MEETING AND COMMENTS

1. Date of Receipt of NR Nomination from SHPO: _____

2. Date of Meeting at Which NR Nomination was discussed: _____

3. Commission Members Present: _____

4. Were any public comments received by the landmark commission? If so, please summarize or attach.

PART TWO: PROFESSIONAL QUALIFICATIONS

1. Did the HLC sponsor the nomination? _____

2. Does the Historic Landmark Commission have professional expertise according to Section 4.02b of the CLG Legislative Rules to review the nomination? If yes, please list the commission member's name. (Section 4.02b refers to 36 CFR 61 which lists acceptable professional qualifications for history, architecture, architectural history, planning, real estate, American studies, geography, landscape architecture, law, engineering, or archaeology.)

3. If the HLC does not have a member meeting the federally required professional standards, please describe the efforts of the commission to contact a qualified professional in the area of significance.

CLG NATIONAL REGISTER COMMENT SHEET - page 2

PART THREE: NATIONAL REGISTER CRITERIA

A nomination must meet established criteria to be listed on the National Register. After sufficient discussion, check off the appropriate National Register criteria which the nomination may meet. For a thorough explanation of criteria, consult the Local Preservation Brief, "What are the National Register Criteria?"

- _____ CRITERION A: association with significant historic events
- _____ CRITERION B: association with significant persons
- _____ CRITERION C: distinctive architectural stylist features; a work of a master; high
artistic value; or an historic district
- _____ CRITERION D: archaeological significance, historic or prehistoric

ADDITIONAL COMMENTS REGARDING THE NOMINATION:

PART FOUR: RECOMMENDATION OF THE HISTORIC LANDMARK COMMISSION

Based on our review of the nomination of this property, we recommend do not recommend its inclusion in the National Register.

Chairman of the HLC

Date

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: Wheeling Warehouse Historic District (Boundary Increase)

Other names/site number: N/A

Name of related multiple property listing: N/A

2. Location

Street & number: Roughly bounded by Main Street (west), 20th Street (south), Wheeling Creek (north) and the east side of Market Street (east).

City or town: Wheeling

State: West Virginia

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 X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>_____ Signature of certifying official/Title: Deputy State Historic Preservation Officer Date <u>West Virginia State Historic Preservation Office</u> State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

Wheeling Warehouse Historic District (Boundary Increase)
Name of Property

Ohio County, West Virginia
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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:) _____

Signature of the Keeper

Date of Action

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

Wheeling Warehouse Historic District (Boundary Increase)
Name of Property

Ohio County, West Virginia
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>6</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade: Factory, Warehouse, Specialty Store

Domestic: Multiple Dwelling

Transportation: Railroad Related

Current Functions

(Enter categories from instructions.)

Commerce/Trade: Restaurant, Specialty Store

Domestic: Multiple Dwelling

Vacant

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements: Commercial Style

Early Republic: Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Foundation: Sandstone/Concrete Block/Concrete/Brick

Walls: Brick

Roof: Asphalt Shingle/Roll Roofing

Other: N/A

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

The Wheeling Warehouse Historic District, composed of warehouse and commercial style buildings and structures generally between Main Street and the Ohio River south of Wheeling Creek, was listed in the National Register of Historic Places on December 16, 2002. The historic district is represented by 19th- and 20th-century warehouse and commercial buildings and 20th-century structures executed in the Commercial style. This nomination proposes to expand the boundaries of the original historic district to include additional resources that share similar historic function and architectural styles of the original Wheeling Warehouse Historic District. The architecture of the expanded Warehouse District is generally commercial in nature. Two stone structures related to the railroad industry are included in this nomination. The structures are within the original boundary of the District but were not detailed in the original nomination.

The dominant architectural style is the Late American Commercial Style, as the contributing buildings were all historically used as commercial storefronts. Brick is the principal construction material for these buildings, with most built atop sandstone foundations. A mix of two- and

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three-story buildings, all of the contributing buildings in the expanded area feature street-level storefronts, second and some third floor residential space, and decorative cornices featuring brackets or detailed brick work.

Description of Individual Resources

#1

Site # OH-0001-3146

1920 Main Street

c. 1918

Photo #1

contributing building

This two-story brick commercial building has a flat roof with decorative brick banding and corbels at the cornice. The first floor has been modified over time, but maintains its corner storefront entrance. The second-floor features seven bays and regular fenestration. The building is located at the northeast corner of Main and 20th Streets and has no setback from the public sidewalk. The resource retains general historic architectural integrity and contributes to the overall historic character of the District.

#2

Site # OH-0001-3123

15 20th Street

c. 1948

Photo #1

contributing building

This one-story concrete block garage has a flat roof with parapet. The front façade, which is clad in brick, has a large overhead garage door, a man door and two window openings that have been infilled with glass block. It faces south with no setback from the pedestrian sidewalk. The resource retains general historic architectural integrity and contributes to the overall historic character of the District.

#3

Site # none

21 20th Street

c. 1986

Photo #2

noncontributing building

This one-story commercial building has a flat roof with decorative stucco cladding on the top third. It is constructed of concrete block clad in brick veneer. The building faces the parking lot to the east. A large, prefabricated garage structure is attached at the north end of the east elevation. The garage sits atop a brick and concrete foundation and is sheathed in metal siding. It faces south and is fronted by a concrete- and asphalt-paved parking lot. The resource was constructed outside the period of significance and therefore does not contribute to the historic character of the District.

#4

Site # OH-0001-3077

29 20th Street

c. 1851

Photo #3

contributing building

This three-story mixed-use building has a flat roof with bracketed cornice. The building was originally a two-story duplex, and it appears that the third story was added c. 1910. The fenestration at the third story (eight bays) does not match the second story (six bays). The west side of the front façade features an angled storefront and corner entrance. The front façade also features an entrance door with sidelights. The storefront window and both doors are covered by a

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shallow pent-roofed cover with brackets. The building has no setback from the public sidewalk, and the grade slopes down sharply to the west. The resource retains general historic architectural integrity and contributes to the overall historic character of the District.

#5

Site # OH-0001-3076

Photo #4

1900-1912 Market Street

1890s-1927

contributing building

This 2-story brick commercial building sits on a sandstone foundation. It has a flat roof and a decorative brick parapet with a scalloped central section. The first floor has been modified over time but maintains seven storefronts, with tripartite wood windows at the 2nd level. It faces west with no setback from the pedestrian sidewalk. The resource retains general historic architectural integrity and contributes to the overall historic character of the District.

The following contributing resource falls within the original boundary but was omitted from the original nomination.

#6

Site # OH-0001-3152

Photo #5

Railroad retaining walls, Wheeling Creek c. 1906

contributing structures

These structures are retaining walls that supported the railroad system. They are situated north of 1920 Main and south of Wheeling Creek. The resources retain general historic architectural integrity and contribute to the overall historic character of the District.

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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

Wheeling Warehouse Historic District (Boundary Increase)
Name of Property

Ohio County, West Virginia
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Areas of Significance

Transportation

Industry

Commerce

Architecture

Period of Significance

ca. 1852-1952

Significant Dates

1852

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Long, M.A. Architect for B&O

Carothers, D.D. Chief Engineer for B&O

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.)

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The Wheeling Warehouse District is significant for its association with the industrial and commercial growth of Wheeling in the late 19th and early 20th centuries. The Railroad's arrival in Wheeling in 1852 opened up new means of trade and allowed for a rapid expansion of many industries in the City. The increased commerce that occurred in this area is seen through the many commercial-style buildings in the district. The Warehouse District is also significant for its association with warehouse and commercial architectural styles of the late 19th and early 20th centuries. The proposed boundary expansion includes additional resources that share similar historic function and architectural styles of the original Wheeling Warehouse Historic District.

Detailed study of deeds, city directories, and insurance maps reveal that the buildings in the expanded area were all consistently involved in the commercial activities of the neighborhood. Storefronts and offices provided tenants for these commercial first floor spaces, with residential or additional office space relegated to the upper floors. Four buildings within the proposed boundary increase contribute to the proposed Wheeling Warehouse Historic District (Boundary Increase) at the local level of significance under Criterion A: Transportation or Commerce and Criterion C: Architecture. The Period of Significance for the boundary increase is ca. 1852-1952, unchanged from the original.

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

NOTE: Within the text, resource numbers are designated as (R#) and photo numbers are designated as (P#).

The Wheeling Warehouse Historic District boundary expansion is significant under Criterion A for its association with the settlement and development of Wheeling in the later 19th century, and particularly this development as it is tied to the railway system, which allowed for the industrial development of Wheeling. This area is also significant under Criterion C for its association with the architecture of type of structure associated with commercial development in the late 19th- and early 20th-centuries.

Under Criterion A, this area contributes to this history of Wheeling's relationship with the rail system. A natural point of conduct for transportation, Wheeling's location along the Ohio River, coupled with Wheeling Creek, made it an ideal location for early settlement.

Before the presence of any European settlers, the Native Americans in and around Wheeling used the rivers and creeks as a major means of transportation. Beginning in the 18th century, early settlers considered Wheeling a gateway to the west, and a prominent thoroughfare for trade along the Ohio River. The arrival of the National Road brought more settlers and industry, as part of a long stretch of road beginning in Cumberland, Maryland and ending in Vandalia, Illinois.

In 1852, the Baltimore and Ohio Railroad was completed in Wheeling, connecting the Atlantic Ocean and the Ohio River continuously for first time. This "Marriage of the East and West"

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allowed industry to boom in Wheeling. Remnants of this industry can still be seen today in the railroad trestles and retaining walls included in the existing Warehouse District and Resource #6 (P#5), which was included within the original boundary but was not mentioned in the original nomination.

The building at 1920 Main Street (R#1, P#1) was occupied by Wheeling Machine and Welding (later Wheeling Machine Products) from 1918 until about 1950. It was subsequently occupied by Wheeling Plumbing and Industrial Supply. The adjacent building at 15 20th Street (R#2, P#1) was constructed as a garage for the Jebbia Metz Co., a wholesale produce company that was located at 1916 Main Street (now demolished) between 1920 Main Street and the railroad tracks. Jebbia Metz occupied the garage through the 1950s.

The building at 29 20th Street (R#4, P#3) was constructed c. 1851 by Samuel Mason, a steamboat captain. Originally a duplex, the third story was added c. 1910 by Dr. David H. Taylor, who was a physician and also Sheriff of Ohio County from 1904 to 1908. The building housed commercial activities on the first level and the Taylor Flats on the upper two stories. The building at 1900-1912 Market Street (R#5, P#4) was originally a series of one- and two-story buildings constructed in late 19th and early 20th centuries. The buildings were consolidated as a two-story building c. 1927 as the Hasenauer Apartments, with retail on the first level and residential on the upper level.

Under Criterion C, this area is also significant for its association with the architecture and type of building common to commercial development of the late 19th and early 20th centuries. These buildings supported commerce and trade by providing commercial storefront space on their first floors, and office or residential space on the upper levels. Often constructed following a tripartite scheme, these commercial buildings featured a solid base, first-level commercial space, a middle section with little to no ornament housing two to four stories, and a "cap" at the roofline or cornice, with modest decoration.

Resources #1-2 and 4-5 illustrate the style of this period. These buildings are all two or three stories, with first floor storefronts, and office/residential upper floors. All are of brick construction, with flat roofs.

Wheeling Warehouse Historic District (Boundary Increase)
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9. Major Bibliographical References

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

Manfred & Simpson. (1853). Map of the City of Wheeling and Suburbs, Ohio Co. Virginia.

Map of the City of Wheeling South Wheeling and LaGrange West Virginia. (1871). New York: F. W. Beers & Co.

National Register of Historic Places, Wheeling Warehouse Historic District, Wheeling, Ohio County, West Virginia, National Register #02001530.

Sanborn Insurance Maps, Wheeling, WV, 1902, 1921-22, 1921-1951.

Wheeling, West Virginia. (1891-98, 1901-34). *U.S. City Directories, 1822-1995*. Retrieved from Ancestry.com: <https://search.ancestry.com/search/db.aspx?dbid=2469>

Unpublished research by Jeanne Finstein, President, Friends of Wheeling, August 2021.

Wheeling Warehouse District

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 # _____

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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Wheeling Warehouse Historic District (Boundary Increase)
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Acreage of Property 1.61 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

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|--------------------|----------------------|
| 1. Zone: 17N | Easting: 523559.10 | Northing: 4434741.46 |
| 2. Zone: 17N | Easting: 523564.77 | Northing: 4434755.84 |
| 3. Zone: 17N | Easting: 523637.50 | Northing: 4434757.88 |
| 4. Zone: 17N | Easting: 523696.32 | Northing: 4434697.08 |
| 5. Zone: 17N | Easting: 523663.47 | Northing: 4434657.97 |

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

The boundary of the Warehouse District Expansion is shown as the thick red line on the map titled "Wheeling Warehouse Historic District (Boundary Increase) District Map". The map is used as the verbal boundary description.

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Boundary Justification (Explain why the boundaries were selected.)

The buildings in the expanded area were all consistently involved in the commercial activities of the neighborhood.

11. Form Prepared By

name/title: Deborah Griffin
organization: Heritage Architectural Associates
street & number: 2307 Chapline Street, Suite 1
city or town: Wheeling state: WV zip code: 26003
e-mail: dgriffin@heritagearchitectural.com
telephone: 681.207.9975
date: 12/9/2021

and

name/title: Betsy Sweeny
organization: Wheeling Heritage
street & number: 1400 Main Street
city or town: Wheeling state: WV zip code: 26003
e-mail: bsweeny@wheelingheritage.org
telephone: 304.232.3087

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.)

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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: Wheeling Warehouse Historic District (Boundary Increase)

Address: Bounded by Main Street (west), 20th Street (south), Wheeling Creek (north) and the east side of Market Street (east).

City or Vicinity: Wheeling, West Virginia

County: Ohio

State: West Virginia

Photographer: Lisa Schmidtke, Heritage Architectural Associates

Date Photographed: October 28, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 5.

Description: 1920 Main Street and 15 20th Street, looking northeast.

2 of 5.

Description: 21 20th Street, looking northwest.

3 of 5.

Description: 29 20th Street, looking northeast.

4 of 5.

Description: 1900-1912 Market Street, looking east.

5 of 5.

Description: Railroad retaining wall, looking east.

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

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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.
