

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

1. Name of Property

historic name: North Wheeling Historic District (boundary amendment)

other names/site number: N/A

2. Location

street & number: Roughly bound by 6th Street, Main Street, Market Street, and Main Street Terrace not for publication: N/A
city or town: Wheeling vicinity: N/A
state: West Virginia code: WV county: Ohio code: 069 zip code: 26003

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 for additional comments.)

Susan M. Pierce, Deputy State Historic Preservation Officer

Date

West Virginia Division of Culture and History
State or Federal Agency or Tribal government

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

_____ entered in the National Register	_____	_____
_____ See continuation sheet.	_____	_____
_____ determined eligible for the	_____	_____
National Register	_____	_____
_____ See continuation sheet.	_____	_____
_____ determined not eligible for the	_____	_____
National Register	_____	_____
_____ removed from the National Register	_____	_____
_____ other (explain): _____	_____	_____

Signature of Keeper

Date of Action

=====

5. Classification

=====

Ownership of Property

☒ private
_____ public-local
_____ public-State
_____ public-Federal

Category of Property

_____ building(s)
☒ district
_____ site
_____ structure
_____ object

Number of Resources within Property

Contributing

21
0
0
0
21

Noncontributing

0
0
0
0
0

buildings
sites
structures
objects
Total

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

Name of related multiple property listing: N/A

=====

6. Function or Use

=====

Historic Functions

Domestic/Single Dwellings/Apartments
Commerce/Grocery Stores, Restaurants, Shops
Government/Fire Station, Offices, Water Works

Current Functions

Domestic/Single Dwellings, Apartments
Commerce/Restaurants, Offices, Shops
Government/ Fire Station

=====

7. Description

=====

Architectural Classification

Late Victorian: Italianate

Materials

Foundation: stone, brick
Roof: slate, composite roll, asphalt shingle
Walls: brick, wood
Other: terra cotta, metal, wood

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.

Name of Property

County and State

Criteria Considerations

- _____ A owned by a religious institution or used for religious purposes.
- _____ B removed from its original location.
- _____ C a birthplace or a 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

Architecture

Community planning and development

Period of Significance

c.1850 – c.1920

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

See continuation sheets

Name of Property

County and State

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: Less than one acre

UTM References

Zone	Easting	Northing
17	523462	4436094

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet.

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

=====

11. Form Prepared By

=====

name/title: Jennifer Loustau

organization: Loustau Williams, LLC

street & number: 715 Main Street

city or town: Wheeling

date: March 2007

telephone: (304) 233-6596

state: West Virginia **zip code:** 26003

=====

Property Owner

=====

Multiple.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 7

Page 1

This amendment application describes the half block from Main Street Terrace to 6th Street, on both sides of Main Street and the west side of Market Street. It is chronologically and stylistically in keeping with the original historic district from 9th to 7th Streets. This section of town, part of the Jonathan Zane Addition of 1825, is one of the oldest sections of Wheeling. The National Road reaches the Ohio River via 7th Street where it tees into Main Street. This important intersection saw a lot of early 19th century commercial activity due to its proximity to the 9th Street landing and the Suspension Bridge at 10th Street. In the late 19th century the neighborhood was largely rebuilt as a residential neighborhood for wealthy industrialists and merchants and, slightly further north, the middle class employees of those foundries and shops. Most of the extant buildings are late 19th century and early 20th century, with only a couple of newer buildings and a couple of empty lots where buildings were razed.

The condition of the neighborhood is transitional; that is, about one in two houses have been restored to some extent. Some of the larger homes have been divided into rental apartments, and some have been returned to their original function as a single-family dwelling. There are a few commercial uses detailed below.

122. 17 Main Street Terrace c.1850 contributing

This two-story, four bay house has a vinyl siding façade, a side-gabled roof, and a rough-cut stone foundation. The windows are one-over-one, double-hung sash replacements. Judging from the foundation and the building profile, it appears to be older than most of the Victorian neighborhood. Unlike its neighbors, it faces not the street, but rather the Ohio River.

123. 19 Main Street Terrace c.1860 contributing

This two-story, five-bay, Italianate building has a symmetrical, English bond brick façade, asphalt shingle roof, and a rough-cut stone foundation. The side-gabled roof is interrupted on the front with a widely overhanging eave supported by wooden scrolled brackets. There is a chimney in each endwall. The windows are hooded with U-shaped wood lintels and stone sills. All the windows have infill sashes the center window, which contains a 2/2 slotted vent. There are no window openings on the sides, indicating dense neighborhood construction. The front door has the same shallow arch as the windows, but the hood is missing. Concrete steps, a probable addition, led to the door. The rear wall holds indications of two later additions and a pediment over the central door. Otherwise the rear is quite plain, in marked contrast to the front.

125. 623 – 625 Market Street c.1890 contributing

This three-story, three bay building has a running-bond brick façade, a flat roof, and a concrete foundation. The first and second bays have a dentillated brick cornice while the third bay has a slight overhang with possibly one bracket. The front entrance is a modern replacement. Dominating the third bay is a shingled oriole window on the second and third floors. The floors are divided by massive rusticated stone. The windows are simple one-over-one, double-hung

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETNorth Wheeling Historic District (boundary amendment)
Name of PropertyOhio County, WV
County and State

Section 7

Page 2

sash. The first and second bays have paired one-over-one, double-hung sash windows on the third floor and single one-over-one, double-hung sash windows on the second and first floors. They are accented by ashlar lintels. Originally, the third bay might have contained a storefront, but it is now covered with vinyl siding. It contains one two-over-two, double-hung sash window with shutters. The rest of the building appears to have originated as apartments. The side and rear brickwork is English bond.

126. 621 Market Street**c.1890****contributing**

This two-story, three bay residence has a brick façade, flat roof, and a stone foundation. The dominant feature is the parapetted brick on the roof. The windows are all one-over-one, double-hung sash with stone sills and caps. The replacement door also has a stone cap. The brickwork incorporates egg-and-dart bands, terracotta flower insets and banding, and a stepped fascia under the eaves of a large attic dormer window. The roof of the dormer has a curved bottom edge.

127. 617-619 Market Street**c.1890****contributing**

This two-story, four bay duplex building has a brick façade, a flat roof, and a rough-cut, stone foundation. The roof has a flat, decorative parapet. The windows all have infill in what may have been either a larger window or a transom. The top story windows are one-over-one, double-hung sash replacements and the bottom story windows are bay replacements. All windows have heavy rusticated stone lintels and ashlar sills. The front door is a vinyl replacement with a stone lintel.

128. 609 - 611 Market Street**c.1860****contributing**

Four-bay, two-story Italianate-style duplex with two doors on the main elevation and a one-over-one, double-hung sash window to each side. The second story has four, one-over-one, double-hung sash windows. The duplex has two interior brick chimneys and a side gable roof with a large cornice featuring cornice returns and decorative paired brackets and dentil molding. The building has vinyl siding.

129. 605 - 607 Market Street**c.1870****contributing**

This four-bay Italianate duplex has been remodeled on the ground floor but the second floor retains its original windows and pedimental lintels. Above is a carved cornice with paired brackets. The building is brick on a stone foundation.

130. 601-603 Market Street**c.1860****contributing**

This large two-story brick building on the corner of Market and Sixth Streets retains vestiges of its former storefront: a pattern of door-window-door-window under a bracketed cornice. There are ashlar stone lintels and a stone foundation. The entire building is English bond brick.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETNorth Wheeling Historic District (boundary amendment)
Name of PropertyOhio County, WV
County and State

Section 7

Page 3

131. 24 Sixth Street**c.1890****contributing**

Two story, two bay house with hipped roof with aluminum and T-111 siding. One-over-one, double-hung sash windows. Replacements doors on first story. Second story has small, overhanging porch with metal awning and rail and a bay window.

133. 600 Main Street**c.1850****contributing**

The two-story, four bay, late Federal style building has brick façade, and front-gabled roof. A gabled dormer is centered on the roof with a 1/1 window. The dormer window has a Greek temple motif with fluted pilasters and a classical pediment. The roof has a slight overhang supported by brackets. The second story windows have stone sills. The main story has two bay windows with transepts and two doors with transepts. There is an overhang above the main story supported by brackets. This store appears to have been two buildings that were later connected. The façade was a storefront in the late nineteenth century, modified in the twentieth century as a grocery store. The interior of the store has tin walls and a tin ceiling in good repair.

134. 604 Main Street**c.1900****contributing**

This three-story, three bay Renaissance Revival apartment building has a brick façade and a flat roof. The front entrance appears to hold a wooden door. This building dominates the block with massive double brackets in a wide overhanging cornice. Two plastered orioles balance the center door and stairwell. They contain 1/1 wooden windows. The central bay contains an arched window opening on the third-story and a flat window opening on the second-story. Both windows are ornamented with ironwork balconies. The first floor contains what appears to be two, four-pane windows flanking the front door. There are six apartments in the three-story building. It was built on the site of two older buildings of around 1865, most likely townhouse residences. A stable filled the southeast corner until a few years ago.

135. 610 Main Street**c.1870****contributing**

This two-and-one-half-story, three bay, Italianate residence has a brick façade, slate roof, and a stone foundation. The roof is side-gabled with a front overhang supposed by paired and single scrolled brackets. There is a shed dormer on the roof with a 2/2 window crowned by a curved moldings. The symmetrical façade employs these same curved moldings on all the windows and the front door. The top story has three, 1/1 windows and the bottom floor has two, 1/1 windows. The front door has a segmental arch transom. The basement level has a segmental arched window and a wooden door leading to the cellar. Two wood orioles face north. A later brick porch addition has modified the side of the house.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 7

Page 4

136. 614 Main Street

c.1890

contributing

This two-story, three bay Renaissance Revival building has a brick façade. The roof is an asymmetrical, half-hip with a flat-roofed three-window dormer. There is horizontal banding at each floor in stone and decorative brick. A stained glass window balances the ground floor façade while overhead is a Palladian window. The third floor has three windows. There is a large Richardsonian brick arch springing from massive stone bases delineating the recessed front door.

137. 620 Main Street

c.1900

contributing

This one-story, one bay building has a front-gabled, asphalt shingled roof, a wood siding façade, and a concrete foundation. There is an awning over covering the front of the barbershop. A masonry addition has been added in the back.

138. 622 Main Street

c.1880

contributing

This two-story, three bay Italianate residence has a brick façade, a side-gabled roof, and a stone foundation. The roof overhangs slightly with very shallow brackets. The second story has three, 1/1 windows. The first story has two, 1/1 windows. The front door is located in the third bay and has a scalloped stone cap that is flush with the façade. There is a small, square vent in the gable. The original doors and windows of have been removed and replaced. The only original Italianate detailing remaining are the paired brackets and the elaborately carved cornice.

139. 624 Main Street

c.1900

contributing

This two-and-one-half-story, two bay, four-square residence has a brick façade, a slate roof, and a stucco-covered foundation. The hipped roof has brick chimneys on the side and hipped gables on the front and side. Each gable has two single-pane windows. The first story has a modified Palladian window with a rounded arch transept. Above the porch on the second story is a set of three 1/1 windows. The other second-floor fenestration is a wooden oriole with three 1/1 windows. The sides of the building have single 1/1 arched windows with stone sills. The front porch has a hipped roof with an overhang supported by scrolled brackets and three arched openings supported by square, brick columns.

140. 627 Main Street

c.1880

contributing

This four-story, three bay, Italianate residence has a brick façade, slate Mansard roof, and a stone foundation. There are two gabled dormer windows disguising the top floor. The windows are 2/2 and the dormers are trimmed with classical pilasters. Windows on the third floor have flat stone lintels and sills. Windows on the second and first floors. The front door has a curved lintel and a segmental arched transept.

141. 625 Main Street

c.1880

contributing

This two-story, three bay, Italianate house has a brick façade, side-gabled roof, and a stone

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 7

Page 5

foundation. The roof extends slightly and has a gabled dormer with a 1/1 window. The windows on the first and second floors have carved wood arched lintels decorated with keystones and scallop shells. Both these and the details on the front door match its four-story neighbor.

142. 623 Main Street

c.1890

contributing

This two-and-one-half-story, two bay, Queen Anne duplex has brick façade, a slate side-gabled roof, and a stone foundation. The corbelled cornice at the roof line is surmounted by two gabled dormers. The dormer on the south side is an arched Palladian window, while the dormer on the north side is a flat Palladian window. Both sides have identical second-story wood orioles. The orioles window are 1/1 with thin transoms. The roofs appear to have asphalt shingles. There are four brick arches across the front street level. The middle two arches are single pane windows with transoms. Each of the far arches are openings that lead to wooden doors. Of particular note are the two original kitchens in the basement level, accessible from Main Street by small stairs descending under the front stoop and on the rear opening at ground level onto a grassy lawn overlooking the Ohio River. In the kitchens are original built-in cabinets and fireplaces.

143. 621 Main Street

c.1880

contributing

This is a two-story, three bay, Italianate residence has a brick façade, asphalt shingle roof, and a stone foundation. The extended roof is supported with double brackets and a large cornice. There is a gabled dormer with a triangular pediment containing a 1/1 window. All windows are 1/1 with arched hoods and flat sills. The door has a flat lintel with a segmented arch. The rear is dominated by a later three-story wooden addition and porches overlooking the Ohio River.

144. 617 Main Street

c.1880

contributing

This modest two-story, two bay residence has a brick façade and an asphalt shingle roof. The roof supports a gabled dormer with a 1/1 window. There is second-story wood oriole with paired wood brackets under the cornice. There is a large window on the first story with a stone sill. The door has a wide stone lintel and a small transept. The north side has been faced with new brick.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 8

Page 6

Statement of Significance

The North Wheeling Historic District Boundary Amendment is eligible for listing in the National Register of Historic Places at the local level under National Register *Criterion A: Community Planning and Development* and under *Criterion C: Architecture*. The period of significance begins c.1850 with the construction of the oldest resources in the district and ends c.1920 to reflect the time period when major growth of North Wheeling steadied.

The major factors in Wheeling's existence – transportation, manufacturing, and retail – contributed to the steady growth of the city, from about 1818 when the National Road was completed to Wheeling, to the post- World War II manufacturing boom. The historical overview for the North Wheeling Historic District has been covered by the original National Register nomination (listed 10/27/88). This amendment nomination focuses on the community development of the specific area between 5th Street and 7th Street in Wheeling, known as the Jonathan Zane Addition.

History/Community Planning and Development

Ebenezer Zane and his brother Jonathan established the Wheeling settlement in 1769. The original layout was for 120 lots, which were surveyed and recorded in 1792. Laid out in a grid pattern organized around two major streets (what are now Main and Market), the settlement took advantage of the relatively flat land on a high bluff above the Ohio River (what is now 7th Street through 9th Street). Five years later Jonathan laid out an additional 140 acres to the north of the original settlement which then became known as “Old Town.” The new plan, called “Jonathan Zane's Addition,” organized 52 plots around the same two major streets. It was recorded in the Deed Book in 1825 as follows:

A Plan of part of the Town of Wheeling laid out on the land of Jonathan Zane in the year 179— [sic] and marked & numbered as appears on the plan. Reference the external lots are those in the range of squares marked A, D are 66 feet in front & 231 feet in ~~front~~ [sic] depth. The lots in the range of squares B.C. are 66 feet in front and 132 in depth. I hereby certify that this is a true copy of the plot in my profession, December 2nd 1825.
Ezekial Hildrath

Following this record in the deed book is a hand-drawn plan delineated by three vertical streets (which later became 5th, 6th, and 7th Streets), and two horizontal streets, later to be named Main Street and Market Street. One narrow street is also drawn midway between 6th and 7th. At the time it was not given a name but was later called Alley C and is now called Main Street Terrace.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 8

Page 7

In the blocks outlined by the streets are 52 rectangles, numbered from 1 to 52, designating the new plots. The lower 13, representing the plots adjacent to the river, and the top row of plots, those highest up the hill, are described in the text as being 66 feet wide and 231 feet long. The middle plots, numbers 14 through 39, are 66 feet wide and 132 feet long. Thus the central two rows of plots are exactly twice as long as they are wide. The outer lots, 99 feet longer, are *in situ* much shorter because they run up against the mountain to the east and over the steep bank of the Ohio to the west.

The street widths are not designated on this deed map, but on a later map shows that the streets are also 66 feet wide. The smaller-width street, Main Street Terrace, is only 15 wide, as are two alleys that run north-south, from 5th to 6th, and from Main Street Terrace to 7th. Curiously, the alley is not continuous and it appears from aerial photographs and old maps that there never was an alley from 6th to Main Street Terrace. The mid-19th century construction of a fine brick house facing the narrow street right in the middle of the block (19 Main Street Terrace) might have pre-empted the natural evolution of an alley.

The map shows no topographical reference whatsoever, except for one detail. The words “Ohio River” are written across the bottom of the map, with abundant curliques around them. It is a flourish that says much, not only that the Ohio River is watery, but that the cartographer could not help but convey a sense of topography, despite the formal rigidity of his organizational grid.

This basic layout is the footprint of the city as it is today. More than 200 years later the hand-drawn plan, visualized when the area was still frontier, shapes the comings and goings of the residents of Wheeling. As the city searches for new ways to revitalize the urban center, it is instructive to see how the plan functioned with technological, economic, and demographic changes. It is also telling that contemporary developers and city planners espouse what is often called Traditional Neighborhood Design (TND) as the underpinnings of the best residential/commercial planning today. Old Town and Jonathan Zane’s Addition contain the major elements of TND, which include:

Streets laid out on a grid
High density
Economic and social mix of housing
Architectural harmony

Variety of lot sizes and street sizes
Mix of residential and commercial buildings
Attention to pedestrian circulation
Accessible public spaces

Section 8

Page 8

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)

Ohio County, WV

Name of Property

County and State

As the city grew in the 19th century, density increased and the original lots were subdivided many times. By the time Jonathan Zane's plot plan was recorded in 1825, the National Road had been built to Wheeling and its descent down Wheeling Hill to the riverfront sliced his northern plots diagonally. Much of these plots were too steep to build on anyway, and the cross streets north of Market were more like stairs, not roads. Nonetheless, the National Road brought an enormous amount of overland traffic to connect up with the river transports. Wheeling became a bustling river port, its shores teeming with steamboats, flat boats, and keels. The construction in 1847-49 of the Wheeling Suspension Bridge reveals the level of demand for transportation systems in the city. As a gateway to the west, people and goods stimulated the manufacturing and retail economy. With jobs came permanent residents, especially German immigrants, putting pressure on the city for new housing within walking distance of the river.

Comparing the 1889 map to the 1825 plot plan, the majority of lots in the Jonathan Zane Addition have been divided lengthwise, resulting in 33 foot frontage on the two major north-south arteries. Seven lots have been divided widthwise to maximize frontage on the east-west arteries. A few lots remained the original size but have multiple buildings fronting the street, and one lot, #14 belonging to W. A. Wilson at the corner of 5th and Main, has just one large house and a stable. In only one case have two lots been combined – #12 and #13 – for the Washington Public School directly across the street from W. A. Wilson's house.

Such density of housing required public services. The 1889 map shows water, sewer, natural gas and city gas lines under the major streets. It also shows two fire plugs, one across from the Fire Engine House in the 700 block of Main, one at the corner of Market and 5th. Main Street also had a horse-drawn street railway that ran from 1st Street four miles south to 44th St. In 1887, two years before the creation of this map, the rail line was converted to electric and extended south to Moundsville, becoming the third city in America to have an electric rail system.

The five lots of the half block delineated by 5th and 6th Streets and Alley B and Market have been quartered, resulting in lots 33 feet wide and 66 feet long. This made Alley B into the only access road for the inside lots. And in fact, on the 1889 map can be seen natural gas and water mains running down the alley.

Today the alley is still in use, but the dwellings shown on the 1889 map and the 1901 map are no longer there. In 2004, the alley is a typical alley, used for garages and parking lots. A retaining wall down the middle of the half block shows where the lots were subdivided, but the residential character of the alley is completely erased. In fact, most of the 19th century buildings in this entire block are gone; thus this historic district application does not include the 500 block.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

The other major change between the 1825 map and the 1889 map is the addition of rail lines along the Ohio River. In 1852 the Baltimore and Ohio Railroad was completed to Wheeling, providing the first continuous commercial and passenger service between the Atlantic and the Ohio River. The 1889 map shows two rail lines on the flood plain in back of the western Main Street residences. Due to the steep drop-off from the bluff to the flood plain, the idealized 231 foot lots in Jonathan Zane's plan were never practical. By 1889 the back property lines for these houses are a jagged edge ranging from about 120 feet to only one lot -- #12 -- with the full 231 feet. But the flood plain was ideal for the rails, and by 1901 the rail lines shown on the map have expanded to 8.

Railroads dominated the transportation system for 100 years, succumbing in the mid-20th century to highways. The Beaux Arts railroad station on 17th Street stopped servicing passengers in 1961, and five years later construction began on the Wheeling Tunnel of Interstate 70. The tunnel marks the southern end of the North Wheeling Historic District. The railroads have been eliminated completely and a walking and biking path now follows the rail bed along the river.

Old Town and Jonathan Zane's Addition, flanking the National Road where it reaches the Ohio River (7th Street), provided houses, shops, foundries, stables, and taverns to the westward and river traffic. When the economics of transportation diminished in the second half of the 19th century -- new rail lines bypassed Wheeling altogether --, industry took over as the driving economic force. Factories went up north and south of the city center, and prosperous industrialists and merchants converted Old Town and Jonathan Zane's Addition to predominantly residential neighborhoods. For example, W. A. Wilson, owner of the house at the corner of 5th and Main, owned a large lumber yard 100 yards north of his house and residential buildings east of his house, presumably to house laborers for the lumberyard. Unfortunately, there is no sign of these buildings left today.

Some buildings became shops and grocery stores, and around the turn of the century new apartment dwellings were added to the residential mix. The 600 block of Main Street retains the character of the 1900 community with a mix of building types. Most of the buildings were single-resident townhouses (610, 614, 622, and 624 Main Street), interspersed with a six-unit apartment building (604 Main Street) and a corner grocery store (600 Main Street). A couple of stables occupied the interior of the lots. In the 20th century, many of the residences were divided into apartments, the store was abandoned, and the stables torn down, but the architecture remains largely intact.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

By intention and by accident, all of the desirable features of TND exist today in North Wheeling. The street grid is exactly as it was laid out in the 18th century and it retains the mix of widths and circulation that best serve a neighborhood. The lot sizes vary and the buildings that occupy them range from one to four stories with the majority being two story. Home owners and renters both occupy the buildings, providing for a range of economic and social groups within the neighborhood.

A few boutique-type retailers and restaurateurs have located in the area, adapting the residential architecture to accommodate their businesses. A bakery, a gift shop, a coffee shop, a restaurant, a laundromat, and a barber have successfully put down roots, without the masterminding of city planners designing the ideal neighborhood. And tourism, in the form of Victorian Landmarks tour houses, have seamlessly bound a cultural attribute to the built environment.

With the demise of the railroad, the rail bed has become a public recreation area, enjoyed by residents from all over the region. It has also become an important pedestrian link to the downtown area and fosters recreational boating along the banks of the river.

Perhaps the most serendipitous accident of the city's history was the abandonment of Old Town and Jonathan Zane's Addition by development interests. For most of the 20th century, North Wheeling was allowed to slumber peacefully, untouched by demands for parking lots and expansive yards. As people in the 21st century address the problems of 20th century design – suburban sprawl, environmental deterioration, social isolation, and reduction of public space – Traditional Neighborhood Design takes on a new sheen. And the old neighborhoods, particularly one as intact as North Wheeling, take on a new value, contributing enormously to the future vitality of the city.

Architecture

The North Wheeling Historic District boundary amendment is also significant for its architecture. Like the resources within the original district boundaries, the amended area is comprised of mid to late nineteenth-century residential buildings that are primarily brick with stone foundations. The amended area is comprised mainly of Italianate-style buildings. The Italianate style became popular nationwide in the mid-nineteenth century and continued through the early twentieth century. The style featured many of the elements still displayed in North Wheeling today including heavily molded woodwork, arched windows with hoodmolds, polygonal bay windows, and wide, overhanging eaves supported with large, often very decorative, brackets. The North Wheeling Historic District and the proposed amended area is a well-preserved collection of nineteenth century architecture.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 9

Page 11

Ainsworth, Elizabeth Yeager, and Ainsworth, Robert G., *Wheeling, A Pictorial History*, Donning Company/Publishers, Norfolk, Va., 1977.

Atlas of the City of Wheeling, 1889 and 1901, County Clerk's Office, City County Building, 1500 Chapline St., Wheeling

Carney, William A. and Carney, Brent E., *Wheeling in Vintage Postcards*, Arcadia Publishing, Charleston, S. C., 2003.

Deed Books, 1825 – 2003, County Clerk's Office, City County Building, 1500 Chapline St., Wheeling.

Duany, Andres, and Plater-Zyberk, Elizabeth, *Towns and Townmaking Principles*, Rizzoli, New York, 1991.

Katz, Peter, *The New Urbanism: Toward an Architecture of Community*, McGraw-Hill, New York, 1994.

Sanborn Maps #6, 1921, updated 1949, Tax Assessor's Office, City County Building, 1500 Chapline St., Wheeling

Sigal, Phyllis R., editor, *Ohio Valley Memories*, Ogden Newspapers, Wheeling, W.V., 1999.

Wheeling Heritage Project, Draft Concept Plan, U. S. Department of the Interior National Park Service, 1990.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section 10

Page 12

Verbal Boundary Description:

The boundary of the North Wheeling Historic District (boundary amendment) begins at the center point of the intersection of Main Street and 6th Street. It continues east along 6th Street to Market Street and then turns south on Market Street to Main Street Terrace where it meets with the boundary of the original North Wheeling Historic District boundary. Running along the original nomination boundary, the boundary continues west along Main Street Terrace, crosses Main Street and continues along the south side of resource #140 to the rear property line. From this point, the boundary turns north along the rear (or west) lot lines of resources #140-144, then east along the north property line of resource #144 to Main Street where it turns north to the point of beginning.

Boundary Justification:

Boundaries of the district coincide with the first two city planning plots of the 18th century: the 1792 Old Town Plan and the 1825 Jonathan Zane Addition (first laid out in 1797). The architecture is in keeping with the original district. The area located north of 6th Street no longer retains sufficient integrity and therefore is not included in the boundary amendment.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

North Wheeling Historic District (boundary amendment)
Name of Property

Ohio County, WV
County and State

Section Photos

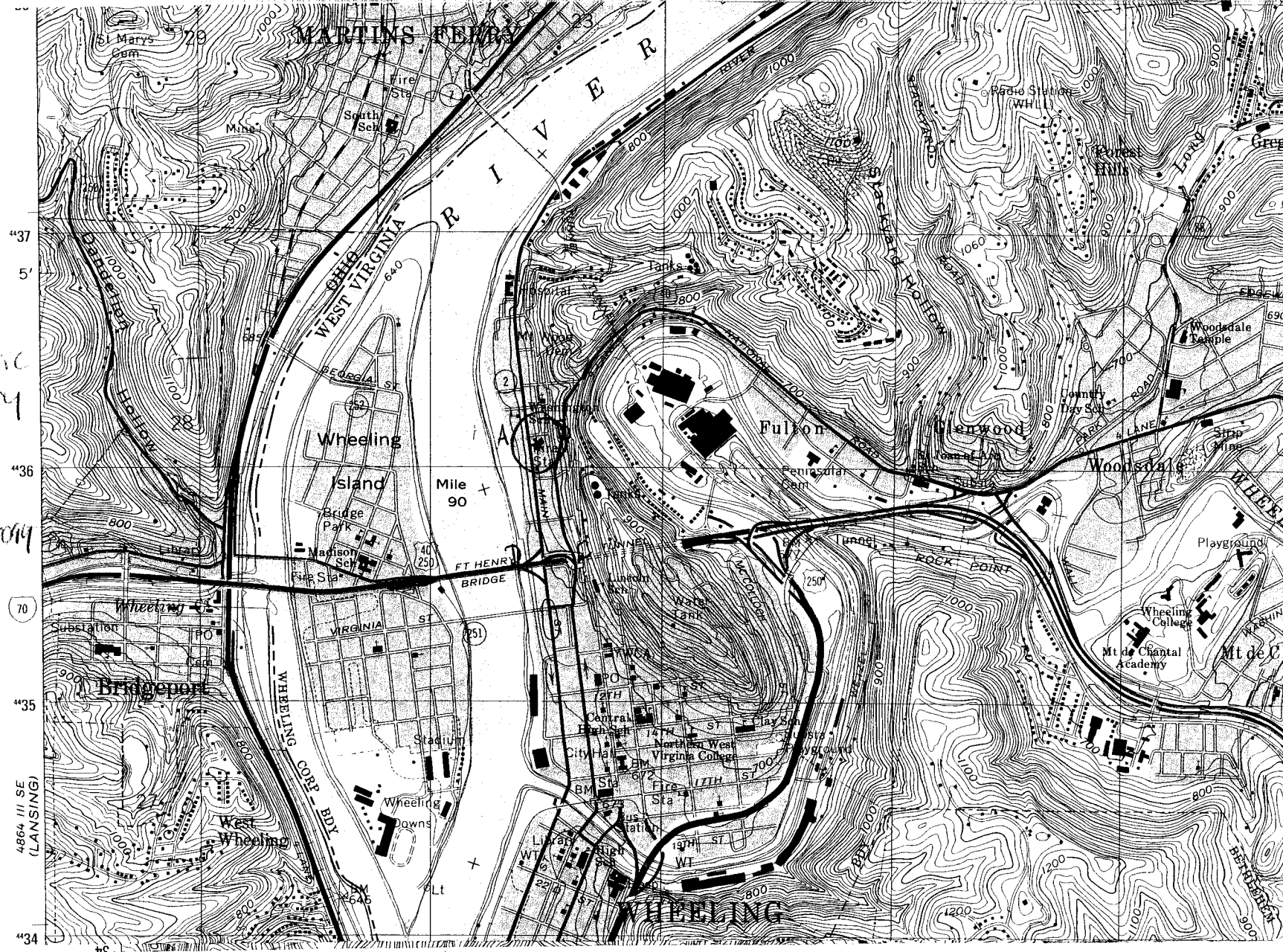
Page 13

Digital photos by Erin Riebe
June 2006

- | | |
|--------------|---|
| Photo 1 of 8 | West side of Main Street showing properties located within the boundary amendment (foreground) and previously listed resources.
View facing southwest. |
| Photo 2 of 8 | 623 Main Street (142)
View facing west. |
| Photo 3 of 8 | West side of Main Street.
View facing northwest. |
| Photo 4 of 8 | 610 Main street (135)
View facing northeast. |
| Photo 5 of 8 | West side Market Street
View facing northwest. |
| Photo 6 of 8 | 610-614 Main Street (135-136)
View facing northeast. |
| Photo 7 of 8 | East side Main Street.
View facing northeast. |
| Photo 8 of 8 | 19 Main Street Terrace (123)
View facing northeast. |

North Wheeling Historic
District (boundary
amendment).

Center point
17 523402 443004









TERR



DO NOT
BLOCK
INTERSECTION







