

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

=====
1. Name of Property
=====

historic name: HIGHLAND PARK HISTORIC DISTRICT

other name/site number: _____

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2. Location
=====

street & number: Highland Park

not for publication: N/A

city/town: Wheeling vicinity: N/A

state: WV county: Ohio code: 069 zip code: 26003

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3. Classification
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Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and Total.

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

Name of related property listing: N/A

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this

nomination
 request for determination of eligibility
meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
 meets
 does not meet
the National Register Criteria. See continuation sheet.

William G. ...
Signature of Certifying Official

2/9/93
Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

Date

=====
5. National Park Service Certification
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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

=====

6. Function or Use

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Historic: Domestic

Sub: Single Dwelling

Current : Domestic
Religion

Sub: Single Dwelling
Church-Related Residence

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7. Description

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Architectural Classification:

LATE VICTORIAN

Shingle

LATE 19TH AND 20TH CENTURY

Colonial Revival; Tudor Revival

Neoclassical

Other Description: N/A

Materials: foundation Sandstone roof Asphalt
walls Brick other Slate
Wood

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

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: Statewide.

Applicable National Register Criteria: A and C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture
Community Development

Period(s) of Significance: 1899 to 1938

Significant Dates: N/A _____

Significant Person(s): N/A _____

Cultural Affiliation: N/A _____

Architect/Builder: Faris, Frederick F.
Franzheim, Edward B.
Mooney, George S.

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

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9. Major Bibliographical References

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See continuation sheet. X

Previous documentation on file (NPS): N/A

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 X
Other state agency _____
Federal agency _____
Local government _____
University _____ W.V. State Historic Preservation Office
Other -- Specify Repository: _____

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10. Geographical Data

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Acreeage of Property: Approximately 20 acres

UTM References: Zone Easting Northing Zone Easting Northing
See Continuation Sheet, Item 10, p. 2

A - _____ B - _____
C - _____ D - _____

Verbal Boundary Description: X See continuation sheet.

Beginning at a point where the east edge of National Road intersects with the south edge of Park View Lane, thence running south along the east edge of National Road 579 feet to the point where the National Road

Boundary Justification: See continuation sheet.

Boundary includes all the properties in Highland Park including the hillsides along the rear of the lots which slope down to Park View Lane and Lincoln Drive, respectively. Footage and lot numbers were taken from the tax assessor's maps for Wheeling.

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11. Form Prepared By

=====

Name/Title: Hester B. Byrum, property owner

With: Katherine M. Jourdan, Northern Regional Office

Organization: WV SHPO Date: 25 November 1992

Street & Number: 10 Highland Park Telephone: (304) 242-6296

City or Town: Wheeling State: WV ZIP: 26003

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CONTINUATION SHEET

Wheeling, Ohio County, W.V.

Section Number 7 Page 2 Highland Park Historic District

The Highland Park Historic District is exceptional for its turn of the century architecture. The former farm of Oliver Pryor was subdivided into eighteen lots in 1899. The farmhouse was retained and altered to reflect the more popular styles of the time. The homes that were constructed mainly date between 1899 to 1911 with a house added in 1919 and 1938. The architecture envisions the late 19th and early 20th century styles.

The historic district lies on the east side of the city of Wheeling on a bluff overlooking the National Road. The original entrance was from the National Road, at the 5-mile marker at the top of Pryor's Hill, and then proceeded up the hill. Highland Park was a straight street with a circular median at the east end (See Map 1). The early stone entrance designed by Frederick F. Faris, a noted Wheeling architect, once provided access to the cul-de-sac. The placement of a interchange for Interstate 70 in the late 1960's has altered the entranceway with access now from Lincoln Drive (See Map 2). This new drive caused the removal of two homes designed by Mr. Faris on the west end of the street.

The Highland Park district was once part of a farm owned by Oliver Pryor. His brick six-room farmhouse was built about 1852 at the northeast corner of the district. The house was expanded over the years to its present size. The architecture of the later homes reflect the late 19th century styles of Shingle and early 20th century styles such as Colonial Revival, Tudor Revival, and Bungalow. The following is a description of the contributing residences in Highland Park. Lot numbers from the original plat map (See Map 1) are used here to indicate locations on the street.

RONALD TOPP HOUSE

17 HIGHLAND PARK

(Photo 1)

This Tudor Revival style home was constructed in 1938. The brick two and a half story residence has three front bays with a center curved entrance bay off the front terrace. The main doorway has rusticated limestone quoining around the moulding and a metal overhang. There is a pair of French doors to the left with a casement window on the second floor. To the right of the doorway is a gable end with paired casement windows on the first floor and three windows on the second floor, the center one having a round arch. There is a narrow round arch casement window in the gable peak. The second floor openings have metal balcony railings on the exterior. The asphalt roof is gabled with a conical roofline over the center bay.

DEVRIES-BRENNAN HOUSE

16 HIGHLAND PARK

(Photo 2)

This 1911 Prairie style home is accentuated by horizontal lines, wide eaves and open porches. The two story wood sided home has four bays with full porch, and side wings with overhead rafters, supported by large columns and having a shed roof. The center entrance has double doors with sidelights and transom. The second floor has casement windows with an open porch to the right side. The roof is gabled asphalt with a center chimney.

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GEORGE W. NORTON HOUSE 15 HIGHLAND PARK (Photo 3)
S.P. NORTON HOUSE 14 HIGHLAND PARK (Photo 4)

These two asymmetrical Colonial Revival homes were both constructed by Wheeling architect George S. Mooney in 1906. The floor plans of the two homes show definite similarities although the first floor features are reversed. Each home had a full porch under cover with one side slightly more recessed and there are paired Ionic columns supporting the porch roof in a Free Classic manner. The bracketed porch on wood shingled number 14 has steps to the left side while the right side has been filled in for an extra room, having a new front window. The porch on number 15 is still in original condition and has a pediment over the center steps. To the left on the first floor of the clapboard facade is a curved three window bay with a similar bay on the second floor with a conical roof. The right side has a single window with a triple window on the second floor. The hipped roof has a front pedimented dormer with paired windows. The second floor of number 14 has the same features as 15 but the bay is angled instead of curved with the roof reflecting those angles. The window to the right is paired instead of being a triple and the dormer on the irregular hip roof is hipped with paired windows.

STONE-ANAWALT HOUSE (Photo 5)
13 HIGHLAND PARK

Constructed in 1919-21 the front gabled Colonial Revival home has a full front porch supported by thin columns with a deep entablature with cornice dentils. The center door has two shuttered windows flanking each side. The front gable end with paired windows extends from a shed dormer with a window to each side of the gable. The main roof is gabled with end chimneys. The wood siding has been covered with aluminum siding.

PRYOR-WILSON HOUSE (Photo 6)
11 HIGHLAND PARK

The original portion of this 1852 brick farmhouse had six rooms. There were additions over the years until the house assumed its present configuration about 1922. It was at this time that Wheeling architect Edward B. Franzheim was engaged to enlarge the home. Franzheim was also engaged in constructing a home for John O. Schenk, in Pleasant Valley. Schenk had purchased the James W. Paxton property on the National Road, and razed the house. Franzheim incorporated the facade from the Paxton house into his plans for the enlargement of the Wilson home. He moved the two story columned Neoclassical facade from the Paxton house, and widened the new Wilson home to accommodate the width of the transposed pedimented gable. A center entrance hall and a library were added on the first floor as well as several additional rooms on the second floor to accommodate the length of the transposed facade from the Paxton house. The house is presently two stories in height with five front bays. The center entrance has sidelights and a fanlight transom. The double-hung windows fill the other bays. The T-plan porch has a projecting Greek temple front with four Corinthian columns supporting the pedimented gable end. There are four additional columns supporting the rear and side wings of the porch.

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The house is currently used as a manse for the church which owns the property. A new brick wing which is a noncontributing element has been added to the north side of the home.

BODLEY HOUSE

10 HIGHLAND PARK

(Photo 7)

This 1906 brick home with sandstone foundation is Colonial Revival in style with a Foursquare plan. The house is two and a half stories with three bays on the first floor and four front bays on the second floor. A full porch stretches across the facade supported by classic fluted Ionic columns. The doorway is to the right with transom and sidelights. The window openings are 1/1 double-hung with stone lintels. The eaves are wide with exposed rafter ends. The hipped roof is slate with a front, side and back hipped dormers and paired windows.

GREER-BERRY HOUSE

8 HIGHLAND PARK

(Photo 8)

Constructed in the Shingle style in 1909, this two and a half story wood shingled home has a dominating front center gable end with hipped wings to each side. Recessed on the first floor of the gable end is a small porch with bracketed shed overhang. A projecting bay is on the second floor. To the left of the gable end is an exposed brick chimney front. The window openings are 1/1 double-hung with paired windows on the first floor and the center openings having metal awnings. To the right is a shed dormer on the asphalt roof.

FLICK-SWEENEY HOUSE

6 HIGHLAND PARK

(Photo 9)

This Shingle style home was one of the first to be constructed after the property was subdivided into Highland Park. The 1899 residence has a complete wood shingle facade. The front porch has timber supports with the second floor projecting out over the porch. A shed roof projects out over the second floor. The front door has casement sidelights and 6/1 double-hung windows on the second floor. There is a hip dormer to the left on the second floor level while the gable peak has a single opening with narrow wood balcony.

TINKER-WRIGHT HOUSE

5 HIGHLAND PARK

(Photo 10)

This 1903 Colonial Revival home has a Shingle influence. The front elevation has clapboard on the first floor with wood shingles on the upper facade. The home is two and a half stories with three front bays. The full porch is supported by paired columns on stone piers and has a spindled railing. The door with oval glass is to the left with paired windows and French doors to the right. The Shingle influence is seen in the front gambrel end with paired windows on the second floor and a fanlight window in the peak. Small dentils run along the gambrel edge and on the entablature of the porch. A second opening is to the right of the gambrel. The main roof is gabled with slate shingles.

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PAULL HOUSE

4 HIGHLAND PARK

(Photo 11)

Built in 1910, this Bungalow has clapboard siding with three front bays. The center entrance has sidelights and a narrow fanlight transom. To each side are paired multilight transoms with a ribbon of four casements to the left side. An open porch is to the right. There is a low gable overhang over the doorway and on the gable roof is a center front shed dormer with triple windows.

In the rear (on Lot 3) is a small 1923 contributing cottage that was used as a changing guest house for swimmers in the outdoor pool. The wood sided cottage is one story with three front bays and a gable asphalt roof. The center door has sidelights.

NONCONTRIBUTING RESIDENCES:

There are two noncontributing residences in Highland Park. The first is number 2 which is a 1950 ranch style home at the southwest corner of the district. The other residence was constructed during the spring and summer of 1992 near the northeast end of the street.

The Highland Park Historic District well represents the small cul-de-sac neighborhoods which branched off the National Road in the early twentieth century. These neighborhoods developed as citizens left the city to build in the suburbs. The houses all represent high style architectural designs which were popular during the period of significance of 1899-1938. A number of which were designed by noted Wheeling architects, Faris, Franzheim and Mooney.

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The Highland Park Historic District is considered under Criterion A because of the cumulative importance of prominent residents. This is based on the broad pattern of community development through which the neighborhood evolved into a primary residential area for this class of citizens. The residents were involved in major Wheeling businesses which included steel, insurance, law, hardware, real estate, and banking. The district is also considered under Criterion C for the architectural styles represented from the late 19th and early 20th centuries which were built during the period of significance of 1899-1938.

Steel and iron were important industries in old Wheeling. For lack of convenient transportation, the homes of many of the industrialists were in the vicinity of their particular foundry or mill. Some moved to Wheeling Island, and some built handsome summer homes in the country along the National Road east of Wheeling. But, accessible land for development was not available until the electric car line was extended to Elm Grove in 1898. Five prominent business men recognized the need and bought the Oliver Pryor farm for development as "Highland Park." The street, originally called Park Avenue, was planned as a cul-de-sac with access directly from the National Road. The entrance was at the top of Pryor's Hill on National Road, about midway between Park View Lane (formerly Elm Grove & Boggs Hill Road) and Lincoln drive (formerly Elm Street).

The Highland Park neighborhood shows a definite high style of architecture, with many of the homes having been designed by one of Wheeling's noted architects such as Frederick F. Faris, Edward B. Franzheim, and George S. Mooney. Faris is also noted as having designed the stone entrance gate to the street as pictured in the Historic Photo #4. The homes reflect the Shingle, Colonial Revival, Tudor Revival and Bungalow styles popular in the late 19th and early 20th century. The following pages interpret when the homes were built in the district, and who were the early owners.

HISTORICAL BACKGROUND

THE PRYOR FARM

Young Oliver Pryor, aged 22, was a commission merchant for produce and agricultural implements when he bought his 20-acre farm in 1852. In the same year, the railroad was completed to Elm Grove. The west edge of Pryor's property bordered on the National Road a distance of about 578 feet. A road marker at his entrance read "5-miles to Wheeling." By 1853 Pryor had built a six-room brick farmhouse on the highest elevation of the property. Pryor died in 1867 willing his estate to his wife's discretion, "or to the surviving children at her death." Pryor's widow died in 1891. On April 15, 1899, Mary and J. Shriver Woods, and the other surviving children of Oliver and Jane Pryor, sold the tract to S. Percy Norton for \$18,000.

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Norton purchased the property for himself and other investors:
S.P. Norton, Norton & Co. (S.P. & George W.), real estate,
stock-and-bond brokers, investments, and Army and Navy
financial agents; Thomas B. Sweeney, Regional Manager of The
Equitable Life Assurance Society of The United States;¹ F.C.H.
Schwertfeger and George E. Stifel, founders of the
George E. Stifel Co., department store, in 1878;² and
William F. Stifel, of J.L. Stifel & Sons, calico printers,
nationally prominent in the textile business.

Note: Prior to 1963 there were no street numbers for Highland Park
residences. The addresses currently used are lot numbers, or
favorite numbers selected by the individual property owners,
without relevance to their position on the street. Lot numbers
used here are those on the original 1897 Plat of Highland Park.
(See Map 1)

On May 15, 1899, the investors sold three lots, 6, 11, and 12. George E.
Stifel deeded his undivided interest in the development to S.P. Norton in
June, and the next month William F. Stifel transferred his interest to
Frederick C. H. Schwertfeger. Lot 12 remained unimproved until 1991.

1852 PRYOR/ARNBERG HOUSE - LOT 11 (Photo 6)
(Now: Elm Grove Church of God)

Charles T. Arnberg, bought the Pryor farmhouse. He was the first of the
"steelmen" to establish a home in the new Highland Park development.
Arnberg was Superintendent of the Wheeling Steel and Iron Works at
Benwood, where steel billets, blooms and slabs were made. The tax
assessment of \$1,620 remained the same during the seven years Arnberg
owned the Pryor farmhouse.

Charles F. Paxton, Vice President of Wheeling Bridge and Construction
Company, owned the property for several months, but his residence was the
family home in Pleasant Valley. In 1907 Charles F. and Reneltje Paxton
deeded the property to George W. Norton. (See c. 1908 photo of Norton
House.)

The sale of the property to W.P. Wilson in 1922 began the transformation
of the modest Pryor farmhouse into the Wilson mansion. W.P. Wilson
commissioned prominent Wheeling architect Edward B. Franzheim to design a
larger residence for the Wilson family on Lot 11. Franzheim incorporated
into his plans the facade from the recently razed James W. Paxton house in
Pleasant Valley.³ The present facade on the Wilson house is a reminder of
Paxton's involvement in West Virginia's history. (See c. 1900 photo of
Paxton House) James W. Paxton, the father of Charles F. Paxton, was an
ardent Union man who helped frame the first West Virginia Constitution.
He was appointed by the Constitutional Convention, meeting in Wheeling, to
go to "Washington city," to present the constitution to the Congress, and

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he successfully urged the admission of the State of West Virginia into the Union.⁴

W.P. Wilson was one of the most respected men in the business community through his long association with the W.A. Wilson Company. The City of Wheeling had just accepted the responsibility of managing Wheeling Park when Hon. Earl W. Oglebay died in 1926. Mr. Oglebay was a very wealthy man with many divergent interests; banking, steel, shipping, and horticulture. He willed to the City of Wheeling his magnificent, highly developed 750-acre Waddington Farm. His stipulation was that the City would use the land "as a public park for the enjoyment, recreation, and education of the people of Wheeling and vicinity." The City had three years to decide whether it would accept the gift. Wilson was appointed a member of the feasibility committee. The committee recommended in 1928 that the City accept the Oglebay bequest, and Waddington Farm was then renamed "Oglebay Park."⁵ Mr. Wilson was chairman of the Park Commission for many years, and Wilson Lodge at Oglebay Park is named for him.

1899 FLICK HOUSE - Lot 6 (Photo 9)
(Now: Bernard R. Byrum, Jr.)

The first house constructed in the Highland Park development was built on Lot 6 for Cyrus P. Flick. Flick, a Wheeling attorney, received his Law degree from the Columbia Law School, and was admitted to the Ohio County Bar in 1892.⁶ Cyrus P. and Alice Alger Flick resided in their new home through 1904.

J.E.B. Sweeney bought the Flick House, and then purchased one third of Lot 7 from the developers. The Flick valuation for taxation was \$2,000. By 1906 the valuation had quadrupled. The dwelling has been slightly enlarged at some time. It may have been redesigned by architect Frederick F. Faris when he planned the other two Sweeney houses, on Lots 1 and 18. Sweeney was manager of Pool Clock Company at 1121 Main Street in 1905, as well as Special Agent for Equitable Life Assurance Society⁷, which was managed by his brother Thomas B. Sweeney.⁸ The J.E.B. Sweeneys owned the property from 1904 until 1955 when it was sold by their daughter Virginia and her husband, Lawrence Riley, the playwright.

In 1902 and 1903 there were three houses under construction, the two Sweeney houses on Lots 1 and 18, and the H.G. Tinker house on Lot 5.

Thomas B. Sweeney and J.E.B. Sweeney were two of the seven children of John F. and Lulu Bell Sweeney. Mrs. Sweeney's home on Lot 1 and the entranceway to Highland Park were designed by architect Frederick F. Faris.⁹ It is believed that the Thomas B. Sweeney house on Lot 18 was also designed by Faris. When Interstate 70 was constructed, between 1965 and 1975, the two Sweeney houses were demolished.

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1903 TINKER HOUSE - Lot 5 (Photo 10)
(Now: Wendell H. Bolden)

In 1902, the developers transferred Lot 5 to Sophia Tinker, wife of Henry G. Tinker, General Sales Agent for Wheeling Steel and Iron Company. By 1903 construction was completed and the Tinkers moved into their new home. In 1910, however, Tinker was relocated to Reddick, Florida. Before the Tinkers left Highland Park, they sold the property to another "steelman," John E. Wright.

John E. Wright, an alumnus of Beaver College, was a third-generation steelman. His grandfather, Thomas Wright, and his father, John Wright, were engineers in Schoenberger's Steel Mill in Pittsburgh.¹⁰ John Wright came to Wheeling in 1849. In the fall of 1851, he was one of the organizers of Wheeling's Bailey, Woodward & Co., later known as the LaBelle Iron Works.¹¹ The LaBelle Iron Works greatly contributed to the upbuilding of Wheeling. In 1899 LaBelle acquired the Jefferson Iron Works in Steubenville and John E. Wright became president and general manager. He also was president and general manager of the Wheeling Sanitary Mfg. Co. in Elm Grove. The Elm Grove foundry manufactured plumbers' earthenware, solid porcelain, and enameled iron products (bathtubs). When Wright died in 1939, his estate went to his wife, Emma Baron Wright. She continued to reside at 5 Highland Park until 1943.

In 1905 there were again three houses under construction, the Bodley house on Lot 10, and the two Norton houses on Lots 14 and 15.

1905 BODLEY HOUSE - Lot 10 (Photo 7)
(Now: Hester Bodley-Byrum)

In January 1901, the developers sold Lot 10 to Anna B. and William B. White. White relocated to Columbus, Ohio, and T. Edward Bodley purchased the unimproved lot in 1905. The assessed value in 1906 was \$8,000. Bodley was an Accountant and Assistant Cashier of the National Bank of West Virginia, at the time he built the house. Later he was an independent auditor and manager of family real estate interests. The present owner, a life-long resident of Highland Park, is the daughter of T. Edward Bodley, and the widow of Bernard R. Byrum of the Byrum Construction Company.

1905 S.P. NORTON HOUSE - Lot 14 (Photo 4)
(Now: Sarah G. Caldwell)

On June 28, 1904, Thomas B. Sweeney and other developers conveyed Lot 14 to S.P. Norton. The assessed value in 1906 was \$8,500. S.P. Norton and his brother, George W. Norton, were in business as Norton & Co., well known real estate brokers in the early 1900's. The Nortons bought adjoining lots, 14 and 15, in Highland Park and Wheeling architect, George S. Mooney, was commissioned to design a residence for each of them.¹² Three generations of the S.P. Norton family lived in their Mooney-designed

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home on Lot 14 between 1905 and 1946, when the heirs sold the property to Lee C. Paull, Jr., of the Lee C. Paull Insurance Agency. In 1951 Paull deeded the home to Eleanor Caldwell the founder of the Wheeling Symphony Society.

1905 GEORGE W. NORTON HOUSE - Lot 15 (Photo 3)
(Now: Alan E. Groover)

In 1905 Mooney designed a residence for George W. Norton. It was built on Lot 15, but in 1907 Norton purchased the Pryor farmhouse on Lot 11 from the Paxtons, and in 1909 sold Lot 15 to A. Virginia Rhodes, wife of O.T. Rhodes, a broker with office in the National Exchange Bank Building.

Three years later A. Virginia Rhodes and her husband conveyed Lot 15 to Henry M. Russell, Jr., the only son of Henry M. and Matilda Heiskell Russell. After his graduation from University of Virginia Law School in 1903, Henry, Jr., was associated with his father in Law practice in Wheeling.¹³ Henry and his wife, Eleanor Brice Russell, and their children lived at 15 Highland Park from 1912 until 1920, when they moved to Echo Point.

When the Russell house became available in 1920, it was purchased by Eleanor and William Greer. They were then living in the Greer's large family home at 8 Highland Park. But, both elderly parents, Sidney List Greer and Jacob R. Greer, were deceased, and their brother, Everett Greer, had relocated in Washington. In 1922 the Greers sold No. 15 to the next short-term owners, H. and H.R. Ketchum.

The Ketchums were persuaded to sell No. 15 to C.A. Robinson in 1924. Robinson ("The Kingfish" to his grandchildren) had been trying for some time to find a home near his only daughter, Gertrude.

Cecil A. Robinson (b. 1855 - d. 1939), was an important figure in the steel business and in civic activities throughout his life. He married Ella Wright, sister of John E. Wright, in 1877. In 1898 Robinson was President of LaBelle at the time of the formation of the American Tin Plate Company, a preliminary organization that paved the way for the United States Steel Company.¹⁴ His brother-in-law, John E. Wright, succeeded him as President of American Tin Plate, and Robinson was the District Manager, 1903-04. Mr. Robinson was president of the Bridgeport Bank & Trust Co., president of the Wheeling Chapter of the American Red Cross, and other affiliations. When Mr. Robinson died in 1939, he left the property to his only child, Gertrude Robinson McLain Berry. (WB 20/575)

1909 JACOB R. GREER HOUSE - Lot 8 & Pt 7 (Photo 8)
(Now: Andrew J. Smik)

The developers transferred Lot 8 and part of Lot 7 to Sidney List Greer, wife of Jacob R. Greer, in 1904. It was unimproved until 1909. Jacob R.

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Greer, a native of Carlisle, Pennsylvania, came to Wheeling in 1834. He clerked for a time in Joseph Pollock's hardware store, and eventually became a partner in the business. In 1856, Greer bought a half interest in yet another small hardware business. His new partner was Alexander Laing, and thereafter the firm was called Greer & Laing. The hardware business was located at 1214 and 1216 Main Street and was considered one of the community's most important business firms.¹⁵ Sidney List Greer died intestate in 1916 leaving her husband, Jacob R. Greer, and children, Eleanor, Everett, and William, her only heirs at law. Jacob R. Greer died in 1919.

The Greer heirs, Eleanor Greer Strider (wife of the Episcopalian Bishop R.E.L. Strider), Everett S. Greer, and William L. Greer, and their spouses, transferred the property to Ellen G. Robinson, wife of Cecil A. Robinson, in 1922.

The Robinsons purchased the home for the use of their daughter, Gertrude R. McLain, and her children, Cecil, Ellen, and John. Mrs. Robinson died testate in 1931, and devised the property to Gertrude, then Mrs. Curtis Berry. (WB 52/1)

1910 PAULL HOUSE - Lots 4 & 3
(Now: William D. Wilmoth)

(Photo 11)

Lee C. Paull, at age 18, was a partner in D.E. Stalnaker & Co., an insurance company. He later acquired full ownership of the business.¹⁶ On April 6, 1910, Paull married Mary Glessner, the only child of William L. Glessner, of the Whitaker-Glessner Steel Company. Lot 4 Highland Park was deeded to them, and a house was built. It was the Paull family home for almost sixty years. Lee C. Paull operated his insurance business in his own name and, with his two sons, Lee C. Paull, Jr., and William Glessner Paull, expanded the business into sixteen states. Mr. Paull was a director of the Wheeling Dollar Bank, the Ohio Valley General Hospital, the Ohio Valley Industrial Organization, and many others, as well as president of the Capitol Theatre Company. He was also vice-president of the Board of Trustees of Linsley Institute. In 1917, in association with J. Harold Brennan, Esq., he was an organizer and promoter of the University Club Concerts that brought the best musicians and musical organizations to Wheeling.¹⁷ Mr. and Mrs. Paull were socially prominent, as well as supportive of civic and cultural projects.

Mr. Paull purchased Lot 3 from the Cecil A. Robinsons in 1923. A swimming pool was installed, a small pool-side guest house was built, and a new side entrance to the residence was made for the convenience of the swimmers. The Paull estate sold the property to the present owner, William Wilmoth, in 1980.

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1911 DEVRIES HOUSE - Lot 16 (Photo 2)
(Now: Wray V. Voegelin)

In 1905 Helen DeVries, a resident of Cecil Place, bought from Edward W. Stifel and wife an unimproved parcel of land described as "W 18' Lot 15 & E 90' Lot 16," designated here as Lot 16. Helen was the daughter of R.T. DeVries, president of the Wheeling Drug Company, at 1409 Main Street. She delayed building, and did not reside in the house until 1912. In 1917, Helen and her husband, Jacob Gottlieb, sold the property to Frances Brennan, wife of James B. Brennan, and Arielle M. Brennan, wife of J. Harold Brennan.

James B. Brennan was the president and manager of the Lallance Drygoods & Notions Co. at 1302 Main Street. The senior Brennans lived in the six-room apartment on the first floor. After their demise the family of Arielle and J. Harold occupied the entire residence. For sixty years it was the home of four generations of the Brennan family.

J. Harold Brennan, a Harvard Law School graduate, was a practicing attorney in Wheeling until he was appointed Judge of the First Judicial Circuit in 1924. Thereafter, he was elected and reelected, and served as Circuit Court Judge until his death.¹⁰

In 1917 Mr. Brennan and Mr. Lee C. Paull were co-promoters of the University Club Concerts. Later, Judge Brennan was one of the organizers of the Wheeling Symphony Society. He was an accomplished pianist and occasionally played with the Symphony Orchestra.¹¹

1919-1921 STONE-ANAWALT HOUSE - Lot 13 (Photo 5)
(Now: Dr. Richard F. Terry)

Unimproved Lot 13 changed ownership several times before it was sold to E.L. Stone by the Norton brothers. Stone began to build a house in 1919, but sold the building, partially constructed, to William J. Anawalt, who was in the automotive business. In March 1921, the Anawalts sold the property to Jessie F. Franzheim, the daughter of Stimson H. Woodward, one of the LaBelle founders.¹² She was also the widow of Harry C. Franzheim of the fine furniture and furnishings business "H.C. Franzheim Co." at 1126-1130 Main Street, Wheeling. Mr. Franzheim was also president of the Wheeling Board of Trade. In October 1921 Jessie F. Franzheim, widow, deeded Lot 13 to Harry C. Franzheim, Jr. Young Franzheim was in the brokerage business, and in the sales division of Wheeling Steel Corporation. Franzheim relocated in Seattle, Washington.

John L. Neudoerfer, Vice President in charge of Sales for Wheeling Steel, transferred to Wheeling from the Portsmouth Plant in 1924.¹³ He and his family resided in the Franzheim house at 13 Highland Park until it was sold in 1932.

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The 1932 sale to Nancy H. Stewart, wife of Dr. James K. Stewart, an otolaryngologist, marks the change from ownership by steelmen to ownership by medical specialists.

1938 TOPP HOUSE - Lot 17 (Photo 1)
(Now: David Paul Topp)

In 1924, Lots 17 and 18, became part of the R.S. Mooney Subdivision. Parcel "C" (Lot 17) of the Mooney Subdivision was still "unimproved: when it was deeded to Ronald A. & Edyth M. Topp on June 29, 1938. By inheritance and settlement in 1981, the present owners of Lot 17 are David P. and Mary C. Topp. At the time of his death, Ronald A. Topp was in business as "Sallena-Topp Wholesale Produce Company." The Topp family has owned and occupied the property since 1938.

SUMMARY

The Highland Park Historic District shows a pattern of development common to the small neighborhoods off the National Road. In many cases an older farmhouse is still present even after the land around it became subdivided for building lots near the turn of the twentieth century. This move to the suburbs and the division of land increased after the streetcar lines were expanded to reach to Elm Grove, and automobiles later provided independent means of transportation. The houses in Highland Park are substantial in size and show a definite hand of a master architect. In almost every case they were constructed by a leading industrialist or business leader in Wheeling, some continuing to be held in family hands.

FOOTNOTES

¹Hon. Gibson Lamb Cranmer, ed., HISTORY OF WHEELING, AND OHIO COUNTY, AND REPRESENTATIVE CITIZENS (Chicago: Biographical Publishing Company, 1902), pp. 439, 440.

²Charles A. Wingerter, A.M., M.D., LL.D, ed., HISTORY OF GREATER WHEELING AND VICINITY, A NARRATIVE ACCOUNT OF THE INDUSTRIES, INSTITUTIONS, AND PEOPLE OF THE CITY AND TERRITORY, (Chicago and New York: The Lewis Publishing Company, 1912), Vol. II, pp. 524-526.

³Personal interviews with Mrs. James C. Hazlett, formerly Mrs. William P. Wilson, who lived in the W.P. Wilson home, 1934-1964.

⁴J.H. Newton, ed., HISTORY OF THE PANHANDLE, BEING HISTORICAL COLLECTIONS OF OHIO, BROOKE, MARSHALL AND HANCOCK, WEST VIRGINIA (Wheeling, WV: Jos. A. Caldwell, publisher, 1879. Facsimile reprint Bowie, MD: Heritage Books, 1990), p. 255.

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⁵Ralph H. Weir, THE STORY OF OGLEBAY PARK, WHEELING, WEST VIRGINIA, AND THE HISTORY OF OGLEBAY INSTITUTE AND THE OGLEBAY FAMILY (Columbus, Ohio: The F.J. Heer Printing Company, 1963).

⁶Robert E. Murphy, ed., PROGRESSIVE WEST VIRGINIANS - 1905 (Wheeling WV: The Wheeling Intelligencer, 1905), p. 55.

⁷Cranmer, WHEELING, pp. 778, 779.

⁸Wingerter, GREATER WHEELING, pp. 627, 628.

⁹"Brief History of Wheeling," THE OHIO ARCHITECT, ENGINEER AND BUILDER, FEATURING SOME OF THE WORK OF F.F. FARIS, ARCHITECT, WHEELING, WEST VIRGINIA. Nov. 1915, Volume XXVI, Number Five, p. 41.

¹⁰Cranmer, WHEELING, pp. 778, 779.

¹¹Earl Chapin May, "Wheeling, The Nail City," in PRINCIPIO TO WHEELING - 1715-1945. (New York: Harper & Brothers, 1945), pp. 106.

¹²Wingerter, GREATER WHEELING, pp. 628, 629.

¹³Wingerter, GREATER WHEELING, pp. 516, 517.

¹⁴Henry Dickerson Scott. IRON AND STEEL. (Toledo, OH: The Caslon Co., 1929), p. 134-139.

¹⁵Newton, PANHANDLE, p. 281.

¹⁶John W. Kirk, ed., PROGRESSIVE WEST VIRGINIANS - 1923 (Wheeling: The Wheeling Intelligencer, 1923). p. 405.

¹⁷Robert Permar, Wheeling, et al. "WEST VIRGINIANS - 1928." Compiled under direction of James O. Jones Company. (West Virginia Biographical Association, 1928), pp. 407, 479.

¹⁸Permar, WEST VIRGINIANS, p. 407.

¹⁹Jim Comstock, ed., WEST VIRGINIA HERITAGE ENCYCLOPEDIA (Richwood, WV: Jim Comstock, Publisher, 1976), Vol. 3, P. 612.

²⁰Earl Chapin May, "Way Down South in Alabama," in PRINCIPIO TO WHEELING - 1715-1945 (New York: Harper & Brothers, 1945), pp. 232.

²¹Earl Chapin May, "Bombs, Barbed Wire - and Drums of War," in RINCIPIO TO WHEELING - 1715-1945 (New York: Harper & Brothers, 1945), pp. 288.

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Records of the Ohio County Tax Office, Ohio County, Wheeling, WV.

Records of the State Road Commission of West Virginia. Moundsville, WV.

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Wheeling, Ohio County, W.V.

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intersects with the north line of Lincoln Drive; thence east along the north edge of Lincoln Drive and across the entrance to Highland Park for 800 feet to the intersection of the west line of Highland Lane, turning and running at a northeast angle along the west edge of Highland Lane for 331 feet to the end of the road; thence turning east for 80 feet; thence turning north and running along the east property lines for Lot 10 and 11 Highland Park for 720 feet; thence turning west and running 150 feet along the south edge to the west edge of the two lots divided from Lot 11; thence turning north and running approximately 90 feet to the south edge of Park View Lane; thence turning west and running along the south edge of Park View Lane 1,018 feet to the intersection of National Road and the point of beginning.

Highland Park Historic District, Wheeling, Ohio County, W.V.

UTM Coordinates:

1. 528680/4433560
2. 528780/4433420
3. 528740/4433400
4. 528740/4433320
5. 528520/4433160
6. 528420/4433320

ZONE 17

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CONTINUATION SHEET

Wheeling, Ohio County, W.V.

PHOTO INFORMATION Page 1 Highland Park Historic District

LOCATION: Highland Park, Wheeling, West Virginia, Ohio County

PHOTO CREDIT: Ben Schneider, Schneider Studio

DATE OF PHOTO: April 27, 1992

NEGATIVE FILED: Schneider Studio, 1127 Main Street, Wheeling, WV 26003

PHOTO 1 OF 11: Topp House, 17 Highland Park
Front Elevation of South side (Lot 17)
Camera facing North

PHOTO 2 OF 11: DeVries-Brennan House, 16 Highland Park
Front Elevation of South side (Lot 16)
Camera facing Northwest

PHOTO 3 OF 11: G. W. Norton House, 15 Highland Park
Front Elevation of South side (Lot 15)
Camera facing North

PHOTO 4 OF 11: S.P. Norton House, 14 Highland Park
Front/South Elevation and West Elevation (Lot 14)
Camera facing Northeast

PHOTO 5 OF 11: Stone-Anawalt House, 13 Highland Park
Front Elevation of South side (Lot 13)
Camera facing Northwest

PHOTO 6 OF 11: Pryor-Wilson House, 11 Highland Park
Front Elevation of West side (Lot 11)
Camera facing Northeast

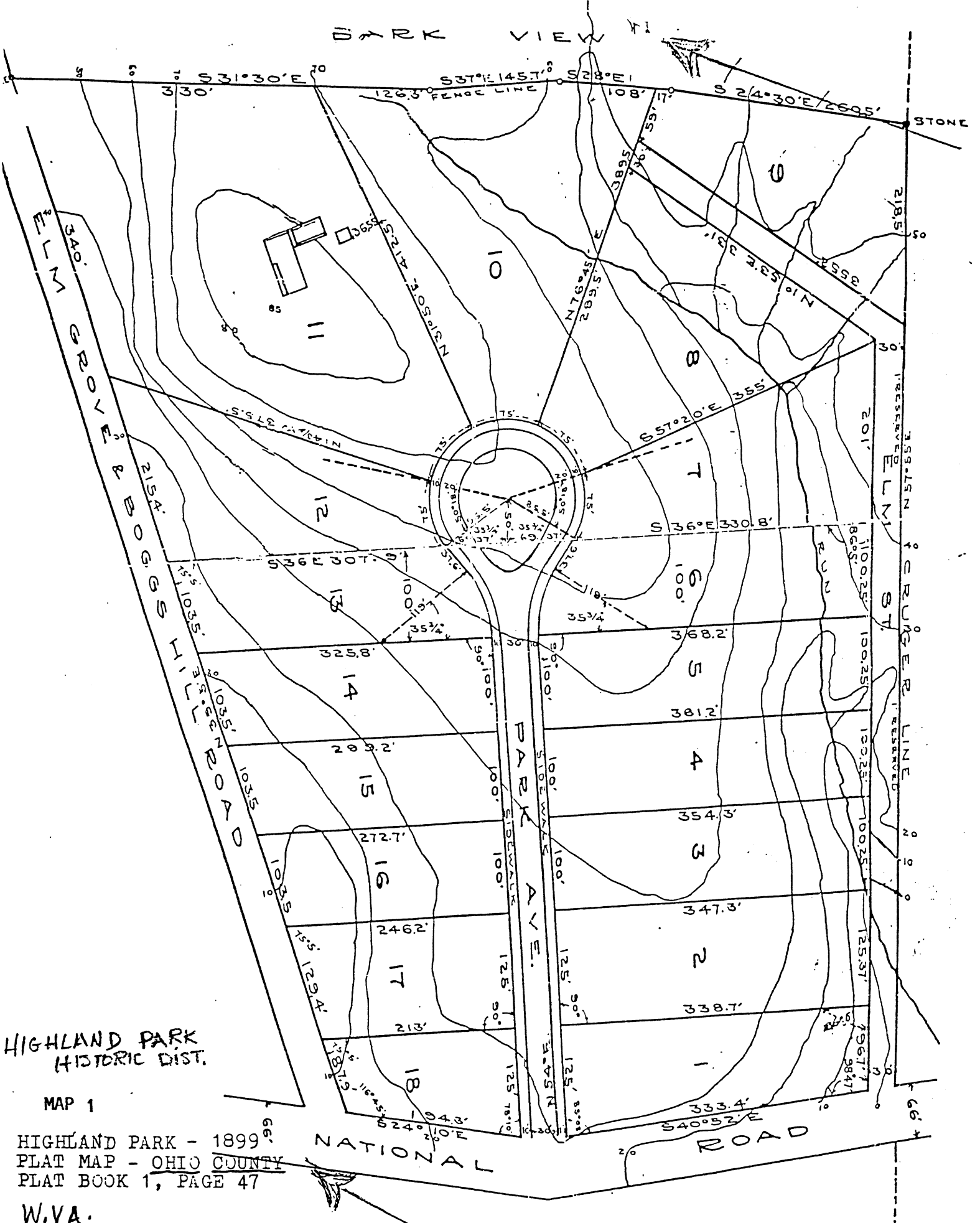
PHOTO 7 OF 11: Bodley House, 10 Highland Park
Front Elevation of West side (Lot 10)
Camera facing Northeast

PHOTO 8 OF 11: Greer-Berry House, 8 Highland Park
Front Elevation of West side (Lot 8)
Camera facing East

PHOTO 9 OF 11: Flick-Sweeney House, 6 Highland Park
East and North or Front Elevation (Lot 6)
Camera facing Southwest

PHOTO 10 OF 11: Tinker-Wright House, 5 Highland Park
North or Front Elevation (Lot 5)
Camera facing South

PHOTO 11 OF 11: Paull House, 4 Highland Park
Front Elevation of North side (Lot 4)
Camera facing South



HIGHLAND PARK
HISTORIC DIST.

MAP 1

HIGHLAND PARK - 1899
PLAT MAP - OHIO COUNTY
PLAT BOOK 1, PAGE 47

W.VA.

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PHOTO INFORMATION Page 2 Highland Park Historic District

Historic Photos: (Xerox Copies)

RE: Pryor-Wilson House, 11 Highland Park (Photo 6)

(1) c. 1908 photo of Pryor-Wilson house

(2) c. 1900 photo of James W. Paxton house, Pleasant Valley.
Paxton house was razed c. 1918.

(3) c. 1922 photo of W.P. Wilson House

The facade of the Paxton house was incorporated into the plans of Architect Edward B. Franzheim who was commissioned to design a new home for W. P. Wilson. In order to accommodate the width of the Paxton pediment, Franzheim added a new entry hall and a library on the east side of the first floor, and additional rooms on the second floor, partially encapsulating the old Pryor farmhouse.

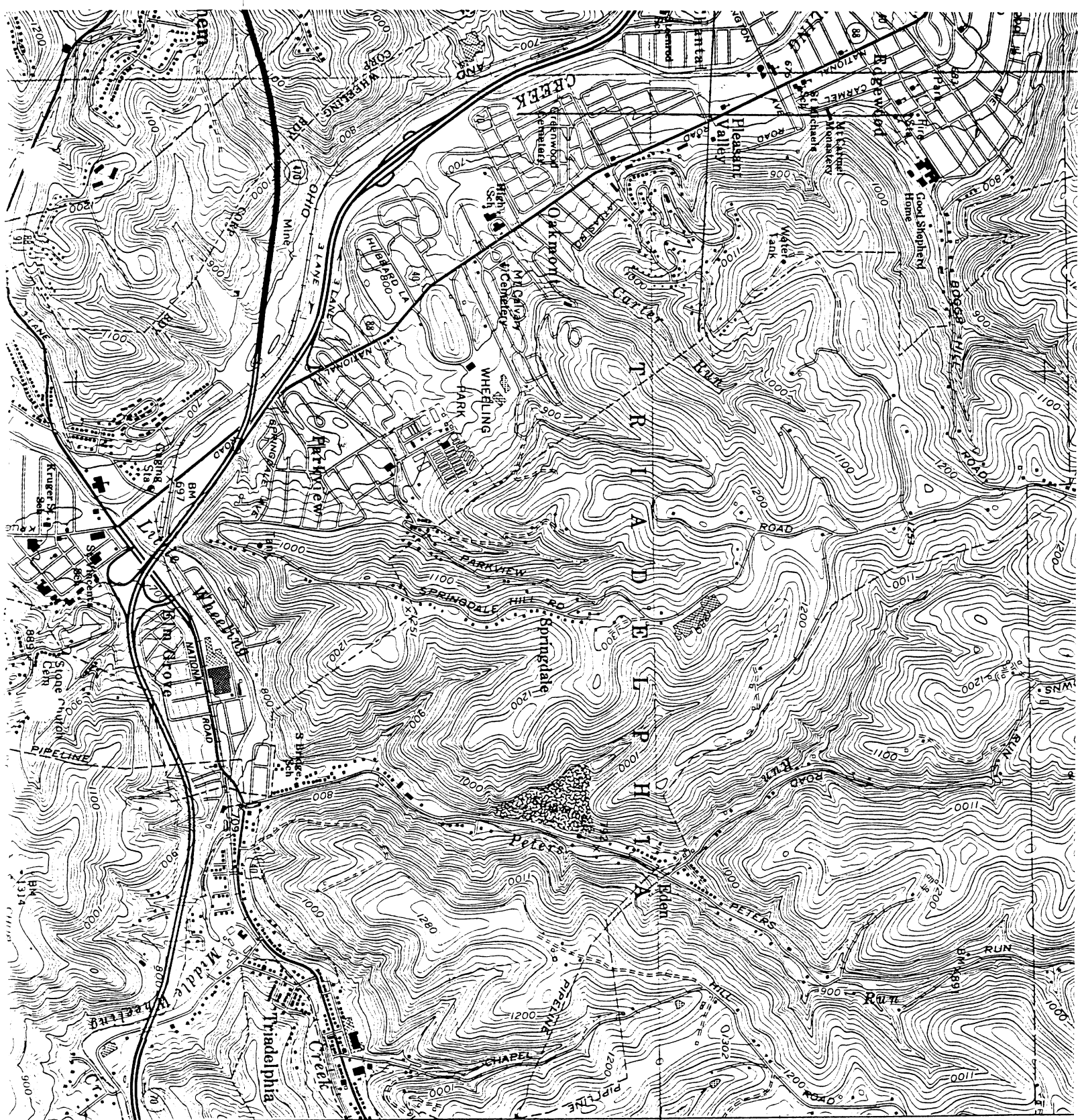
See Section 7, page 3, and Section 8, page 3.

RE: Architect Frederick F. Faris' Entrance to Highland Park, and Residence of Mrs. Sweeney

(4) OHIO ARCHITECT, ENGINEER, AND BUILDER, THE
November 1915, p. 41.

(5) c. 1970 condemnation photo of front of residence of Mrs. Lulu Sweeney, No. 1 Highland Park. From files of State Road Commission, Moundsville, WV.

See Section 7, page 1, and Section 8, page 2



WASHINGTON, PA 27 MI VALLEY GROVE 4.4 MI. (VALLEY GROVE) 4864 11 SE

432 230"

435

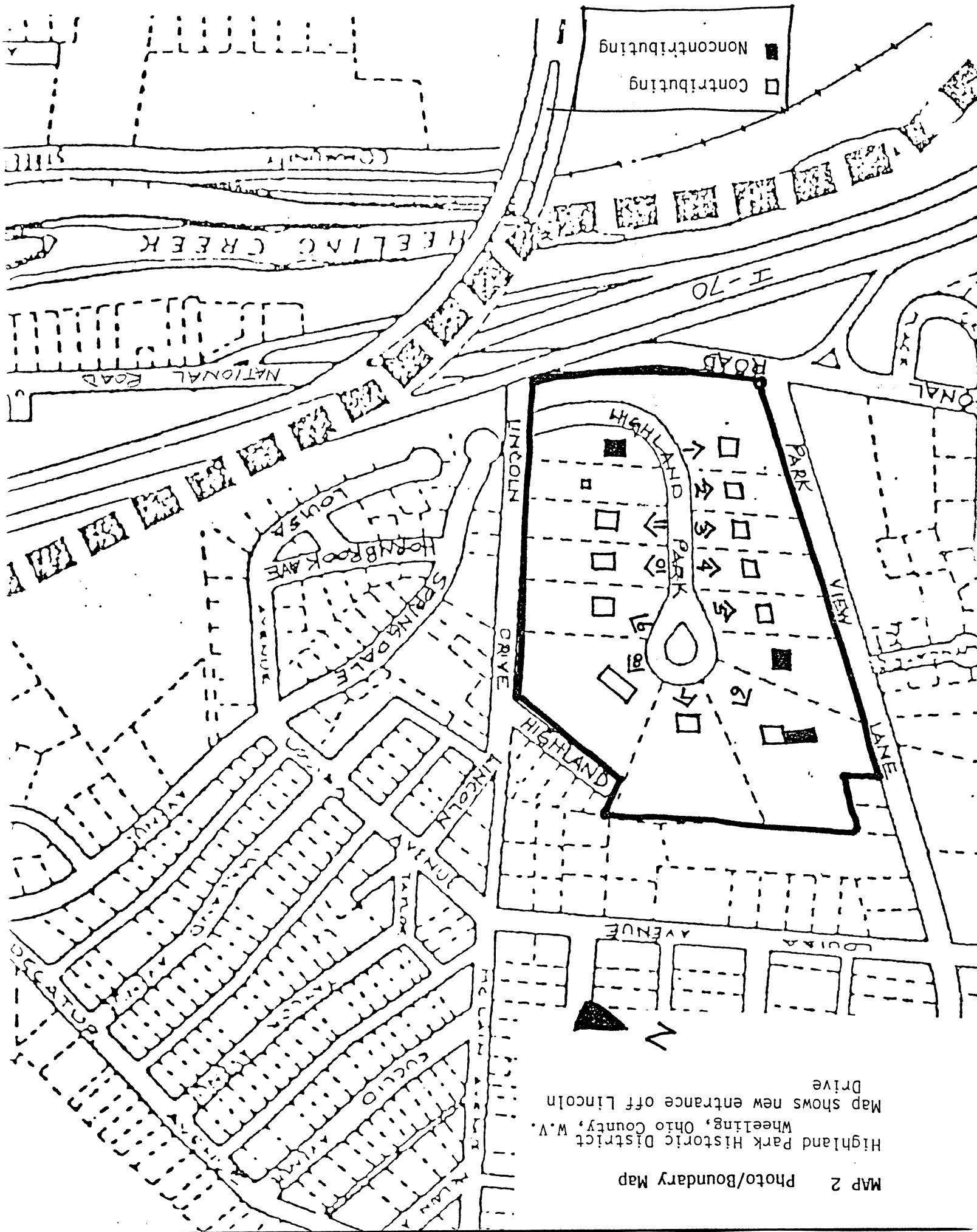
436

5'

UTM:
See form,
Sec. 10, p. 2

ADAMS COUNTY
OHIO
WHEELING
CITY RECORDS
BOOK
PAGE
107
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Highland Park Historic District, W.V.
Wheeling, Ohio County, W.V.
Map shows new entrance off Lincoln
Drive



□ Contributing
■ Noncontributing

HIGHLAND PARK AVENUE

LINCOLN DRIVE

PARK VIEW LANE

HORN BROOK AVE

SPRINGS DALE AVE

NATIONAL ROAD

I-70

ROAD

HIGHLAND PARK

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