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

1. Name of Property

Historic name: Chancery Hill Historic District Boundary Increase
Other name/site number: Alexander Wade House

2. Location

Street & number: 256 Prairie Avenue
City/town: Morgantown
State: WV
County: County code: 061
Zip code: 26505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet)

[Signature]

Date: October 11, 2001

State or Federal agency and bureau

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

Signature of Certifying Official/Title

Date

State or Federal agency and bureau

[Signature]

Date
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):


5. Classification

Ownership of Property:
(Choose as many boxes as apply)

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

Category of Property
(Choose only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
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<tbody>
<tr>
<td>buildings</td>
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<tr>
<td>sites</td>
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<tr>
<td>structures</td>
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<td>objects</td>
<td></td>
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<tr>
<td>TOTAL</td>
<td></td>
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</tbody>
</table>

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

Number of contributing resources previously listed in the National Register 1
Chancery Hill Historic District Boundary Increase  
Monongalia County, WV

Name of Property  
County and State

6. Function or Use

Historic Functions  
Current Functions

DOMESTIC: single dwelling  
DOMESTIC: single dwelling

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more 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:  Approximately 1.3 acres

UTM References (Place additional UTM references on a continuation sheet.)

Quad Map Name:  Morgantown South

17 589350 4386415
Zone Easting Northing

Verbal Boundary Description  (See continuation sheet.)

Boundary Justification  (See continuation sheet.)
Chancery Hill Historic District Boundary Increase  
Monongalia County, WV

Name of Property  

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11. Form Prepared By  
================================================================================

Name/Title:  Katherine Jourdan with information provided by owner, Karen Giuliani  
Organization:  WV SHPO  
Date:  July 19, 2001  
Street & Number:  1900 Kanawha Blvd. East  
Telephone:  304/558-0220  
City or Town:  Charleston  
State:  WV  
Zip:  25305  

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Property Owner  

(Complete this item at the request of SHPO or FPO.)  
Name:  James and Karen Giuliani  
Street & Number:  256 Prairie Avenue  
Telephone:  
City or Town:  Morgantown  
State:  WV  
Zip:  26505  

================================================================================
The Chancery Hill Historic District is to the south of downtown Morgantown. The streets and lots are on a grid pattern. The request is to increase the boundaries of the historic district at the NE corner. This corner is at the junction of Prairie Avenue and Wagner Avenue. The boundary increase will only include the residence historically known as the Alexander Wade House. No other buildings or structures are included.

Since this property is a National Historic Landmark (NHL), it has already been counted by the National Register. So there is no increase in the count for the historic district.

The house has been described in the NHL nomination as being constructed in 1860 by Judge Edward C. Bunker as a two story brick residence with “a simple Greek Revival mass.” The house was sold to Alexander Wade about 1872. Changes were made “about 1901 when the bay projections were added to each side with tall windows, again with stone sills and lintels in the Italianate spirit.” After the death of Wade, the house was again changed in 1911 with a mansard roof and multiple gable dormers reflecting a French influence.

The owner has not noted that there have been any major changes since the NHL nomination in 1966. The outbuildings - detached kitchen and carriage house/garage are not included in the count.
The criteria used for the Chancery Hill Historic District was Criterion A for Community Planning and Development, and Criterion C for Architecture. The period of significance is 1840 to 1948. The property does fall within the period of significance, which has not been changed.

The Alexander Wade property meets Criterion A for Community Development. This property was not a part of the Waitman Willey farm. However, the property once belonged to John Rogers, from whom Willey bought his land. Although not part of a formal community planning process for the early 1900s subdivision, it does show community development as a piece of land near Morgantown (at that time) that was purchased in 1860 as the city was developing.

The Alexander Wade property meets Criterion C for Architecture. The house was constructed in 1860, reportedly using a Greek Revival style. The house fenestration was changed in 1900 and extensively altered in 1911 with the addition of the third floor mansard roof. The time period of the alterations follow the pattern of development found in the new subdivision called Chancery Hill. New construction was taking place using a variety of architectural styles. The use of the mansard roof is unusual and unique in the area.

The following text is offered as supporting documentation with notations referencing the bibliography:

The Alexander L. Wade house was the former home of Edward C. Bunker, prior to Wade’s purchase in 1869. Bunker was one of three barristers for which Chancery Hill was named. The Wade house, although a National Historic Landmark due to Alexander Wade’s contributions to the American education system, is also directly connected to the origins of the Chancery Hill neighborhood.

The origins of the name “Chancery Hill” can be found in several of Monongalia County histories. Charles H. Ambler in Waitman Thomas Willey says:

“Shortly after the Civil War the Willey residence and grounds were part of ‘Chancery Hill’ so named because it was the residential site of three distinguished barristers: Willey, Edward C. Bunker and John James Brown.” (Ambler, p.205)

Willey’s property was part of a larger area recognized as Chancery Hill.
Bunker became established as the second of the three barristers on the hill when he purchased a parcel of land adjoining Waitman T. Willey, his law partner, from John Rogers - the same man from which Willey had purchased his farm and Brown would later purchase. According to the original handwritten deed, Bunker acquired the property on December 9, 1859. Bunker, then built a home according to Ambler, "...he built the brick portion of the present Wade residence..." (Ambler, p. 205) Bunker was Monongalia County's prosecuting attorney from 1861 to 1863, then was elected to the West Virginia state senate. In 1865, he became one of the original incorporators of Oak Grove Cemetery, which is included in the historic district boundaries. After being appointed judge of the eleventh circuit court of West Virginia, he moved to Piedmont, WV. He then sold his estate to Alexander Wade in 1869.

The residence remained in the Wade family until November 1987 at which time it was purchased by James and Karen Giuliani. The Wade family, many of whom were prominent citizens with leadership roles, lived and contributed much to Chancery Hill history for nearly 120 years.


The early publication date, 1883, of this book would indicate that Chancery Hill was relatively new and the boundaries of the area still clear. All of the land included was still from the original three barristers. By 1883, Alexander L. Wade had already purchased one of the original residences (Bunker's) and Frank Damain had purchased a parcel of land from Willey's estate.

Summary: The boundary increase will enlarge the historic district to include one of the early barrister homes associated with the neighborhood known as Chancery Hill.
(NPS Form 10-900)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

<table>
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<tr>
<th>Chancery Hill Historic District Boundary Increase</th>
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<tr>
<td>Section number</td>
<td>County/State</td>
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<tr>
<td>9</td>
<td>1</td>
</tr>
</tbody>
</table>

Bibliography

Deed Books. Monongalia County Courthouse, Morgantown, WV.


Verbal Boundary Description
The boundary extends from the NE corner of Prairie Avenue and Wagner Street, crossing Wagner to enclose the property known historically as the Alexander Wade House. The verbal boundary description of this lot is shown on the attached deed survey map of September 1987.

Boundary Justification
This corner of the historic district is extended to include the Wade property which is a NHL. The remaining former boundaries of the Chancery Hill Historic District remain as they were originally drawn. The boundaries lines reflect the inclusion of properties still reflecting the architectural styles from the period of significance, and those with a high degree of integrity with little alteration to materials and design.
PLAT OF 1.30 ACRES
LOCATED AT 256 PRAIRIE AVE,
OWNED BY THE
S.S. WADE ESTATE
2ND WARD CITY OF MORGANTOWN
MONONGALIA CO. WEST VIRGINIA
SCALE 1"=60'  SEPTEMBER 1987

NOTE: ALL CORNERS ¼" IRON PINS
SET, EXCEPT WHERE NOTED.
NOTE: THIS PROPERTY IS NOT
LOCATED IN A FLOOD ZONE.