

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

1. Name of Property

historic name: Charles Town Mining, Manufacturing, & Improvement Company Building
other name/site number: Charles Town High School, Ranson City Hall

2. Location

street & number: 312 South Mildred Street not for publication: N/A
city/town: Ranson vicinity: N/A
state: West Virginia WV county: Jefferson code: 037 zip code: 25438

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.)

Susan M. Pierce 6/12/01
Signature of Certifying Official Date

State or Federal agency and bureau Date

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 Date

Charles Town Mining, Manuf., & Imp. Co. Bldg.
Name of Property

Jefferson County, West Virginia
County and State

4. National Park Service Certification

I, hereby certify that this property is:	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register	_____	_____
<input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined eligible for the	_____	_____
National Register		
<input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined not eligible for the	_____	_____
National Register		
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

5. Classification

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

☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	TOTAL

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 0

Charles Town Mining, Manuf., & Imp. Co. Bldg.
Name of Property

Jefferson County, West Virginia
County and State

6. Function or Use

Historic Functions

COMMERCE/TRADE/Business

EDUCATION/School

GOVERNMENT/Post Office

GOVERNMENT/City Hall

COMMERCE/TRADE/Specialty Store

DOMESTIC/Multiple Dwelling

Current Functions

GOVERNMENT/City Hall

7. Description

Architectural Classification:

LATE VICTORIAN: Romanesque Revival

Materials

Foundation Limestone

Walls Limestone, Brick

Roof Metal

Other _____

Narrative Description

(See continuation on sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

 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.

Charles Town Mining, Manuf., & Imp. Co. Bldg.
Name of Property

Jefferson County, West Virginia
County and State

Criteria Considerations

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance	<u>Industry</u>	<u>Politics/Government</u>
	<u>Education</u>	<u>Architecture</u>
	<u> </u>	<u> </u>

Period of Significance 1891-1951

Significant Dates	<u>1891</u>	<u>1893</u>	<u>1912</u>
	<u>1936</u>	<u> </u>	<u> </u>

Significant Person N/A
(Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Holmes, Julius C., architect

Narrative Statement of Significance

(See continuation sheets.)

Charles Town Mining, Manuf., & Imp. Co. Bldg.
Name of Property

Jefferson County, West Virginia
County and State

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: Ranson City Hall, 312 South Mildred Street Ranson, WV 25438

10. Geographical Data

Acreage of Property: Less than one acre

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

Quad Map Name: Charles Town, WV

18 253303 4353143
Zone Easting Northing

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

Charles Town Mining, Manuf., & Imp. Co. Bldg.
Name of Property

Jefferson County, West Virginia
County and State

11. Form Prepared By

Name/Title: Geoffrey Henry/Lead Architectural Historian, Jared N. Tuk/Architectural Historian

Organization: GAI Consultants, Inc. Date: 10 April 2001

Street & Number: 3412 Chesterfield Avenue Telephone: (304)926-8100

City or Town: Charleston State: WV Zip: 25304

Property Owner

(Complete this item at the request of SHPO or FPO.)

Name: City of Ranson Contact: P. David Mills, City Manager

Street & Number: 312 South Mildred Street Telephone: (304) 725-1010

City or Town: Ranson State: West Virginia Zip: 25438

The Charles Town Mining, Manufacturing, & Improvement Company building is a 3 ½-story, 8-bay-wide, and 5-bay-deep Romanesque Revival style building that currently serves as the Ranson City Hall. The first story exterior is covered with rusticated limestone laid in regular course. A wooden band course separates the first and second stories. The exterior materials on the rest of the building are common bond brick. Centered on the first story of the main (east) elevation is a distinctive keyhole-shaped arch faced with stone with a recessed entry door, which is part of the central tower. There are two additional entrance doors which flank the central tower and also provide access to the building. The first-story windows have 1 over 1 double-hung sash with wooden molding, except on the northern end of the east elevation, which has had aluminum-framed windows added after facade alteration.

Alterations and additions to this building include a c. 1983 1-story, 5-bay wide shed-roofed rear wing, which is covered by vinyl siding. This has a concrete block foundation and a standing seam metal roof. One-half of the foundation is rusticated, as the wing was built on the foundation of a c. 1930 rear porch. The north end of the east elevation has been bricked on the first story. Some of the first story windows on the north elevation have been resized. The brick chimneys that were housed in the cross gables were removed c. 1935. There were several storefront and window changes on the north and east facades of the first story which reflected the building's changing functions from school to shop to government office.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Charles Town Mining, Manuf., & Imp. Co. Bldg. Jefferson County, West Virginia
Name of Property County/State

Section number 7 Page 3

These changes were basic window resizings and configurations, and most recently, included the bricking in of the northern half of the east facade. The most recent alteration has been a concrete handicap access ramp, which was added to the east elevation of the building.

The exterior of the building, while having experienced some alterations, is in good condition and retains a good level of integrity.

INTERIOR DESCRIPTION

The building interior consists of three floors joined by a central stair hall. The first floor contains city offices, the council chamber, and the police department. The second and third floors are currently vacant. The main entrance to the building is by way of the central east door, although there is a separate entrance to the present police department on the northeast.

First Floor-The first floor configuration consists of three rooms on either side flanking the central stair, presently enclosed. To the south are the city offices, city manager's office, council chambers, restrooms, and closets. To the north are the police department offices. The first floor was remodeled in the mid-1980s, and most of the original interior woodwork, plaster walls, ceilings, and floors are concealed by modern dropped ceilings, artificial paneling, and carpet (all reversible). However, some of the original six-panel interior doors with brass handles are intact, as is a portion of the original wood trim around a few of the interior doors. The first-floor interior of the rear 1983 addition consists of conference rooms, file rooms, and a kitchen.

Second Floor- The second floor is reached by a modern door on the east leading to the central staircase. Originally open, the staircase is now enclosed by reversible modern wood paneling. The wide staircase rises in a single flight to the second floor. It features a turned newel post, turned balusters, original risers and treads, and a molded handrail. The stair hall also features a molded baseboard and chair rail. The central stair hall, consisting of the staircase and adjacent east-west hall, occupies approximately one-fifth of the square footage of this floor.

The original interior configuration on the second floor consisted of two large rooms on the north and south sides, with two smaller rooms on the east and west sides. Most rooms have been divided by sheet-rocked walls into smaller rooms over the years, particularly when the top two floors served as apartments. Unlike the first floor, nearly all of the interior architectural features are intact on the second floor. Floors and baseboards are original and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

<u>Charles Town Mining, Manuf., & Imp. Co. Bldg.</u>	<u>Jefferson County, West Virginia</u>
Name of Property	County/State

Section number	7	Page	4
----------------	---	------	---

in good condition. The five- and six-panel interior doors retain their brass and metal handles and two-pane rectangular pivot transoms. They are trimmed with fluted moldings and bull's eye corner blocks. Most windows have paneled reveals, fluted moldings, and bull's eye corner blocks.

There are a few subtle differences among some of the second-floor rooms. The windows on the east end of the building are arched with arched frames and fluted moldings. The baseboard moldings in these two front rooms are heavier than those found elsewhere on this floor. The center west room has 1/1 double-hung sash with a fixed rectangular transom above.

Third Floor- The third floor is reached by the central staircase. It features a turned newel post, turned balusters, and a molded handrail. The stair hall also features a molded baseboard and chair rail.

The third floor configuration closely mirrors that of the second floor and has seen the same alterations for use as apartments. However, the floors and baseboards are original and in good condition. The five- and six-panel interior doors retain their brass handles and two-pane rectangular pivot transoms. They are trimmed with fluted moldings and bull's eye corner blocks. Most windows have paneled reveals, fluted moldings, and bull's eye corner blocks. An enclosed staircase, sheathed with original vertical board siding, leads to an unfinished attic level.

Some ceilings on the third floor have experienced water damage and have partially disintegrated. Otherwise, the third floor is still in good condition.

The City of Ranson owes its founding to the ambitious late-nineteenth-century plans of Charles Town's leading citizens to found an industrial center in the eastern panhandle area of West Virginia. In May 1890, the Charles Town Mining, Manufacturing & Improvement (CMM&I) Company was formed by Roger Preston Chew, Frank Beck, Forrest W. Brown, T.C. Green, W.F. Lippitt, A.W. McDonald, and B.C. Washington (Mills 1999: 1). Chew, who served as the company's president, had previously served in the Civil War as a Lieutenant Colonel under General J.E.B. Stuart and earned three terms in the West Virginia Legislature between 1884 and 1890 (Mills 1999: 1).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Charles Town Mining, Manuf., & Imp. Co. Bldg. Jefferson County, West Virginia
Name of Property County/State

Section number 8 Page 2

The CMM&I company purchased 850 acres of land adjoining the northern and western corporate limits of the City of Charles Town, county seat of Jefferson County. Much of this land was purchased from the Ranson family, and from its earliest years, this community just north of Charles Town was known as Ranson. From the start, this new development was envisioned as a planned community, with workers' neighborhoods placed in close proximity to several large industrial tracts. Although the city was planned as a manufacturing center, the initial designs also called for landscaped parks and a resort hotel (Jefferson County Deed Book X, page 1). The CMM&I company commissioned D.G. Howell, a Washington, D.C. landscape architect and civil engineer, to design the new subdivision. Howell was assisted by D.F. Taylor whose title was "Principal Assistant Engineer" (Frazier Associates 1987: 1).

The CMM&I Company was one of several formed at the turn of the twentieth century to develop the mineral resources of Jefferson County. The Harpers Ferry Mining, Manufacturing, and Improvement Company was incorporated in Harpers Ferry, and included investors from Harper's Ferry and Washington, DC. Within a year of CMM&I's incorporation, the new town of Bakerton developed around the Washington Building and Lime Company's limestone deposit. As a result of the development, the Virginia Ore Bank, near Bakerton, resumed operation after being idle 14 years (Bushong 1972: 294).

On 18 February 1891, the *Virginia Free Press* reported that the CMM&I company had named and laid out new streets in the community (Mills 1999: 1). Several streets were named after the company's founding members or their families, including Mildred, George, Lee, Preston, Forrest, Samuel and Marshall Streets. The principal thoroughfare was the 100-foot-wide Fairfax Boulevard, which ran at a 45-degree angle in a northeasterly direction from the pre-existing George Street. Mildred and Samuel Streets were also extensions of Charles Town's streets. There were two traffic circles planned along Fairfax Boulevard—Lancaster and Jefferson Circles—as well as an oval park—Lakeland Place (Jefferson County Deed Book X, page 1). Roughly bisecting the new community was the Belt Railroad, a pre-existing railroad line that ran in an east-west direction between the Baltimore and Ohio (B&O) Railroad and the Norfolk & Western (N&W) Railroad tracks.

In 1891, the imposing three-and-one-half-story headquarters building of the Charles Town Mining, Manufacturing & Improvement Company was completed at a cost of \$10,700 on a triangular lot fronting on Mildred Street near Lancaster Circle (Town of Ranson 1985: 3). A drawing of the building is part of the original subdivision plat, found on the first page of Jefferson County Deed Book X. It identifies the designer of the three-story, stone-and-brick

Between 1893 and 1912 the former CMM&I company office building served as the Charles Town High School. The building is historically significant for its association with education

<u>Charles Town Mining, Manuf., & Imp. Co. Bldg.</u>	<u>Jefferson County, West Virginia</u>
Name of Property	County/State

Page 4

In 1936, the City of Ranson purchased the building for \$3,000 for use as its city hall (Deed Book 151, page 175). Previously the city offices had been housed in a number of smaller buildings in the town. The building has served as the seat of Ranson's city government since 1936. The council chambers, mayor's office, and city offices were housed in the south half of the first floor, with the post office located on the north half. The post office stayed at this location until 1983, when it was replaced by a chiropractic clinic. Since the departure of the chiropractic clinic, the city's police department occupied the space. The first floor of the building was renovated in 1983 and is still fully utilized by the City of Ranson. The two upper floors continued to serve as apartments until the 1970s, but are currently vacant.

Designed and built to serve as the Charles Town Mining, Manufacturing, & Improvement Company headquarters in 1891, this 3 ½-story Romanesque Revival building is currently situated in the heart of Ranson and serves the city as the seat of local government. This building is significant for its association with industry and the development of Ranson in the 1890s. While originally envisioned as the center of an extensive planned community, the CMM&I's plans were only partially realized. In 1893, the company sold the building to the Charles Town Board of Education, and it housed the Charles Town High School from 1893 to 1912. The school closed after a new and more modern building was built in Charles Town. Between 1912 and 1936, the building housed the Ranson post office and a confectionery. In 1936, the City of Ranson bought the building to create a centralized location for the city's offices. The city has occupied the building since. The building remains a prominent fixture in Ranson with its rusticated limestone and brick exterior, many cross gables, and tall central tower with distinctive "keyhole" entrance.

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

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

<u>Charles Town Mining, Manuf., & Imp. Co. Bldg.</u>	<u>Jefferson County, West Virginia</u>
Name of Property	County/State

Section number 9 **Page** 1

Bibliography

Bushong, Millard K. *Historic Jefferson County*. Boyce, VA: Carr Publishing Company, 1972.

Frazier Associates. *A Brief History of Ranson, West Virginia*. Staunton, VA: 1987.

Jefferson County Deed Books. Jefferson County Court House, Charles Town.

"Historical and Industrial Edition." Supplement to *Spirit of Jefferson* (newspaper). 1926.

Mills, P. David. *The History of Ranson*. Ranson, WV: 1999.

"150 Years of History and Progress," printed in the *Jefferson Republican*, vol. 9 no. 4. Charles Town: September 20, 1957.

Polk, R.L. & Co. *West Virginia Gazetteer and Business Directory*. Detroit, Chicago, St. Louis:
1884, 1891-1892, 1896, 1898-1899, 1904-1905, 1906, 1915.

Ranson's Seventy-Fifth Anniversary Celebration, October 16, 1910-1985. A brochure printed by the Town of Ranson. 1985.

Sanborn Map Company. *Charles Town, West Virginia*. New York: 1897, 1902, 1913.

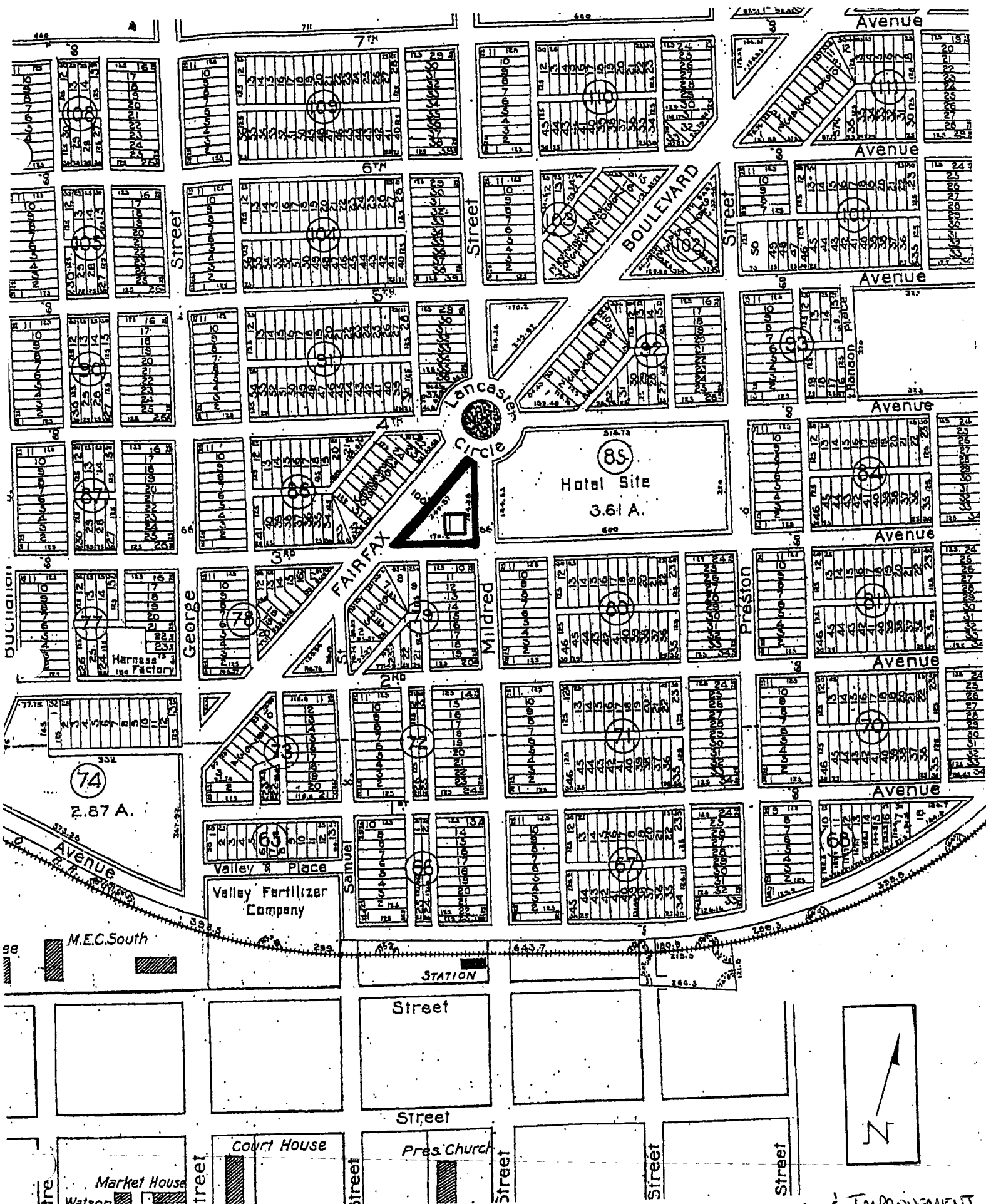
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

<u>Name of Property</u>	<u>County/State</u>
<u>Charles Town Mining, Manuf., & Imp. Co. Bldg.</u>	<u>Jefferson County, West Virginia</u>

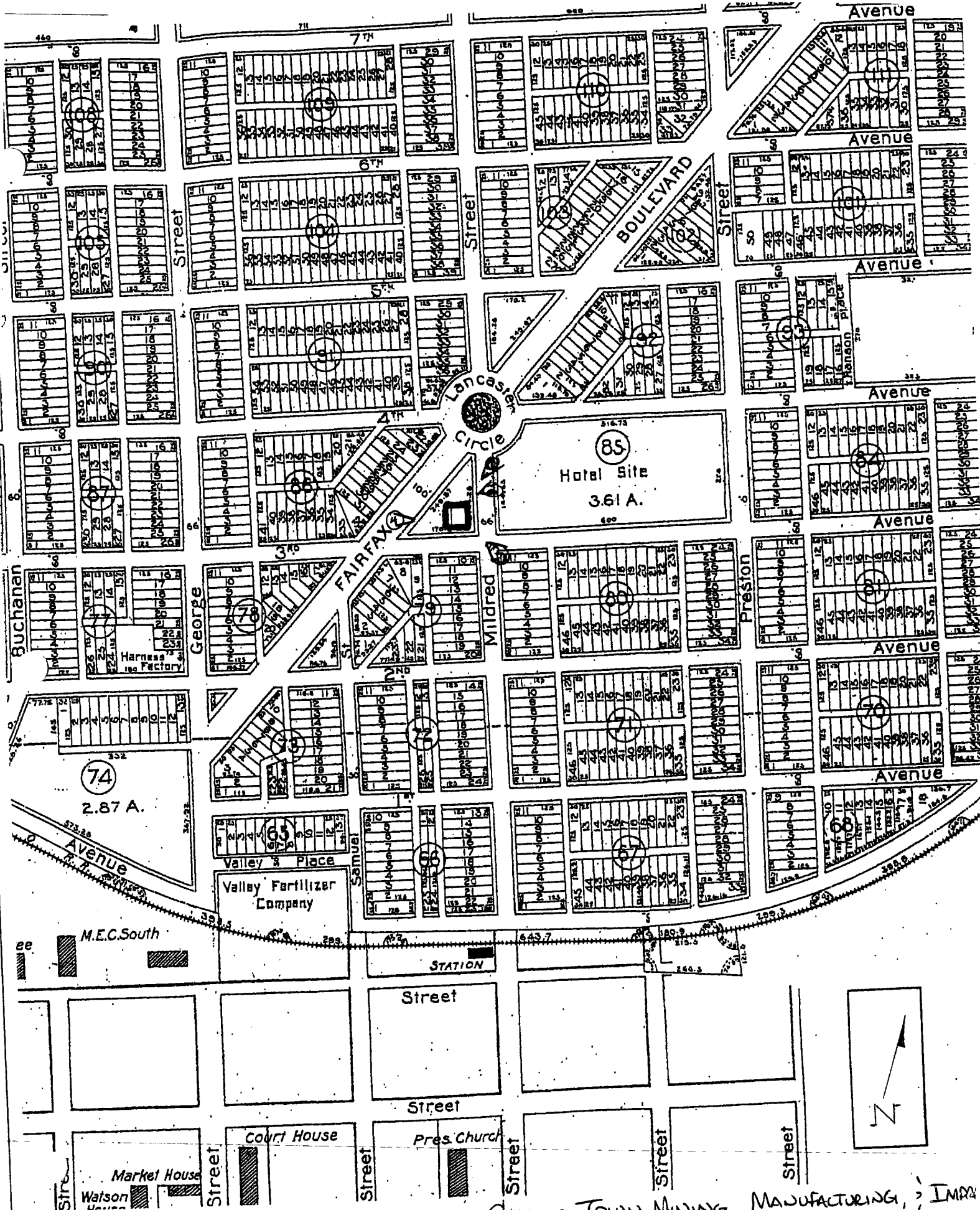
Section number 10 **Page** 1

Beginning at a point at the intersection of Mildred Street and Fairfax Boulevard, where they meet to form Lancaster Circle, proceeding south along Mildred Street approximately 184 feet to its intersection with 3rd Avenue, then proceeding west along 3rd Avenue approximately 170 feet to Fairfax Boulevard, then turning northeast, proceeding along Fairfax Boulevard to the beginning point.

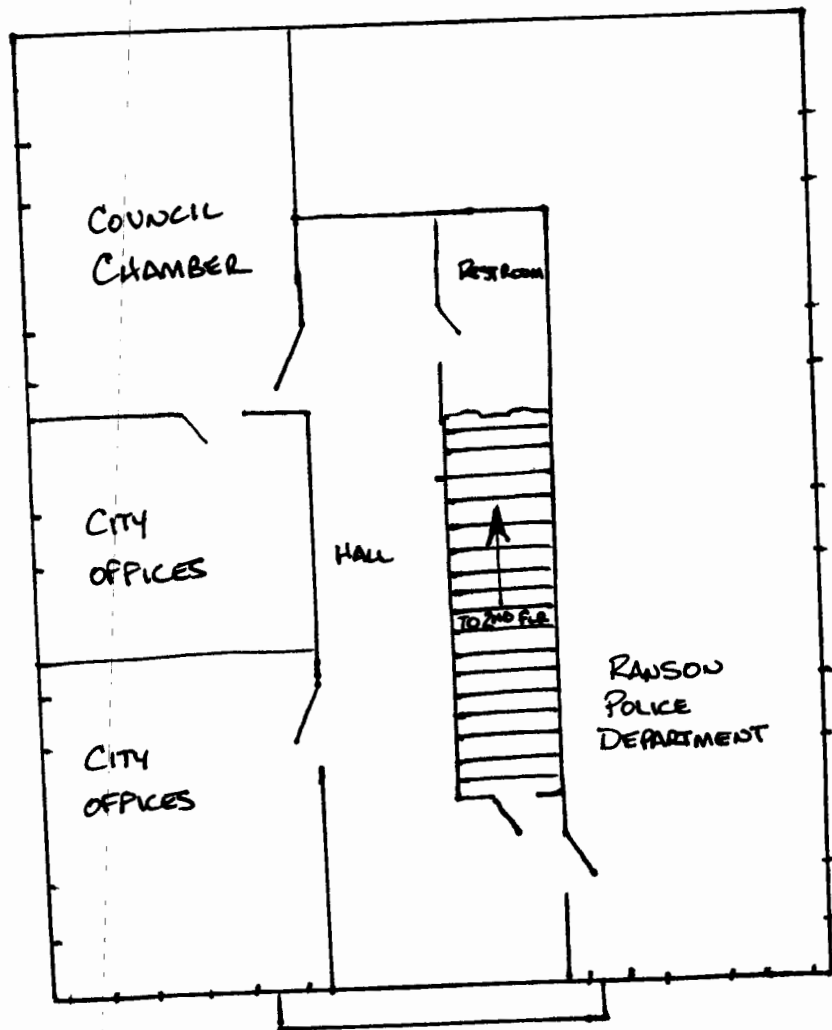
The boundary described above is the lot boundary that the building has occupied since its construction in 1891, as laid out by D.F. Taylor, Principal Assistant Engineer, and D.J. Howell, Civil Engineer and Landscape Architect, who designed the town for the Charles Town Mining, Manufacturing, & Improvement Company. The setting of the lot and the building have remained unchanged.



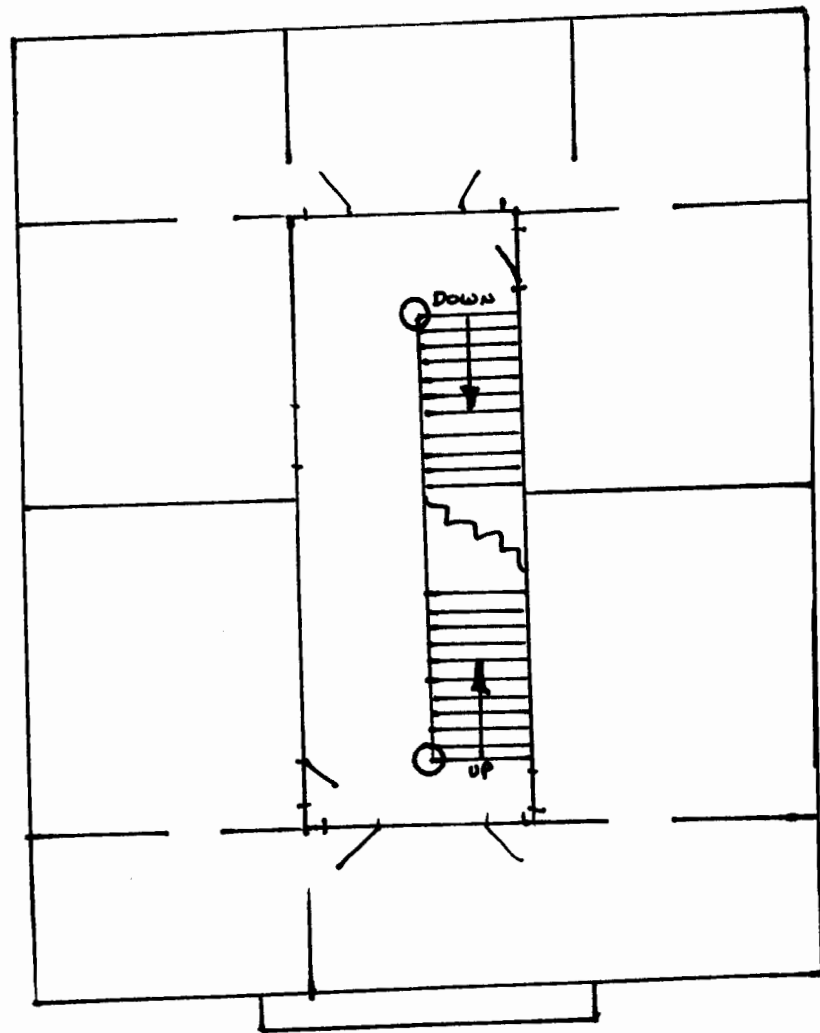
BOUNDARY FOR CHARLES TOWN MINING, MANUFACTURING, & IMPROVEMENT
COMPANY BUILDING, 312 S. MILDRED ST, RANSON, JEFFERSON COUNTY, WV.



RAT MAP SHOWING LOCATION OF CHARLES TOWN MINING, MANUFACTURING, & IMPROVEMENT COMPANY BUILDING.



1ST FLOOR
CURRENT CONFIGURATION



2ND AND 3RD FLOOR GENERAL PLAN
CURRENT CONFIGURATION

GENERAL FLOORPLAN - CHARLES TOWN MINING, MANUFACTURING, & IMPROVEMENT COMPANY BUILDING
RAWSON, JEFFERSON COUNTY, WEST VIRGINIA



Charles Town, W. Va.
 Population 1,000
 Incorporated 1860
 County, Morgan
 State, West Virginia

UTM:
 ZONE 17

E 263303
 N 4353143

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Charles Town Mining, Manuf., & Imp. Co. Bldg. Jefferson County, West Virginia
Name of Property County/State

Section number Photo Page 1

Name of Property: Charles Town Mining, Manufacturing, & Improvement Company Building
Address 312 South Mildred Street
Town Ranson
County Jefferson, WV

Photographer: Geoffrey B. Henry/Jared N. Tuk

Date: 24 October 2000

Negatives: WVSHPO, Charleston, WV

- Photo 1 of 7: Streetscape (Taken from Mildred Street), camera facing south-southwest.
- Photo 2 of 7: East and north elevations, camera facing southwest. (front, side)
- Photo 3 of 7: East and south elevations, camera facing northwest. (front, side)
- Photo 4 of 7: West elevation, camera facing east. (rear)
- Photo 5 of 7: Interior hallway, 2nd floor, camera facing west-northwest.
- Photo 6 of 7: Interior hallway, 2nd floor, camera facing east-southeast.
- Photo 7 of 7: Stairway, 3rd floor, camera facing east-southeast.

