

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Jacobs-Hutchinson Block / Peoples' National Bank

other names/site number Friendly Furniture Store

2. Location

street & number 201 - 209 Adams Street

☐ not for publication

city or town Fairmont

☐ vicinity

state West Virginia

code WV

county Marion

code 049

zip code 26554

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 for additional comments.)

William E. Gentry
Signature of certifying official/Title

6.12.95
Date

State of 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

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ 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):

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Jacobs-Hutchinson Block
Marion County, WV

Description

The Jacobs-Hutchinson Block is a five story commercial structure with a basement and a flat roof. It is 92 feet wide along Adams Street, 80 feet deep along Monroe Street, and 84 feet high. Constructed in 1902 by Holbert & Spedden, Builders, it was designed by Andrew C. Lyons (1873 -1943), a prominent architect in the city. It is located on a corner in the historical central business district in downtown Fairmont, West Virginia, among other monumental commercial structures of comparable size. It has continually been used for commercial enterprises: department stores, a bank, a furniture store, and law offices.

The steel column and beam structure with wood floor joists rests on a stone foundation. The exterior is sheathed with "Roman shaped pressed brick and trimmed with Euclid blue stone, with terra cotta cornice", and is rich in neoclassical detail. The walls are organized into twelve bays on the front (Adams Street) facade, and ten bays on the side (Monroe Street) facade. The first floor level of both elevations consists of rusticated stone piers with storefronts between them. The front elevation's upper floors are organized into three outer bays of rusticated brickwork, flanking the middle six bays which consists of smoother brickwork. The windows vary from the outer bays to the middle bays as well; the outer bays have rectangular windows with Euclid blue stone lintels and keystones on the second, third, and fourth floors, topped with a Palladian window and rondelle windows on the fifth floor: the middle bays have rectangular windows with Euclid blue stone lintels and keystones on the second, third, and fifth floors, with Roman arch fourth floor windows. The middle bays are further accentuated by a classical pediment centered over them at the decorative cornice and dentils level above the entablature. Two small segments of the entablature protrude beside the inscription "Jacobs-Hutchinson Block"; these areas read "19" and "02", the construction date, and are supported below by engaged columns located between the fifth floor windows.

~~Jacobs-Hutchinson Block~~
Name of Property

Marion, West Virginia
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

COMMERCE

Architecture

Period of Significance

1902 - 1927

Significant Dates

1902 - construction

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Andrew C. Lyons, architect

Holbert & Spedden, Builders (S. Ray

Holbert and W. H. Spedden)

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☒ University
- ☐ Other

Name of repository:

Fairmont State College, West Virginia

University, Marion County Assessors Office

Jacobs-Hutchinson Block
Name of Property

Marion, West Virginia
County and State

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

sites

structures

objects

1

0

Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

none

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE : department store, financial
institution

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: specialty store,
professional

7. Description

Architectural Classification

(Enter categories from instructions)

Italian Renaissance

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK, STONE, TERRA COTTA

roof ASPHALT

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Jacobs-Hutchinson Block
Name of Property

Marion, West Virginia
County and State

10. Geographical Data

Acreage of Property 0.17 acres

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | |
|---|------|---------|----------|
| 1 | 17 | 573600 | 04370700 |
| | Zone | Easting | Northing |
| 2 | | | |

| | | | |
|---|------|---------|----------|
| 3 | | | |
| | Zone | Easting | Northing |
| 4 | | | |

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Debra B. McMillan, AIA Associate Professor of Architecture

organization Fairmont State College date March 10, 1995

street & number Division of Technology telephone (304) 367 - 4628

city or town Fairmont state WV zip code 26554

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Jeanne-Marie Higinbotham, Louis Spatafore, Theodore Spatafore

street & number 205 Adams Street telephone (304) 366-9113

city or town Fairmont state WV zip code 26554

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Continuation SheetSection number 7,8 Page 2Jacobs-Hutchinson Block
Marion County, WV

Description (continued)

Because of the buildings prominent corner location, the side elevation is as visible and therefore as decorative as the front elevation. The side elevation consists of two bays of rusticated brickwork in the center, flanked on each side by three bays of smooth brickwork, and then one bay of rusticated brickwork at each corner. The pattern of windows floor by floor is the same as the front elevation, with the exception of a small rectangular window surmounted by a rondelle window in place of the Palladian motif on the corner bays at the fifth floor level. The pattern of vertical areas that are created by the change in texture, on both the front and side elevations, is further accentuated by rusticated brick pilasters topped with composite capitals of Euclid blue stone; the pilasters use the first floor as a base and visually "support" the entablature. With the exception of the inevitable modernizations of the first floor commercial storefronts, the walls remain intact, although some of the windows on the upper levels are currently filled with painted boards. The entrance to the first floor law offices in the corner quarter is surmounted by a modern plaster low relief pediment; the entrance to the furniture store (the remainder of the building) is on the opposite side and part of the modern aluminum and glass storefront.

Although it appears to be one consistent building, the structure was originally planned to be used as four separate business "houses". One such business, J. M. Hartley & Son, "pioneers in the department store business", eventually occupied most of the structure and even expanded into the adjacent Jacobs Building (1906, also by Andrew C. Lyons) via a connecting walkway. A small one story addition (6 feet by 12 feet), used as a loading dock, was placed in the alley on Monroe Street between the two buildings in 1971.

Statement of Significance

The Jacobs-Hutchinson Block exemplifies the transition that Fairmont made from a sleepy county seat to a bustling commercial center, from one- and two-story wood frame

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National Register of Historic Places
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Section number 8 Page 3

Jacobs-Hutchinson Block
Marion County, WV

Statement of Significance (continued)

buildings to monumental masonry and steel structures. The physical form that this temple of commerce assumed was sheathed in the neoclassical vocabulary of Andrew C. Lyons, a noteworthy and prolific architect in Fairmont. J. M. Hartley & Son, a household name in Fairmont as the premier department store, was one of the building's first tenants. This economic growth was due to its abundance of natural resources, specifically coal, and by the confluence of railroads in the area.

Prior to the 1890's, the structures occupying the historic city grid were one- and two-story houses from the city's beginning in 1819. Later used for commercial enterprises, they were referred to as "business houses". A period of astronomical growth occurred in Fairmont between 1890 and 1930. The population expanded from 1,023 in the 1890 census to 23,159 in the 1930 census, a gain of 22,000 people in forty years. Fairmont became a bustling commercial city, filled with and renown for its hotels, theaters, and stores. Coal was the reason for the prosperity in the city; and the advent of the railroads meeting in Fairmont brought people from afar for conventions, for entertainment, and most importantly, for shopping.

The Jacobs-Hutchinson Block was constructed in this period of growth to provide much needed "business houses"; it was the biggest business building in the city at the time it was built. Its owners were all recognized leading businessmen in the city and in the state. They were George M. Jacobs, J. M. Jacobs, M. L. Hutchinson, and C. E. Hutchinson. The architect, Andrew C. Lyons (1873 - 1943), designed many schools, commercial structures, and residences in Fairmont and other West Virginia cities; he designed the private residences of the four above-mentioned businessmen. The contractor for the Jacobs-Hutchinson Block was Holbert & Spedden (S. Ray Holbert and W. H. Spedden).

Though it appears to be one consistent block, the building was originally planned to be used as four separate business

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Section number 8 Page 4

Jacobs-Hutchinson Block
Marion County, WV

Statement of Significance (continued)

"houses". When it opened on November 20, 1902, J. M. Hartley & Son (a department store) occupied the eastern half nearest the Courthouse; W. H. Billingslea, a furniture dealer, occupied the corner quarter; and Casterline and Hoge, proprietors of the Racket Store, occupied the quarter in between the two other stores. There was change of owners and tenants relatively soon after the opening. In 1904, Peoples National Bank (later to become Union National Bank) purchased the corner "house" and opened its new banking quarters on March 29th of that year; Mr. Billingslea was forced to relocate his business. The bank was located on the first floor only, and it rented the upper floors to other offices, including the Consolidated Telephone Company; the offices of H. H. Lanham, Realtor; and Pickering and Earle, Brokers.

J. M. Hartley & Son was the "anchor tenant" of the Jacobs-Hutchinson Block from its opening. The business was founded in Fairmont in 1877 as J. M. Hartley's, then as Hartley & Company, and as Hartley & Morrow. It has been the hallmark of department stores in Fairmont from its beginning until its closure in 1985. Because of its very early success, the store moved from its original location on the southeast corner of Adams and Jefferson Street, which had become overcrowded, to the Jacobs-Hutchinson Block in 1902, and proceeded to conduct business "on the lines of big city stores".

The store continually updated and modernized its quarters, and expanded as space would allow. Hartley's had "a safe and speedy elevator and a cash carrier system reaching from basement to top floor". Shortly after it opened, Hartley's leased the space in the middle quarter of the building that had been occupied by "The Racket". In 1912, it annexed the four floors above the Peoples National Bank, as well as leased a first floor room and basement for stock in the adjacent Jacobs Building (1906, Andrew C. Lyons, architect), which was accessible to the Jacobs-Hutchinson Block via an archway in the south side of the first floor; this gave the store a Monroe Street entrance. In 1918, the first floor

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Continuation Sheet**

Section number 8,9,10 Page 5

**Jacobs-Hutchinson Building
Marion County, WV**

Statement of Significance (continued)

stockroom in the Jacobs Building was used as sales space; an enclosed passageway on the second floor was added above the alley called "The Bridge of Size", and the store added additional space on the second floor of the Jacobs Building to a grand total of 40,000 square feet of merchandise.

Hartley's success finally forced it to move to even larger quarters, as it outgrew the Jacobs-Hutchinson Block; in 1927, it moved to the Fleming Building (1912) at 109-113 Adams Street. Jones' Department Store then moved from its location across the street at 208 Adams Street to the Jacobs-Hutchinson Block, where it remained until it closed in 1977. The structure was purchased in 1980 by the Spatafore family for use as the Friendly Furniture Store, its current use.

Bibliography

Marion County Assessor Property Record Cards #01-01-87,
01-01-(84-85-86)

Fairmont West Virginian newspaper, August 1901

Fairmont Times newspaper

November 19, 1902, p. 1

July 31, 1903, p. 1

March 29, 1904, p. 8

Industrial Fairmont in 1908 Edition, pp. 36, 61, 66

October 19, 1917, p. 2

Verbal boundary description

Southwest portion of Lot 16 (see sketch map)

Verbal boundary justification

The building sits entirely on the property.

FAIRMONT WEST QUADRANGLE
WEST VIRGINIA
7.5 MINUTE SERIES (TOPOGRAPHIC)

NW 1/4 FAIRMONT 15' QUADRANGLE

MORGANTOWN 15 MI.
RIVESVILLE 2.5 MI.

4983' (SE
(RIVESVILLE)

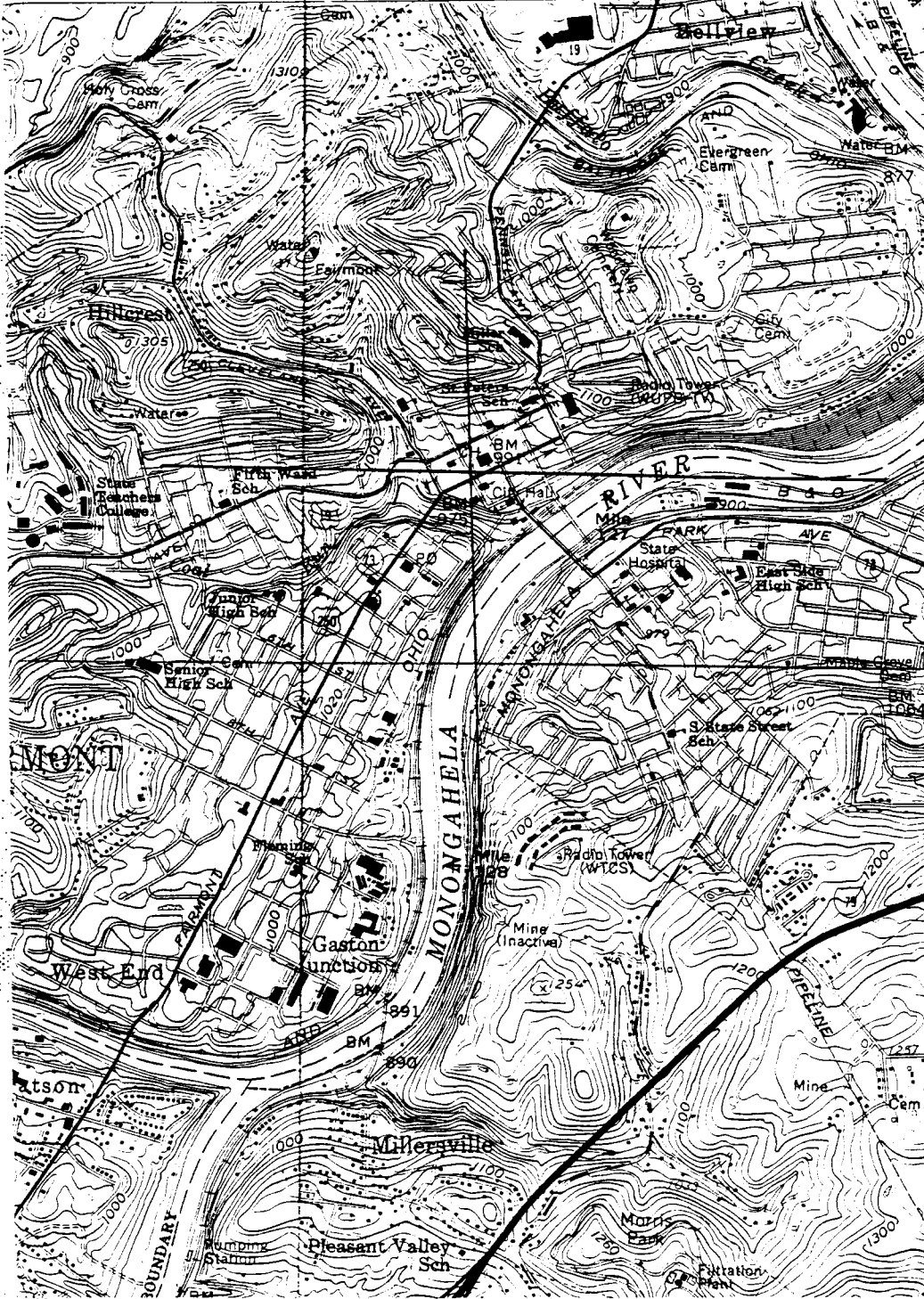
972

973

974

80°07'30"

39°30'



JACOBS-HUTCHINSON
BLDG.

201-209 ADAMS ST.

360 000

FEET

FAIRMONT, MARION CO.
W.VA.

UTM;

17/573600/4370700

MEADOWDALE 3.2 MI.
MORGANTOWN 19 MI.

4369

4368

27'30"

