

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

**National Register of Historic Places**

Registration Form

**1. Name of Property**

historic name Charles A. Haviland's Summers House

other names/site number Summers Residence, Charles and Elizabeth Peters House

**2. Location**

street & number 805 Loudon Heights Road  not for publication

city or town Charleston  vicinity

state West Virginia code WV county Kanawha code 039 zip code 25314

**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 for 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.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

West Virginia State Historic Preservation Office

\_\_\_\_\_  
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

**4. National Park Service Certification**

I hereby certify that the 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 the Keeper

\_\_\_\_\_  
Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1		buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district			sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure			objects
	<input type="checkbox"/> object			Total
		2		

Name of related multiple property listing

N/A

Number of Contributing resources previously listed in the National Register

0

**6. Function or Use**

Historic Functions

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Materials

foundation CONCRETE  
walls STONE: sandstone  
roof WOOD: shake  
other STONE: sandstone, WOOD: weatherboard  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

See Continuation Sheets

**8. Statement of Significance**

**Applicable National Register Criteria**

- 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**

Property is:

- A** owned by a religious institution or used for religious purposes.
- B.** removed from its original location.
- C.** birthplace or grave of a historical figure of outstanding importance.
- 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:**  
See Continuation sheets

**Levels of Significance** (local, state, national)

LOCAL

**Areas of Significance**

ARCHITECTURE

**Period of Significance**

c.1939

**Significant Dates**

c.1939

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Haviland, Charles Arthur (architect)

**9. Major Bibliographical References**

**Bibliography**

**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 \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: \_\_\_\_\_

Record # \_\_\_\_\_

Charles A. Haviland's Summers House  
Name of Property

Kanawha County, WV  
County and State

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**10. Geographical Data**

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**Acreage of Property** .5 acre

Charleston West, WVA Quadrangle  
Datum 83

**UTM References**

17 444288E 4243783N

**Verbal Boundary Description**

See Continuation Sheets

**Boundary Justification**

See Continuation Sheets

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**11. Form Prepared By**

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name/title	<u>Jean Boger (Assistant), Don Kingery (property owner), and Erin Riebe (National Register Coordinator)</u>		
organization	<u>Michael Gioulis Historic Preservation Consultant, Inc.</u>	date	<u>April 2, 2015</u>
street & number	<u>614 Main Street</u>	Telephone	<u>304.765.5716/304.389 1690</u>
city or town	<u>Sutton/Charleston</u>	state	<u>WV</u>
		zip code	<u>26601/25314</u>

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**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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.A. 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 Reductions Projects (1024-0018), Washington, DC 20303.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House

Name of Property

Kanawha County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 1

## DESCRIPTION

Charles A. Haviland's Summers House (Summers House) is located at 805 Loudon Heights Road in the South Hills neighborhood of Charleston, Kanawha County, West Virginia. South Hills is a residential area with winding streets and panoramic views of the capital city of Charleston. The area is bounded by the Kanawha River to the north, Ferry Branch to the east, Loudon Heights and Bridge Roads to the south, and Porters Hollow to the west.

The house, facing southeast, sits on a slight rise of a half-acre lot, the site of a former stone quarry, at the junction of Loudon Heights Road and Newton Road.<sup>1</sup> The lot includes a number of mature trees and very little yard. The rear of the house is positioned just feet from a rock wall that appears to have been partially blasted to make room for the house.

A paved, arched driveway in front of the house provides two entrances to the property, each flanked by squared stone pillars. The driveway is lined by a short, dry-laid stone wall (c.1939, contributing). A spur off the main drive gently slopes downward to a tuck-under garage on the northeast side of the house. Low-rise stone steps lead to the main entrance from the drive. The surrounding terrace is blanketed with an ivy ground cover and other plantings (Photos 1-4). A modern stone patio is situated along the southwest elevation. Stone steps lead from the patio down to a sunken garden area which has stone paving, a low stone dry-stacked wall and stone pillars at the west end of the garden (Photo 4 and Figure 5). Some of the lot on this side and in the front of the house is enclosed by a modern black metal fence that blends well into the landscape.

The Summers House, constructed c.1939 and designed by architect, Charles A. Haviland, features elements of the Tudor Revival style of architecture. The wood frame house is sheathed in stone quarried on site and has a cedar shake roof with copper gutters and a concrete foundation. Throughout the house the original steel casement windows have been replaced with wood windows made to replicate the originals.

The house has an asymmetrical plan which includes a one-and-a-half-story, side-gable main section and a single-story, side-gable extension on the northeast elevation. The extension is positioned to the front half of this elevation while the tuck-under garage sits below grade at the rear half of this elevation.

The main section of the house includes a gable-roof vestibule at its east corner. The vestibule, which projects from the main elevation of the house, has a centered entrance door. The front door is oak vertical board and has a central leaded glass panel. An original wrought iron light fixture with flanking scrolls is extant above the entrance door. A leaded-glass diamond-paned window is situated on its northeast elevation. A large stone chimney is situated north of the vestibule. It has two flues, buttressing, and stone shoulders. It ranges in size from nine feet wide at its base to six feet at its cap, which rises above the roof line.

<sup>1</sup> Though the original architectural drawings label the main facade as the "East Elevation," the house actually faces southeast. For purposes of this description, therefore, the true cardinal direction is used.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 7 Page 2

The main elevation includes two pairs of multi-light casement windows; one to the left of the vestibule and one to the right of the chimney on the extension. Three gable dormers with wood lap siding are situated on the main section of the house. Each has paired wood casement windows that are each divided into six panes. A small corner porch is situated at the south corner of the house. It is partially recessed and has a modified hip roof that extends slightly beyond the plane of the house. The porch is supported by chamfered square wood posts with scrolled brackets on low stone piers.

The southwest elevation includes a modern bay window positioned towards the west corner (Photo 10). The window is sympathetic to the style of the home and replaced a small rectangular casement window. To the right of this window are an entrance door and a small casement window. This original, solid oak door has three panels on the lower half and nine panes above. A small dog door has been added. The southwest elevation of the house recessed within a corner patio also includes an entrance door. This door is also solid wood and original. It has fifteen glass panes and an original screen door. A pair of casement windows is centered above within the gable. Small rectangular vents are at the peak.

The northeast elevation has a large paired casement window with divided fanlight and an arched stone hood with stone keystone (Photos 2 and 5). The window is centered on the one-story extension. The below-grade, single-bay garage has a paneled roll-up door with wood header. A casement window is centered above the garage bay on the first story of the main section of the house. The gable end of this house, protected by wood lap siding, includes a small casement window and a triangular vent at the peak. (Photo 2 and Figure 5).

The rear, northwest, elevation (Photo 3) of the side extension has two multi-light casement windows; one on each story. The main section of the house has four windows, asymmetrically placed on the first story, one below grade at the basement level, and two within a shed-roof dormer. A set of concrete steps wind from the driveway near the garage bay to the top of the rear grade line.

The interior house plan is generally rectangular with the largest spaces in the basement and first floor located in the northeast corner of the plan. There is a partial basement beneath the house which includes the garage, a large recreation room at the basement level of the side extension, and other smaller areas which contain the laundry, mechanical room, and a small pantry. The recreation room features its original wormy chestnut walls which are vertical planks that extend from floor to ceiling (Photo 22).<sup>2</sup> A large stone fireplace with wood mantel is centered on the southeast wall.

An unexcavated area is on the southwest end of the house and it is used for tool storage and as a small workshop. There is a winding circular wood stair centrally located on the south end of the excavated section leading to the first floor (Photo 21). Finishes consist of plaster ceilings, tile walls, cement flooring and wood trim (Figure 1).

<sup>2</sup> While the original drawings stipulated "smooth hollow tile walls" in the basement, it is likely that the wormy chestnut was used due to the abundance of blighted wormy chestnut available at the time.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House

Name of Property

Kanawha County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 3

The first floor plan is accessed via the vestibule that opens into a large sunken living room located within the side extension. It has a vaulted, cathedral plaster ceiling with large oak drop beams with end brackets. Oak flooring is wide tongue-and-groove. The majority of the trim is oak and there is a simple baseboard (Photos 5 and 6). A stone fireplace is situated along the front, southeast, wall (Photo 6). It has a paneled mantel with dentils and is made of oak. A built-in oak bookcase is situated to the right of the fireplace. The windows in this room have oak trim and wainscoting (Figures 2 and 7).

Four steps from the living room near the entrance lead to an elevated gallery (listed on the original plans as a balcony; Photos 7 and 9). The gallery includes a built-in arched plaster niche with oak wainscoting on the wall between the dining room and living room and an arched opening for the stairs. The stair hall has plaster walls and ceiling with oak wainscoting, oak flooring and trim (Photo 15). There is also oak cornice molding. The balustrade facing the living room has a hand-carved twisted oak newel post with square cap and plinth. All the balusters are twisted spindles with square caps and plinths. While the original architectural plans called for a wrought iron balustrade, it is likely that the original owner requested the change to wood (Figure 7). Oak wainscoting below the gallery has built-in cupboards. (Figure 7)

The gallery connects to a guest room with bathroom (Photos 7 and 9) at the rear of the house, a staircase to the second floor, and to the dining room. The guest bedroom has plaster ceilings and walls and oak picture rails and base trim. There are no built-ins or wainscoting in this room (Photos 13 and 14). The bath, off of this room, has plaster ceiling and walls and modern fixtures. The shower enclosure has modern tile walls.

The dining room has plaster ceilings and walls, wormy chestnut wainscoting and flooring (Photo 8). There is oak picture rail and oak built-in cupboard on the northeast wall. The southwest wall of the dining room has a slight arched recess which contains a 5' x 7' piece of stained glass which is not original to the house. The stained glass panel came from the Frankenburger estate built in Charleston in 1916 (Photo 8). The southwest wall also contains the door to the corner porch and the sunken garden.

The kitchen, on the southwest end of the house, has been updated with modern cabinetry and appliances. A wall separating the kitchen from what was known as the maid's room has been removed. The modern bay window provides seating area in the kitchen. The kitchen originally had built-in cabinets and a built-in ironing board niche. The current upper and lower cabinets are cherry and complement the space and time period of the house (Photos 10-11).

The second original bathroom on the first floor, which was located off of the kitchen, has been converted to a pantry and a small powder room inserted into the wall between the kitchen and the stair hall (Photo 12). The overall configuration of the house has been retained.

The second floor plan has a smaller footprint than the first and is composed of two bedrooms and one small bathroom. The master bedroom, the room to the south, has plaster ceilings and walls and painted wood trim (Photos 18 and 19). The second bedroom is the same with the wall between the rooms used for wardrobes and closets (Photos 16 and 17). The master bath has the same finishes as the other bathrooms on the first

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

**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 4

Charles A. Haviland's Summers House

Name of Property

Kanawha County, West Virginia

County and State

N/A

Name of multiple listing (if applicable)

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floor (Photo 20). The stair on the second floor is located centrally, on the same wall as the wardrobes and closets. The stair treads and risers are oak and there is an oak handrail (Photo 15). There are knee walls and dormer alcoves in the bedrooms, some with built-in cupboards (Figure 3).

All interior doors are oak and have oak trim; they are two, four, or six panel (Figure 8).

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 5

### Statement of Significance

Charles A. Haviland's Summers House is eligible for listing in the National Register under *Criterion C: Architecture* as a significant work of master architect, Charles Haviland. Under Criterion C, the house also represents a skillful merging of popular architectural styles and owner preferences. The period of significance, c.1939, relates to the construction date of the house.

### Background History

The South Hills landscape was made up of little more than a few farms prior to the 1890s. However, economic prosperity, spurred by industrial development and advances in transportation, led to exponential growth in the last decades of the nineteenth century and early decades of the twentieth century. The 1891 construction of a bridge from the city's main commercial area to the south bank of the Kanawha River provided the impetus for one of Charleston's earliest suburban developments.<sup>3</sup>

A vast majority of the land on the south side of the river was purchased by the South Charleston Improvement company, owned by Robert S. Carr, a promoter of development in South Hills. The area's scenic location and large lots offered the city's prominent business, industrial, and political families an exclusive new neighborhood to reside. Previously a part of South Charleston, the neighborhood was incorporated into Charleston in 1907.<sup>4</sup>

While development was slow prior to World War I, the rapidly growing chemical industry led to a burgeoning population and thus major development in Charleston, including South Hills. Several of the larger estates that developed here early were subdivided. Charleston's upper and upper middle class population began moving to the area and constructing homes, often designed by prominent architects.<sup>5</sup>

The Summers House is located on land that was originally developed by Carr's development company. The lot was later sold to the J.R. Thomas estate and then to Elizabeth Sala Summers in 1938.<sup>6</sup> Elizabeth Summers was the wife of Okey Summers, prominent Charleston banker as well as former examiner for the state's Department of Banking.<sup>7</sup> Elizabeth was a graduate of Emerson College and professionally active in stage and theater. She worked closely with Charles Haviland to incorporate both dramatic and stately features into the house design. Formerly a stone quarry, much of the lot was comprised of solid rock. In a recent interview, son David Summers quoted his mother as saying, "I will build a house on that rock," as she pointed at the vacant lot.<sup>8</sup>

<sup>3</sup> National Register of Historic Places, South Hills Multiple Resource Area, Kanawha County, West Virginia, National Register #64000966.

<sup>4</sup> *Ibid.*

<sup>5</sup> *Ibid.*

<sup>6</sup> Kanawha County deeds and plats available at the Kanawha County Courthouse, Charleston, W.Va.

<sup>7</sup> *Charleston, W.Va. Directory* (1932), R.L. Polk and Company.

<sup>8</sup> David Summers. Interview by Don Kingery, 10 August 2015.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 6

Like others in South Hills, Okey and Elizabeth Summers hired an architect to design their house. Locally-prominent master architect Charles Haviland designed a house that combined elements of popular contemporary architectural styles with the particular preferences of his clients and locally available materials. The Summers appeared to have been active in the planning and construction of the home as some features of Haviland's original plans were altered. For example, the proposed French doors off of the north end of the living room were constructed, rather, as a large paired casement window with fanlight. The Summers also altered the landscape by adding an arched drive as well as stone steps at the north end of the property from the driveway to Newton Road to assist their six-year-old son, David, in safely walking to Fairbank Elementary School. The Summers moved into the house in 1939. Their time there was short-lived, however, as Okey Summers accepted a new banking position in Clarksburg.<sup>9</sup>

The house and property was sold to Charles and Elizabeth Peters in 1941. Peters practiced law in Charleston for over 50 years and his wife, who went by Esther, was known for her service as head of the League of Women Voters during the Kennedy Campaign. Charles Peters, Jr., who was about 15 when his parents purchased the house, later practiced law for a short period and managed Kennedy's presidential campaign throughout Kanawha County. He was also the founder and former editor-in-chief of the *Washington Monthly* magazine.<sup>10</sup>

Following the death of his mother in 1996, Peters, Jr. sold the house to Al Pennington who was responsible for several updates.<sup>11</sup> Pennington sold the house to the current owners, Don and Joan Kingery in 2009. They have continued to maintain and preserve this historic residence while improving its functionality.

**Criterion C: Architecture**

The house is locally important as the work of master architect, Charles A. Haviland, as well as for its significant eclectic architecture which skillfully combined popular styles of the time with owner preferences.

Haviland was born in Horton, Kansas on July 20, 1888. After receiving on-the-job training with the well-known architectural firm of Jackson and McIlvain in Kansas City, he enrolled in the Armour Institute of Technology, where he proved to be a skilled designer and draftsman. In 1910 Haviland enrolled in the Chicago Art Institute and at the same time began working for D.H. Burnham & Company (later known as Graham, Anderson, Probst, and White) where he worked on well-known projects such as the Insurance Exchange Building and the Field Museum of Natural History.<sup>12</sup>

<sup>9</sup> David Summers. Interview by Don Kingery, 10 August 2015.

<sup>10</sup> "Here's Diddy...Where are They Now? Old Photo Prompts Updating at Christmastime," *The Charleston Gazette*, 19 December 1972.

<sup>11</sup> Kanawha County deeds and plats, available at the Kanawha County Courthouse, Charleston, W.Va.

<sup>12</sup> "City Architect Haviland Dies at Age of 93," *Charleston Daily Mail*, 24 December 1981; and, "Charles A. Haviland, FAIA," Baldwin Memorial Archive of American Architects.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 7

As an employee of Graham, Anderson, Probst, and White, Haviland moved to West Virginia in 1918 designing government housing for employees of the Nitro Ammunitions Plant C. He later worked as an architect for Union Carbide and received his West Virginia Board of Examiners architectural registration in 1921.<sup>13</sup>

In his early career as a West Virginia architect, Haviland partnered with Bernard L. Knapp and later with Allen F. Kuntz. Two of his early accomplishments were as associate architect for the twenty-story Kanawha Valley Bank Building (1929) and as supervising architect for the Daniel Boone Hotel (1927).<sup>14</sup> Throughout his career, Haviland proved to be a talented designer of many types of buildings and projects. He designed Watt Powell Baseball Park (1947) as well as numerous commercial and civic buildings, schools, churches, club houses, theaters, and warehouse buildings. While his designs appear throughout the state, the vast majority of them are located in Charleston.

Some of his other works include the Diamond Department Store (1927), Washington Manor and Littlepage Terrace housing (1939), Ruby Sterrett Garage (1927), St. Albans High School (1924), and Mount Hope Baptist Temple (1926).<sup>15</sup> In addition, Haviland designed many residences throughout his career; both large, high-style homes and vernacular homes with smaller plans.

Haviland was a well-known and well-respected architect. He became a member of the West Virginia Society of Architects in 1939 and served in various roles from 1949 through the 1950s including Vice President, Executive Director, President, and Delegate to the National Convention.<sup>16</sup> Haviland continued working through the 1970s. In 1977 the Society nominated Haviland to the American Institute of Architects (A.I.A.), College of Fellows under the categories of "Design" and "Service to the Profession." Under "Design," the Society wrote the following:

Mr. Haviland produced many buildings of noteworthy design in the Charleston, West Virginia area from 1921 to 1971, with the most notable of his achievements being the Kanawha Valley Bank Building. His work also inspired other Architects in the area to produce quality building design. His work in design generally reflected the current trend of the times and many of his buildings are still regarded as being well designed.<sup>17</sup>

Haviland was accepted into the A.I.A College of Fellows by the 1979 Jury of Fellows. Since then, his designs have continued to be viewed in high regard. In a 1996 advertisement featuring Haviland's own home, the writer notes that "an attention to detail and scale and a high quality of construction that are the

<sup>13</sup> "City Architect Haviland Dies at Age of 93," *Charleston Daily Mail*, 24 December 1981; and, Registration File #52, W.Va. Board of Architects, Huntington, 1921.

<sup>14</sup> Anderson, Fennel, editor. *Kanawha Valley Builders Guide*, 1940, p. 11.

<sup>15</sup> *Illustrations of the Work of Charles A. Haviland: Architect, Kanawha Valley Bank Building, West Virginia* (N.p., 1929).; and, "Charles A. Haviland, FAIA," Baldwin Memorial Archive of American Architects, available at the Kanawha County Public Library, Charleston, W.Va.

<sup>16</sup> "Charles A. Haviland, FAIA," Baldwin Memorial Archive of American Architects.

<sup>17</sup> A.I.A College of Fellows nomination, available at the Kanawha County Public Library, Charleston, W.Va.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 8

hallmarks of his work."<sup>18</sup> Though his designs are diverse and have changed throughout his six decades of work, the high quality and attention to detail in his designs elevates him to that of a master architect.

Due to the extant and range of Haviland's work, it cannot be categorized into one characteristic type or style as with some architects. In general, his work was dictated more by when the commissions were executed and the specific interests of his clients, rather than a dogmatic use of a singular plan or style. His body of work, then, reflects his ability to adapt to the changing trends in architecture and his skill at doing so. He was adept at being able to identify, understand, and interpret the current trend in architectural styles and apply this successfully to his commissions.

For example, c.1925 Haviland designed a house for Frederick Johnstone (2410 Kanawha Boulevard, Charleston) featuring elements of the Colonial and Georgian Revival styles of architecture. At the same time, he designed the Colonial Revival house located at 1412 Kanawha Boulevard for Andrew S. Thomas. The styles were popular in the first decades of the twentieth century and the houses blend well with the neighborhood which is listed in the National Register as a residential historic district. Three decades later, in 1958, Haviland designed a house for Miss A.J. Bartlett (918 Lower Ridgeway, Charleston) reflecting the residential architecture of the 1950s and 60s. The house is a single-story brick ranch with a low-pitched hip roof, metal casement windows, and a breezeway connecting a two-bay garage.<sup>19</sup>

Within the realm of his residential designs, the Summers House is distinct. Even for the time period in which it was designed (1935 to 1945), the house is unlike any other of Haviland's works. Residences designed within the same period include one he constructed in 1939 for Henry P. Copenhaver (Breezemont and Ella Drive, Charleston). The house is foursquare in plan, but is devoid of any architectural style. The house and apartment building located at 1566 and 1570 Kanawha Boulevard in Charleston both date to the late 1930s. They are both large-scale residential buildings and are high-style examples of the Jacobethan style of architecture.

During the same period, Haviland also designed a high-style Tudor Revival house for W. John Talley in Kanawha City (1911 South Kanawha). Two smaller-scale houses were designed for William M. Abbot in 1937 (112 29<sup>th</sup> Street) and Joel H. Abbot, Jr. in 1942 (2903 Kanawha Avenue). They are both brick, one-and-a-half-story houses with slate roofs. They typify the small house movement popular between the two World Wars.

Haviland's own house (5221 Kanawha Avenue, SE, Charleston) was also designed during the same period as the Summers House. It was often referred to as the Kanawha City Castle as it features a single-story turret entrance vestibule. Like the Summers House, its interior features a cathedral ceiling in the living room and has plaster walls with oak trim and built-ins. It too is constructed of stone, though in a very different manner

<sup>18</sup> "Featured Home of the Week: Kanawha City Castle," *Sunday Gazette-Mail*, 17 March 1996.

<sup>19</sup> The discussion of Haviland's residential designs throughout this section is based upon review of his original plans on file at the West Virginia Archives, Culture Center, Charleston, W.Va.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 9

than the Summers House. The Kanawha City Castle features a rubble-stone façade with decorative brickwork while the Summers House uses dry laid, stacked sandstone quarried on site.

Not only is the Summers House significant as the work of a master architect, but also for its unique style. While not a representative of high-style architecture, the house blends elements of the then-popular Tudor Revival style with architect-designed craftsmanship, owner preferences, and site-specific requirements. The house site, formerly a stone quarry, elevated and constrained, dictated the footprint and layout of the residence, but also provided the sandstone material used in its construction.

The Tudor Revival style, based on sixteenth-century English architecture, became popular in West Virginia in the 1920s and 1930s. Main identifiers of the style include steeply pitched roofs, tall chimneys, and decorative half-timber wall surfaces. Of these characteristics, the Summers House only has the tall chimney. However, it does include various other minor characteristics of the style including multi-paned, grouped casement windows, leaded glass windows with diamond-shaped panes, carved woodwork and fireplaces, as well as a cathedral ceiling with drop beams. The wood shingle roof was likely a further attempt to mimic thatched roofs as found on sixteenth century English cottages. Though not as steeply pitched as most Tudor Revival style homes, the gabled vestibule, is also typical of the style.

### Summary

Charles A. Haviland's Summers House is an excellent example of Haviland's ability to combine elements of popular contemporary architectural styles with owner preferences and local materials. The house is also significant for its architectural style which includes elements of the Tudor Revival style popular at the time.

Though the windows have been replaced, the owners took special care to preserve the character of the house by emulating the original windows. The house and landscape retain excellent historic architectural integrity.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number   9   Page   10  

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**Bibliography: Works Cited and Referenced**

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House
Name of Property
Kanawha County, West Virginia
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 11

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**VERBAL BOUNDARY DESCRIPTION**

Described in Kanawha County Deed Book 2417, page 760 as follows: Beginning at a stake in the north line of Loudon Heights Road, located 140 feet, more or less, in a southwesterly direction from the intersection of the north line of Loudon Heights Road with Roller Road, which stake is also in the south line of the Thomas Private Road, thence with the north line of Loudon Heights Road, S. 58 deg. 16' W. 130.9 feet to an iron pin by a stone post; thence running with Loudon Heights Road, S. 69 deg. 12' W. 15 feet to an iron pipe, corner to Thomas Heirs; thence with the Thomas line, N. 69 deg. 00' W. 101.5 feet to an iron pipe; thence S. 55 deg. 54' W. 168.66 feet to an old iron pipe at a stone wall on the west side of Thomas Private Road; thence S. 38 deg. 38' E. 47 feet to a stake; thence continuing with the west side of Thomas Private Road, S. 70 deg. 40' E. 53 feet, more or less, to the place of beginning and being the same property conveyed to Charles G. Peters and Esther T. Peters, his wife, by deed dated July 30, 1964.

**BOUNDARY JUSTIFICATION**

The boundaries of the Haviland Tudor House National Register of Historic Places nomination encompasses the entire .5 acres of the current property lines and includes all historic resources within the period of significance that retain integrity.

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

**National Register of Historic Places**  
**Continuation Sheet**

Charles A. Haviland's Summers House

Name of Property

Kanawha County, West Virginia

County and State

N/A

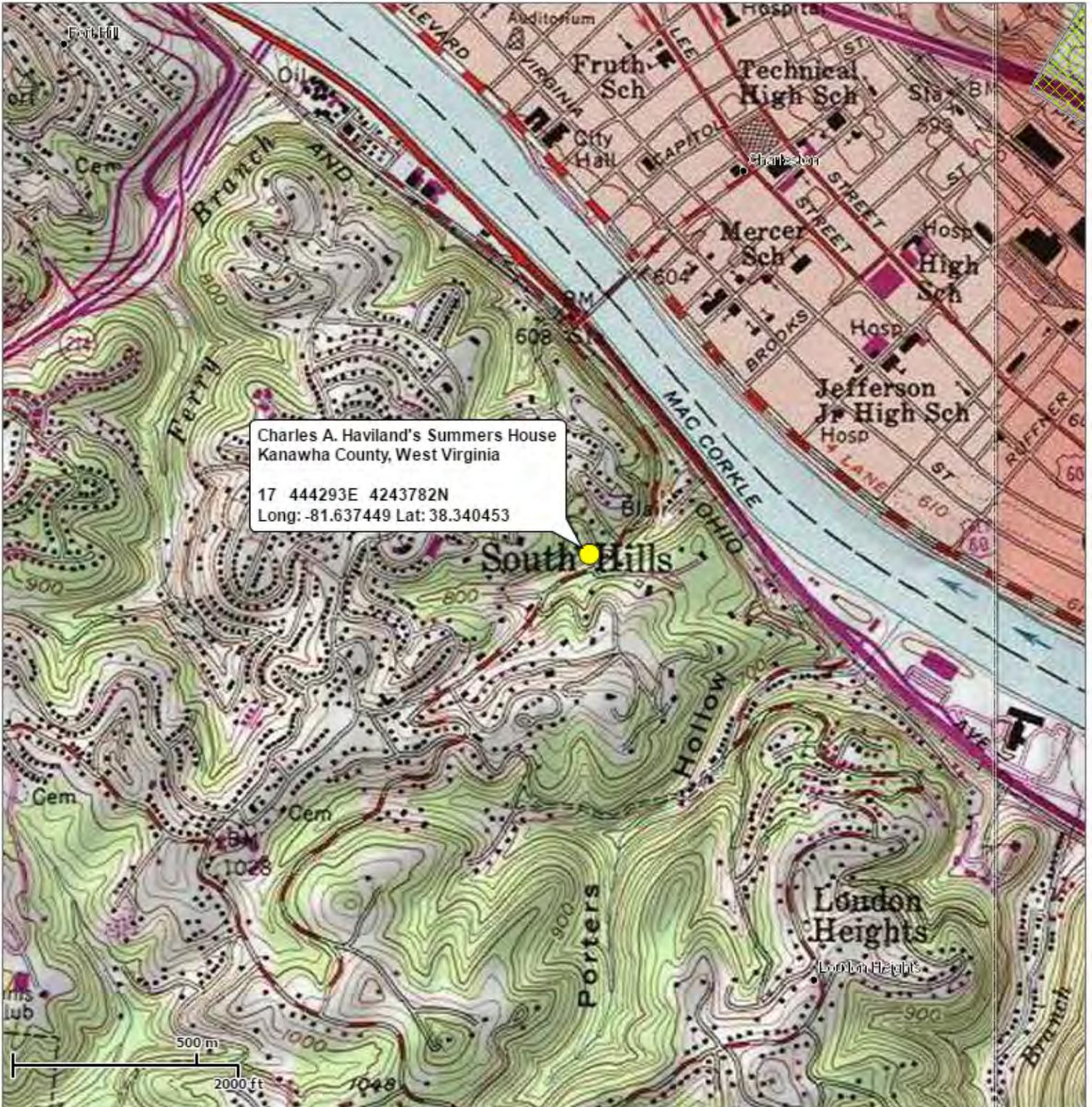
Name of multiple listing (if applicable)

Section number      Photos      Page      12

Name: Charles A. Haviland's Summers House  
Address: 805 Loudon Heights Road  
City: Charleston  
County: Kanawha  
Photographer: Michael Gioulis and Jean Boger  
Date: May 2015

Photo 1 of 22      Front, east, elevation looking southwest.  
Photo 2 of 22      Side, north, elevation looking southeast.  
Photo 3 of 22      Side, south, and rear, west, elevations looking northeast.  
Photo 4 of 22      Side, south, elevation looking north.  
Photo 5 of 22      Living room looking north.  
Photo 6 of 22      Living room detail looking northeast; entrance vestibule to the south.  
Photo 7 of 22      Gallery detail looking south toward the dining room.  
Photo 8 of 22      Dining room detail showing non-original stained glass panel and looking southwest.  
Photo 9 of 22      Entrance hall detail showing gallery, looking west.  
Photo 10 of 22      Kitchen detail, original maid's quarters, looking west.  
Photo 11 of 22      Kitchen detail looking east.  
Photo 12 of 22      First floor toilet, original butler's pantry, looking southwest.  
Photo 13 of 22      First floor guest room looking northwest.  
Photo 14 of 22      First floor guest room looking towards toilet and south.  
Photo 15 of 22      Stairway from second floor looking down to first floor.  
Photo 16 of 22      Second floor spare room looking southeast.  
Photo 17 of 22      Second floor spare room looking west and towards the stairway.  
Photo 18 of 22      Second floor master bedroom looking southeast.  
Photo 19 of 22      Second floor master bedroom looking southwest.  
Photo 20 of 22      Second floor toilet detail.  
Photo 21 of 22      Basement detail showing stair to first floor.  
Photo 22 of 22      Basement detail showing fireplace and wormy chestnut paneling looking east.

# Charles A. Haviland's Summers House



This map is created by West Virginia GIS Technical Center for West Virginia SHPO GIS Map Viewer.

**Coordinate System:** WGS 1984 Web Mercator (Auxiliary Sphere)

Map Created on 8/24/2015

## Architectural

- Point
- Area

## National Register

- Point
- Area

## User Notes:

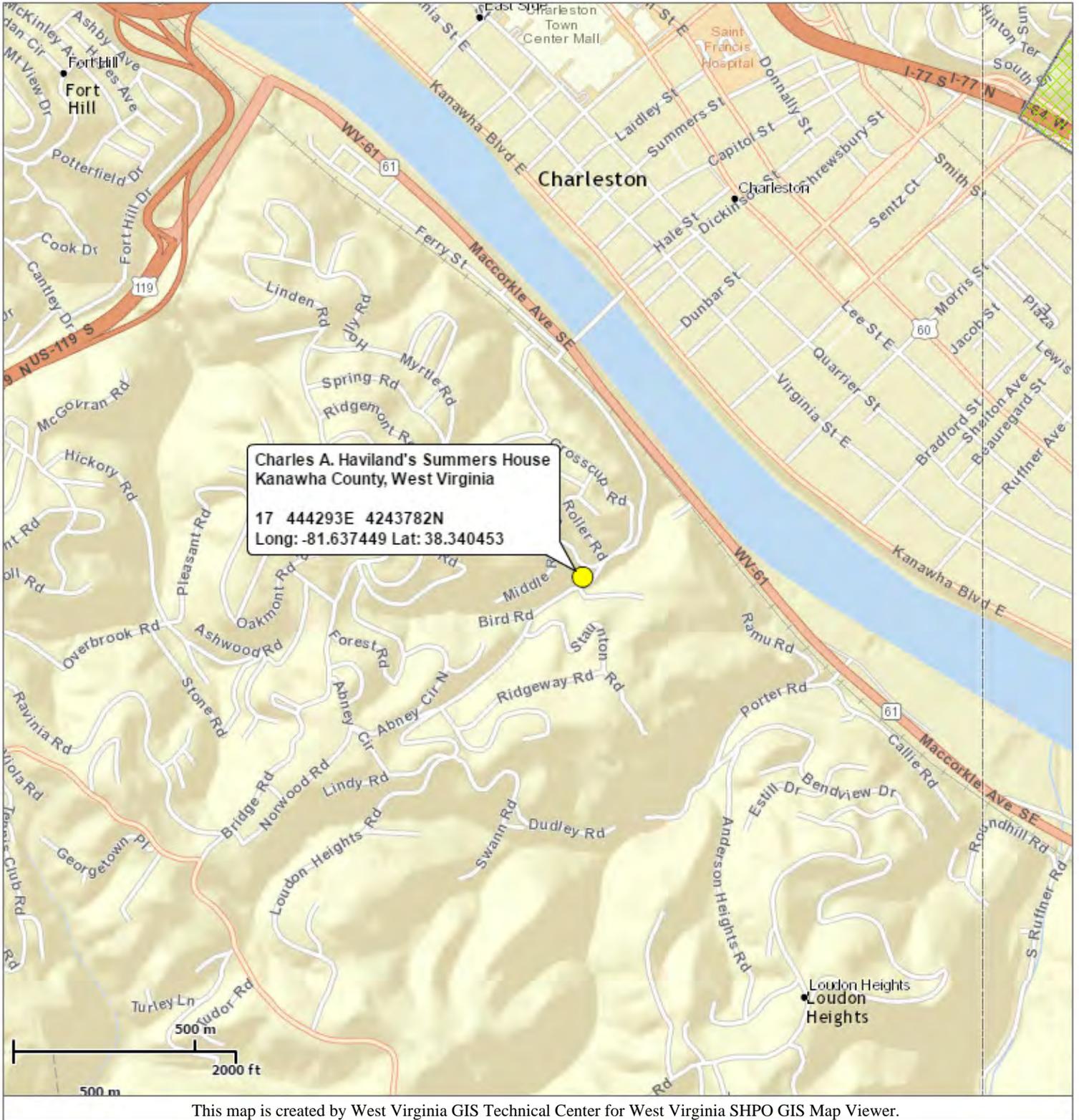
Kanawha County, West Virginia

## Disclaimer:

The West Virginia State Historic Preservation Office Interactive Map is designed to provide professional consultants, state/federal agency employees and the public with a means to make informed decisions with regards to the cultural resource location.



# Charles A. Haviland's Summers House



**Coordinate System:** WGS 1984 Web Mercator (Auxiliary Sphere)

Map Created on 8/24/2015

## Architectural

-  Point
-  Area

## National Register

-  Point
-  Area

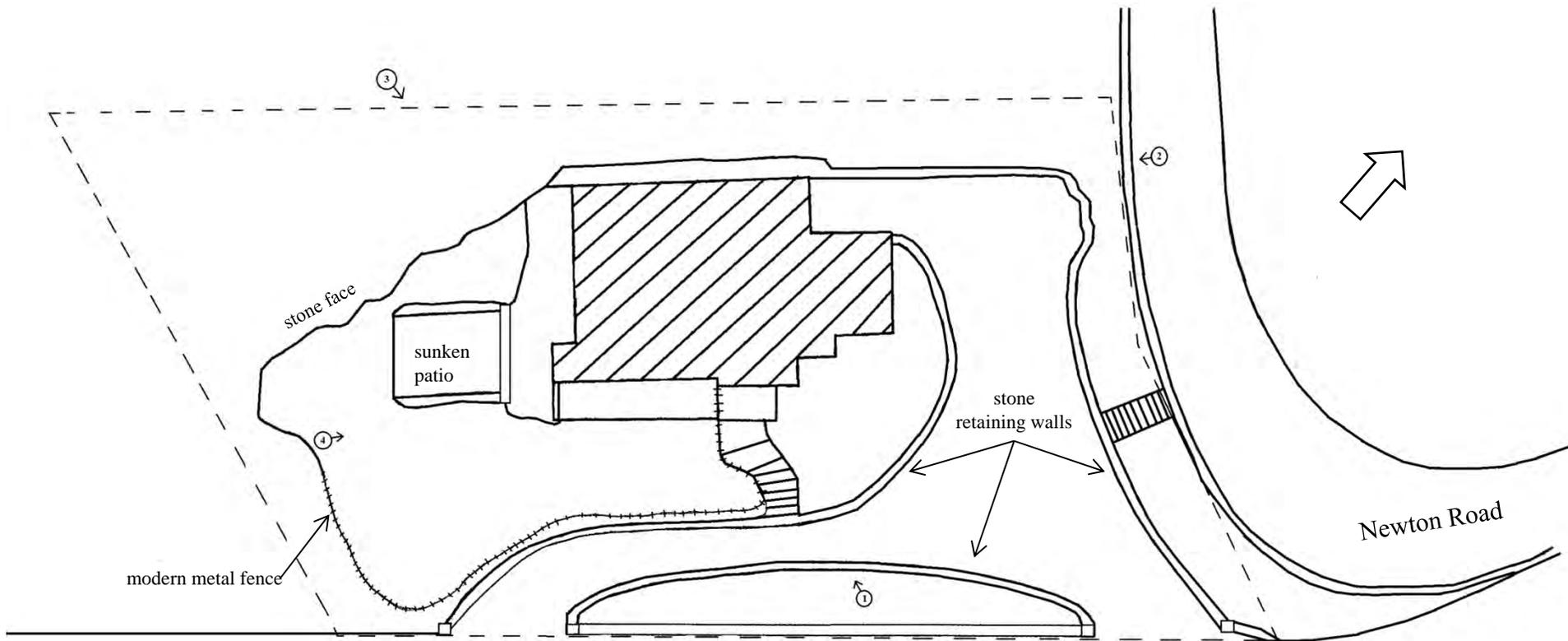
## User Notes:

Kanawha County, West Virginia

## Disclaimer:

The West Virginia State Historic Preservation Office Interactive Map is designed to provide professional consultants, state/federal agency employees and the public with a means to make informed decisions with regards to the cultural resource location.





Loudon Heights Road

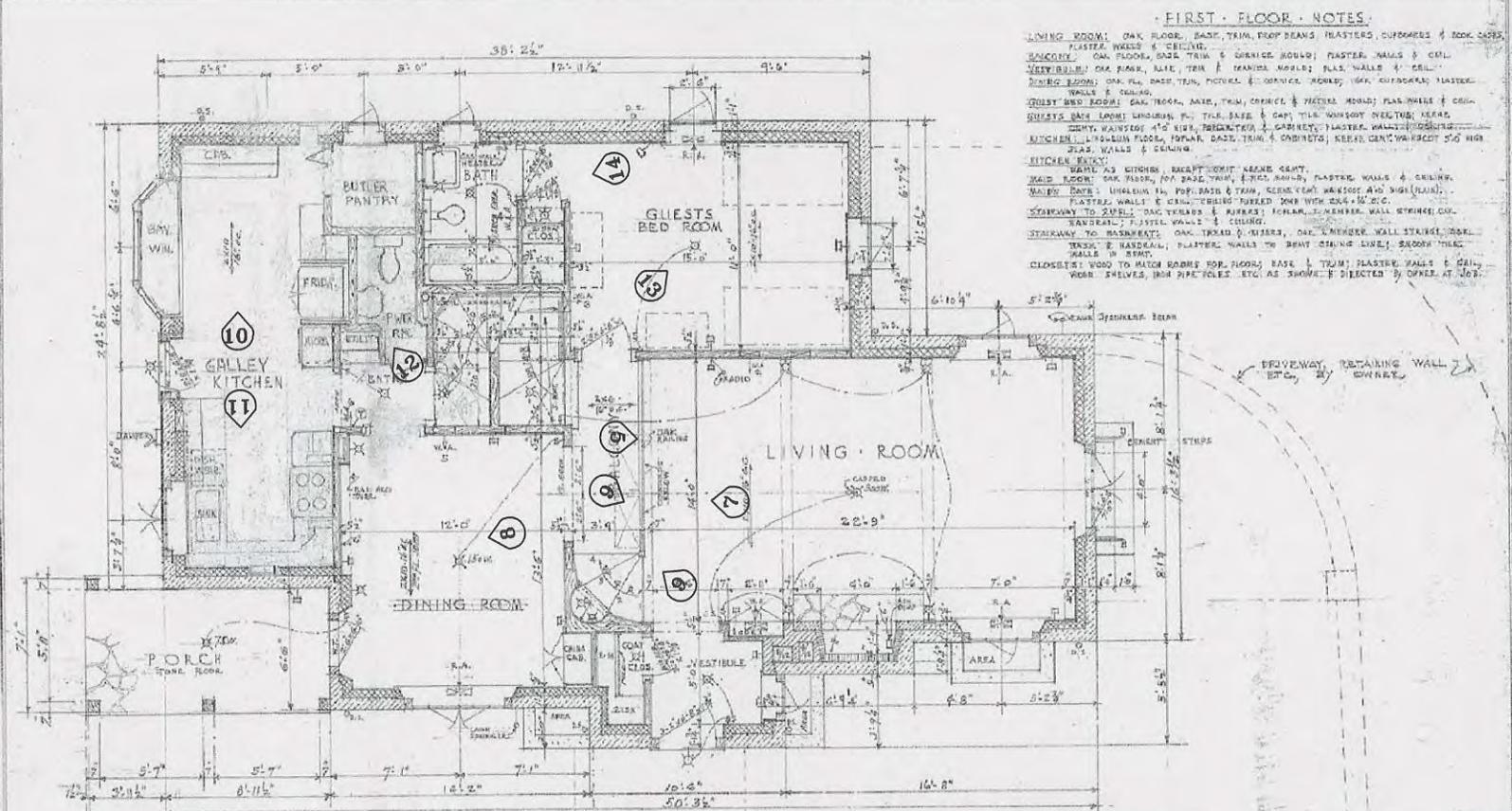
Bougemont Road

**Charles A. Haviland's Summers House  
Kanawha County, West Virginia**

----- National Register boundary

← ① Photo vantage points

(not to scale)



**FIRST FLOOR NOTES:**

LIVING ROOM: OAK FLOOR, BASE, TRIM, DROP BEAMS PLASTERED, UPWARDS & BUCK CAPED, PLASTER WELLS & CEILING.  
 BREAKFAST ROOM: OAK FLOOR, BASE, TRIM & SERVICE MOUND; PLASTER WALLS & CEILING.  
 KITCHEN: OAK FLOOR, BASE, TRIM & SERVICE MOUND; PLASTER WALLS & CEILING.  
 BUTLER PANTRY: OAK FLOOR, BASE, TRIM, MIRROR & SERVICE MOUND; WALL, OUTWARD; PLASTER WALLS & CEILING.  
 GUESTS BED ROOM: OAK FLOOR, BASE, TRIM, CORNER & HEAD; PLASTER WALLS & CEILING.  
 BATH: OAK FLOOR, BASE, TRIM, CORNER & HEAD; PLASTER WALLS & CEILING.  
 KITCHEN: OAK FLOOR, BASE, TRIM & SERVICE MOUND; PLASTER WALLS & CEILING.  
 BREAKFAST ROOM: OAK FLOOR, BASE, TRIM & SERVICE MOUND; PLASTER WALLS & CEILING.  
 LIVING ROOM: OAK FLOOR, BASE, TRIM, CORNER & HEAD; PLASTER WALLS & CEILING.  
 DINING ROOM: OAK FLOOR, BASE, TRIM & SERVICE MOUND; PLASTER WALLS & CEILING.  
 BUTLER PANTRY: OAK FLOOR, BASE, TRIM, MIRROR & SERVICE MOUND; WALL, OUTWARD; PLASTER WALLS & CEILING.  
 BATH: OAK FLOOR, BASE, TRIM, CORNER & HEAD; PLASTER WALLS & CEILING.  
 GUESTS BED ROOM: OAK FLOOR, BASE, TRIM, CORNER & HEAD; PLASTER WALLS & CEILING.  
 PORCH: STONE FLOOR.

**FIRST FLOOR PLAN**

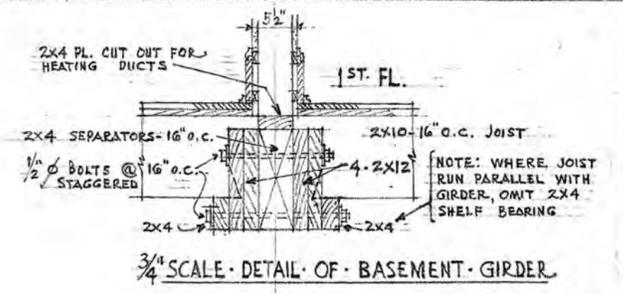
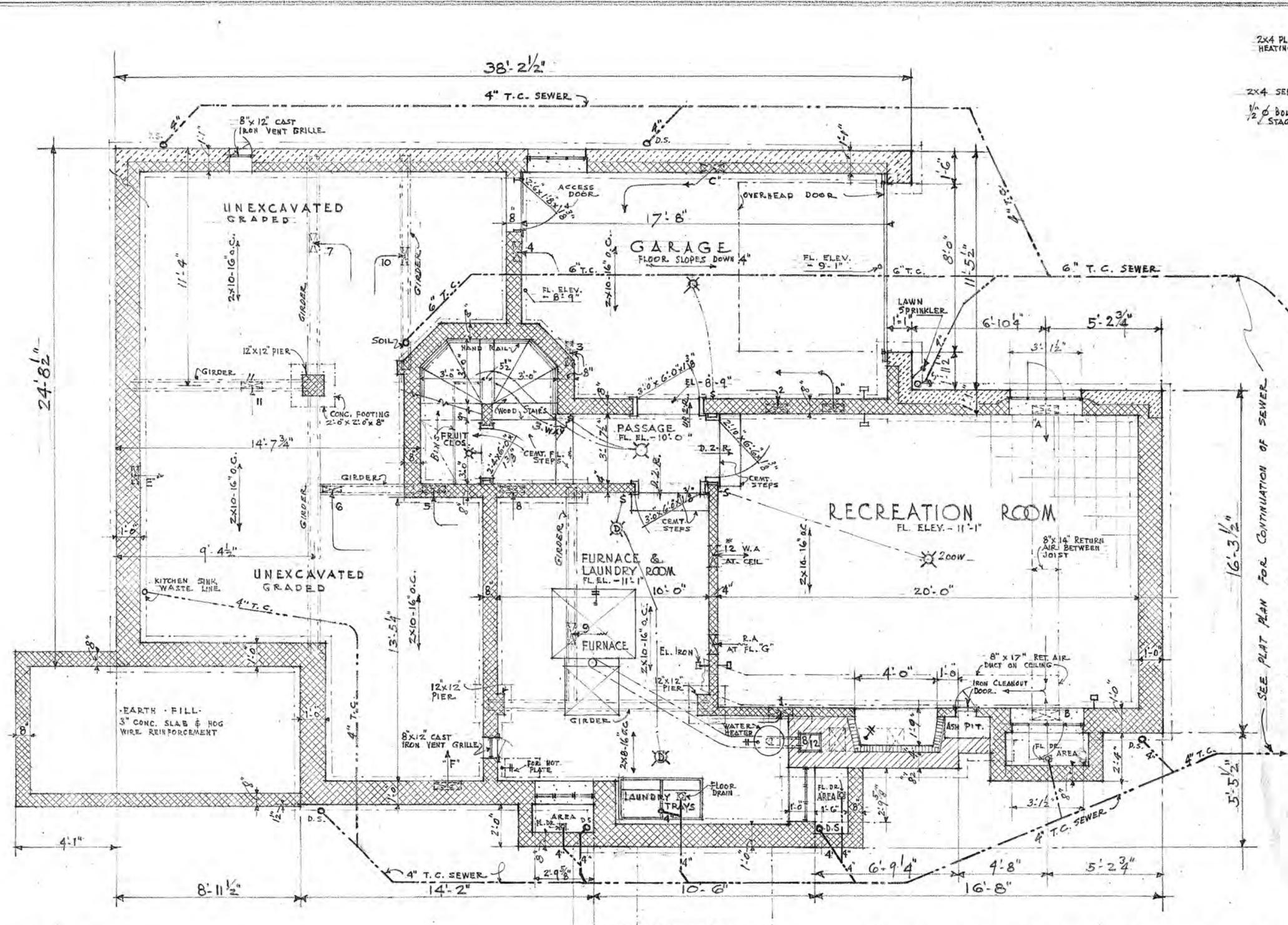
**PHOTO LOG**

0 = Photo number & direction

FIRST FLOOR PLAN	
A. RESIDENCE FOR	
MR. & MRS. OKEY'S SUMMERS	
(SOUTH HILLS)	
CHARLESTON, W. VA.	
CHARS. A. HAVILAND, ARCHT.	SHEET NO. 624
624 KANAWHA VALLEY	BUILD. 62
CHARLESTON, W. VA.	1925







- BASEMENT NOTES**
- RECREATION ROOM:** CEMENT FLOOR, MARKED OFF WITH "V" JOINTS 12" SQ. FINISH TO BE COLORED & HARDENED, SMOOTH HOLLOW TILE WALLS; WHITE COAT PLASTER CEILING; WOOD DOOR TRIM.
  - PASSAGE:** HARDENED & COLORED CEMENT FLOOR; SMOOTH HOLLOW TILE WALLS; WHITE COAT PLASTER CEILING; WOOD DOOR TRIM.
  - FURNACE & LAUNDRY ROOM:** HARDENED CEMENT FLOOR; SMOOTH HOLLOW TILE WALLS; WHITE COAT PLASTER CEILING; WOOD DOOR TRIM.
  - FRUIT CLOSET:** SAME AS FURNACE ROOM; WOOD BINS FOR FRUIT & VEGETABLES.
  - STAIRWAY:** WOOD CARRIAGES; 7/8" TREADS & RISERS; 2 MEMBER WOOD WALL STRINGS; 1/2" WOOD HAND RAIL; SMOOTH HOLLOW TILE WALLS, TO BOTTOM OF FLOOR JOIST.
  - GARAGE:** HARDENED CEMENT FLOOR; SMOOTH HOLLOW TILE WALLS; BROWN COAT PLASTER CEILING, WOOD DOOR TRIM.

**FOUNDATION FOOTINGS:**  
 CHIMNEY FOOTING TO BE 12" THICK CONCRETE WITH 6" PROJECTIONS  
 8" WALL " " " 6" " " " 3"  
 12x12 PIER " " " 8" " " " SIZE 24" X 24"  
 12" WALL " " " 8" " " " 20" WIRE  
 4" TILE PARTITIONS TO REST ON CONCRETE FLOOR SLAB.  
 NO FOOTINGS REQUIRED UNDER 8" PORCH WALLS

**NOTE**  
 FLOOR ELEVATIONS GIVEN HEREON ARE DISTANCES BELOW DINING ROOM, BALCONY, ETC., FLOOR LEVELS.

**BASEMENT & FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

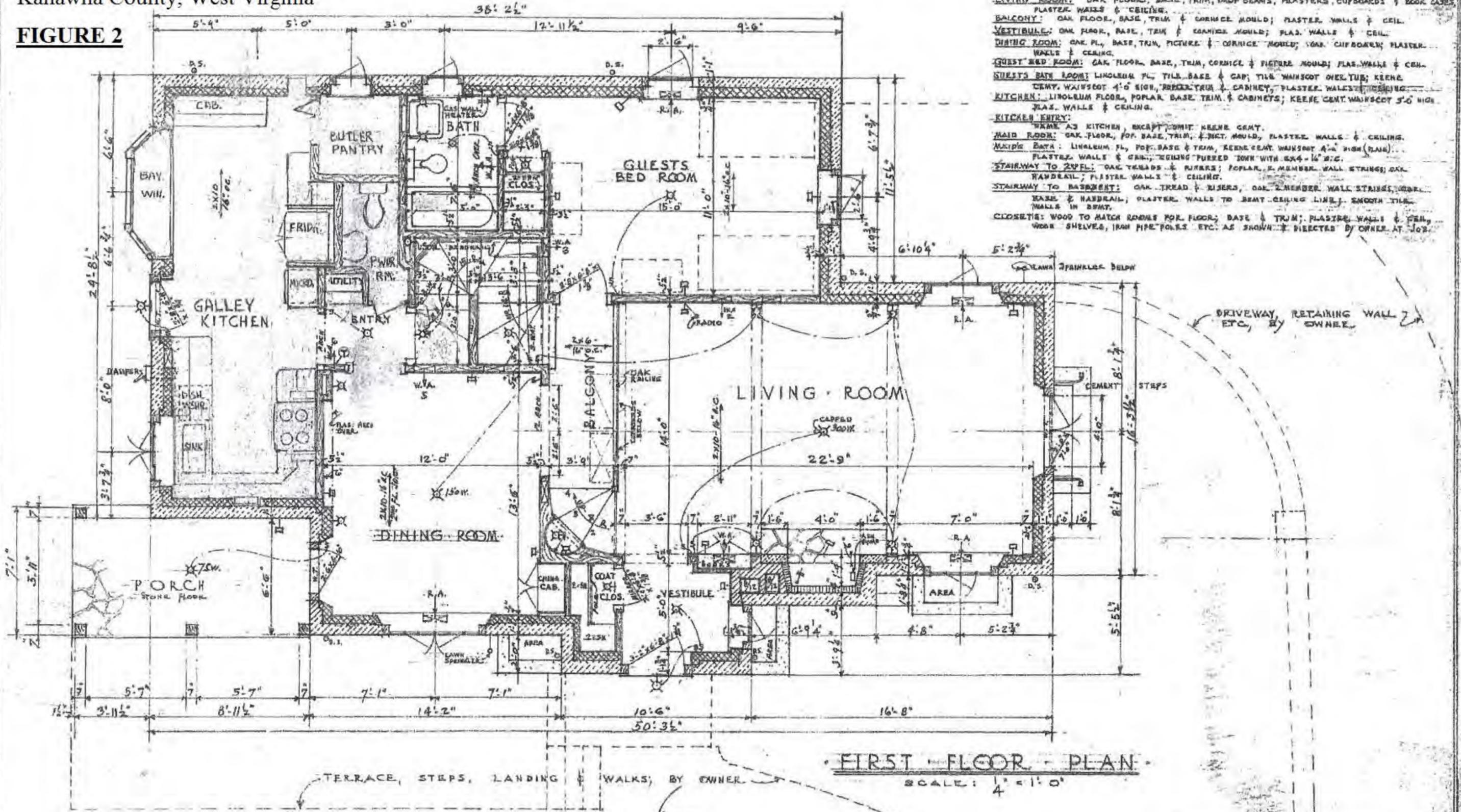
⊕ INDICATES FUEL GAS OUTLET

**Figure 1**  
 Charles A. Haviland's Summers House  
 Kanawha County, West Virginia

<b>FOUNDATION &amp; BASEMENT PLAN</b>	
A. RESIDENCE FOR MR. & MRS. OKEY-S. SUMMERS	
SOUTH HILLS	
CHARLESTON, W. VA.	
CHAS. A. HAVILAND, ARCHITECT 624 KANAWHA VALLEY BLDG., CHARLESTON, W. VA.	SHEET No 10

Charles A. Haviland's Summers House  
Kanawha County, West Virginia

**FIGURE 2**



**FIRST FLOOR NOTES**

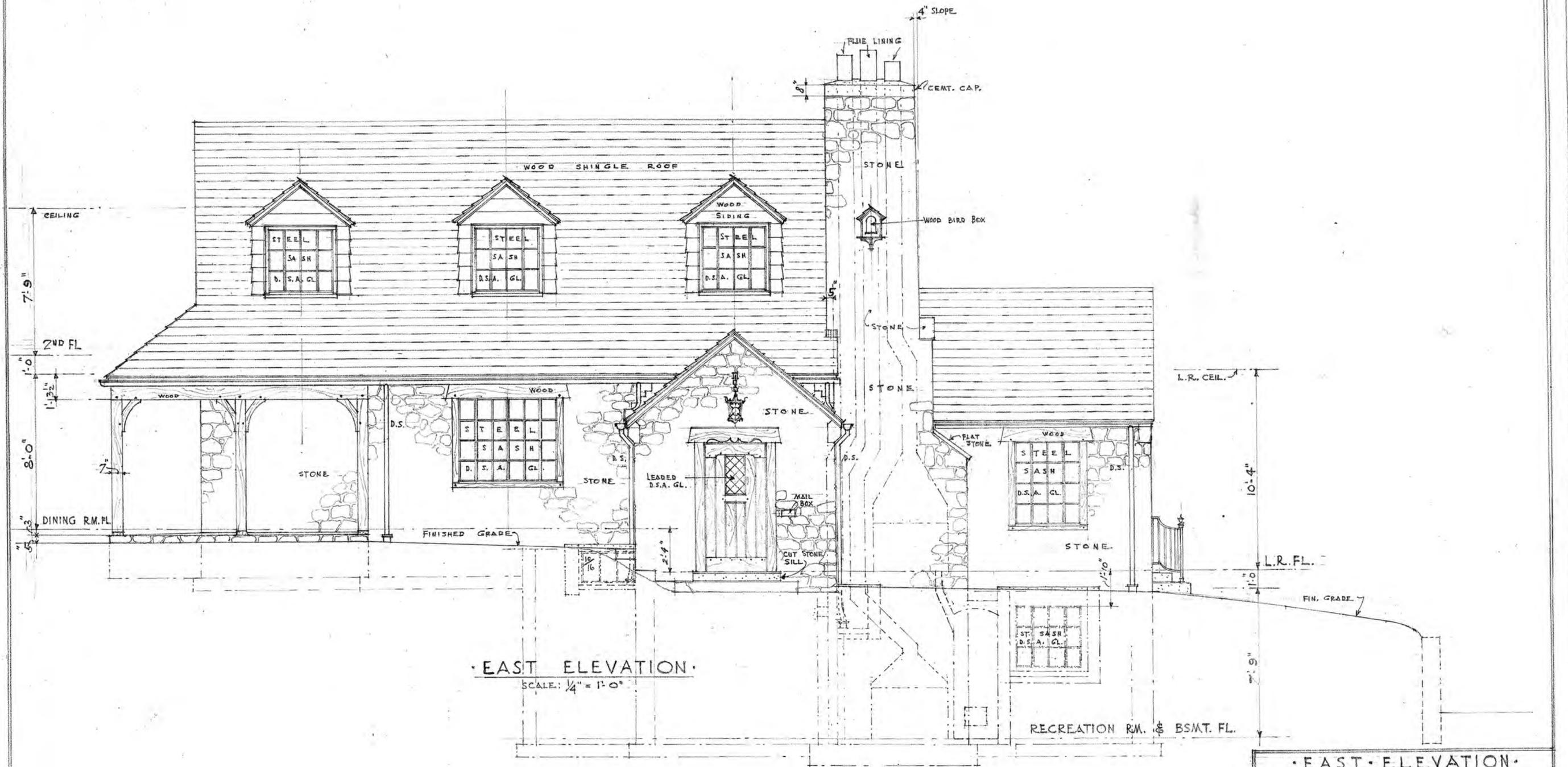
- LIVING ROOM:** OAK FLOOR, BASE, TRIM, DROP BEAMS, PLASTER, CUPBOARDS & BOOK CASES, PLASTER WALLS & CEILING.
- BALCONY:** OAK FLOOR, BASE, TRIM & CORNICE MOULD; PLASTER WALLS & CEIL.
- VESTIBULE:** OAK FL., BASE, TRIM & CORNICE MOULD; PLAS. WALLS & CEIL.
- DINING ROOM:** OAK FL., BASE, TRIM, PICTURE & CORNICE MOULD; OAK CUPBOARDS; PLASTER WALLS & CEILING.
- GUEST BED ROOM:** OAK FLOOR, BASE, TRIM, CORNICE & PICTURE MOULD; PLAS. WALLS & CEIL.
- GUESTS BATH ROOM:** LINOLEUM FL. TILE, BASE & CAP; TILE WAINSCOT OVER TUB; KEENE CEMENT WAINSCOT 4'-0" HIGH, BRICK TRIM & CABINET; PLASTER WALLS & CEILING.
- KITCHEN:** LINOLEUM FLOOR, POPLAR BASE TRIM & CABINETS; KEENE CEMENT WAINSCOT 3'-0" HIGH PLAS. WALLS & CEILING.
- KITCHEN ENTRY:** SAME AS KITCHEN, EXCEPT KEENE CEMENT.
- HALL ROOM:** OAK FLOOR, POP. BASE, TRIM, & MET. MOULD, PLASTER WALLS & CEILING.
- MURDER BATH:** LINOLEUM FL., POP. BASE & TRIM, KEENE CEMENT WAINSCOT 4'-0" HIGH (DARK); PLASTER WALLS & CEIL.; CEILING PURRED DOWN WITH 6x4-16" S.C.
- STAIRWAY TO 2ND FL.:** OAK TREADS & RISERS; POPLAR, 2" MEMBER WALL STRINGS; OAK HANDRAIL; PLASTER WALLS & CEILING.
- STAIRWAY TO BASEMENT:** OAK TREAD & RISERS, OAK 2" MEMBER WALL STRINGS, OAK BASE & HANDRAIL; PLASTER WALLS TO BEAT CEILING LINE; SMOOTH TILE WALLS IN BRAT.
- CLOSET:** WOOD TO MATCH ROOMS FOR FLOOR, BASE & TRIM; PLASTER WALLS & CEIL.; WOOD SHELVES, IRON PIPE POLES ETC. AS SHOWN & DIRECTED BY OWNER AT JOB.

REVISED: 3-15 BY: D. E. KINGERY UPDATED: KITCHEN AREA & BALCONY RAILING TO OAK

FIRST FLOOR PLAN	
RESIDENCE FOR	
MR. & MRS. OKEY S. SUMMERS	
(SOUTH HILLS)	
CHARLESTON, W. VA.	
CHAS. A. HAVILAND, ARCHITECT	SHEET NO.
624 KANAWHA VALLEY BL'G.	2
CHARLESTON, W. VA.	



**FIGURE 4**

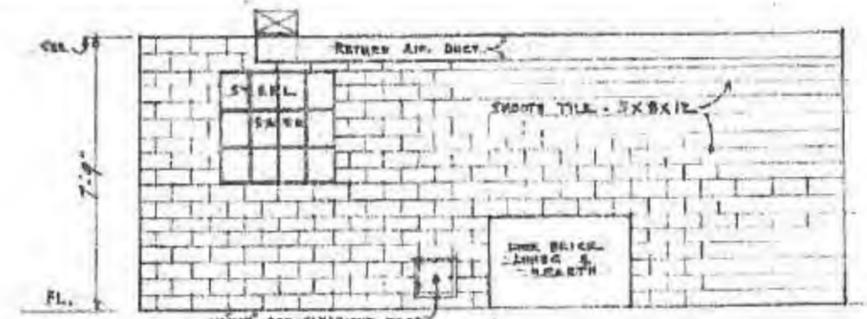
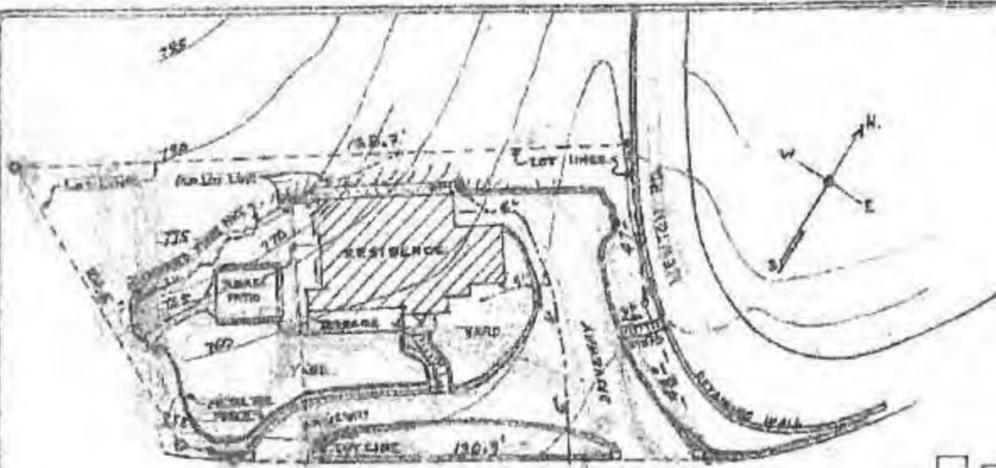


**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

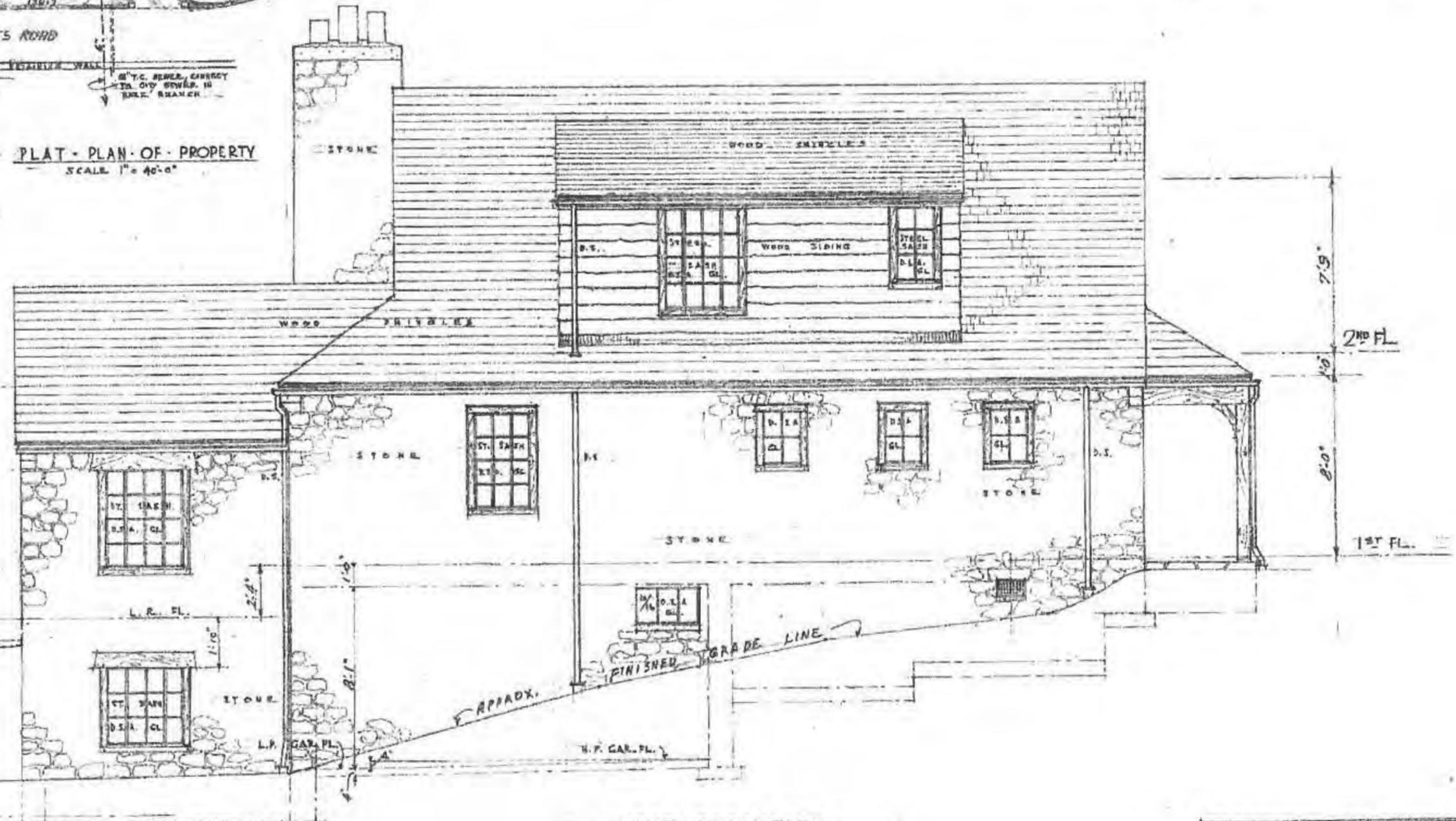
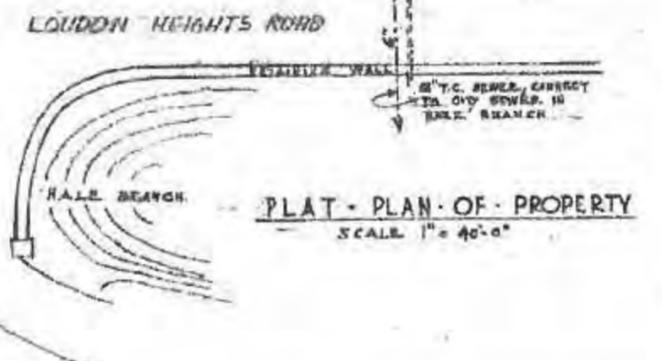
**EAST ELEVATION**  
 [A. RESIDENCE FOR]  
 MR. & MRS. OKEY S. SUMMERS  
 [SOUTH HILLS]  
 CHARLESTON, W. VA.  
 CHAS. A. HAVILAND, ARCHITECT  
 624 KANAWHA VALLEY BL'RG,  
 CHARLESTON, W. VA. SHEET No. 4/250

Charles A. Haviland's Summers House  
Kanawha County, West Virginia

**FIGURE 5**



EAST ELEVATION OF RECREATION ROOM  
SCALE: 1/4" = 1'-0"

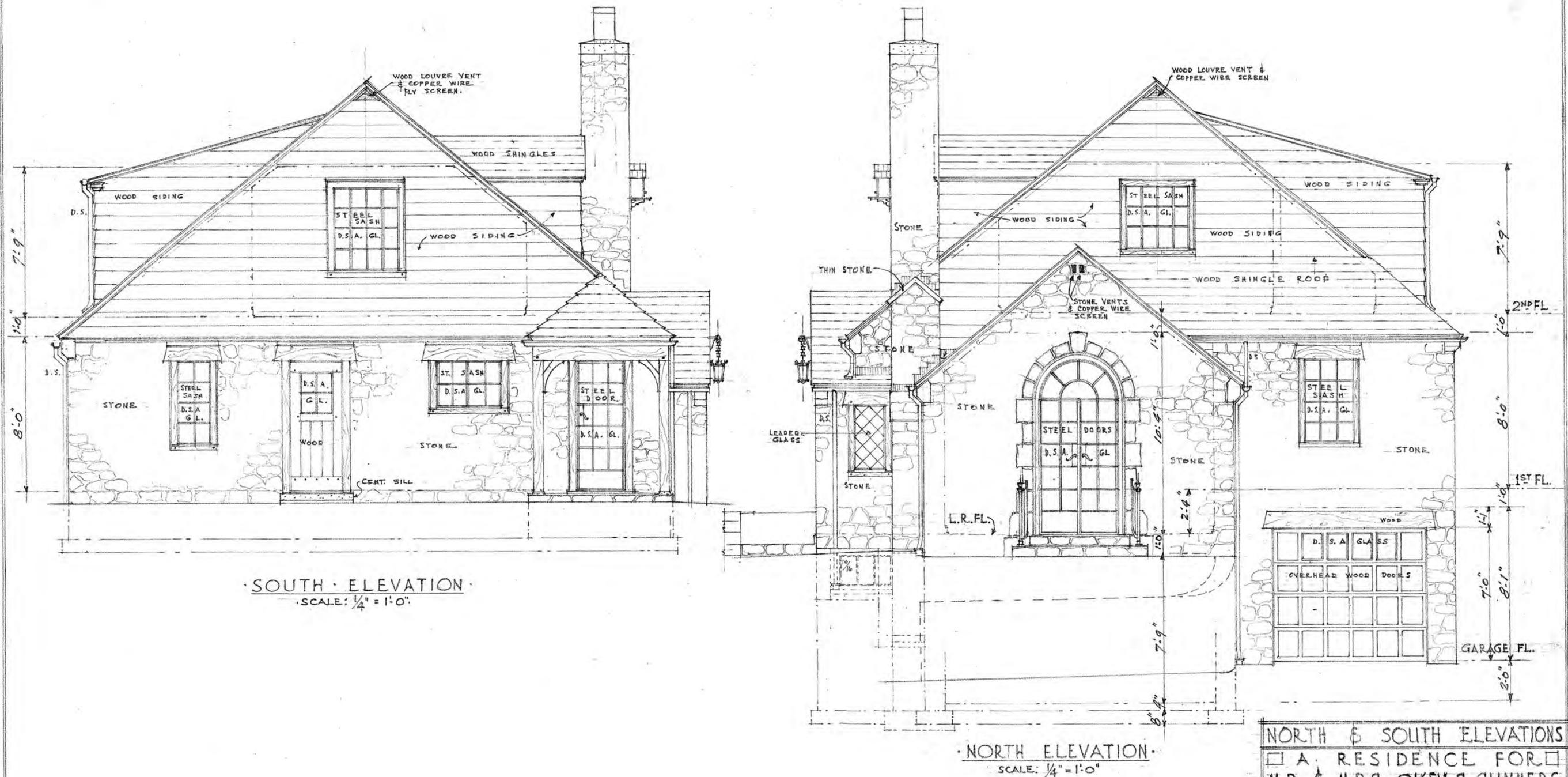


WEST ELEVATION  
SCALE: 1/4" = 1'-0"

WEST ELEVATION	
A RESIDENCE FOR	
MR. & MRS. OKEY S. SUMMERS	
(SOUTH HILLS)	
CHARLESTON, W. VA.	
CHAS. A. HAVILAND ARCHITECT	SHEET No.
624 KANAWHA VALLEY BERG,	6.
CHARLESTON, W. VA.	

REVISED 19-1911 BY DE KINGSLEY. UPDATED PROPERTY PLAT; REMOVED STONE FROM W/E END OF WEST ELEV.

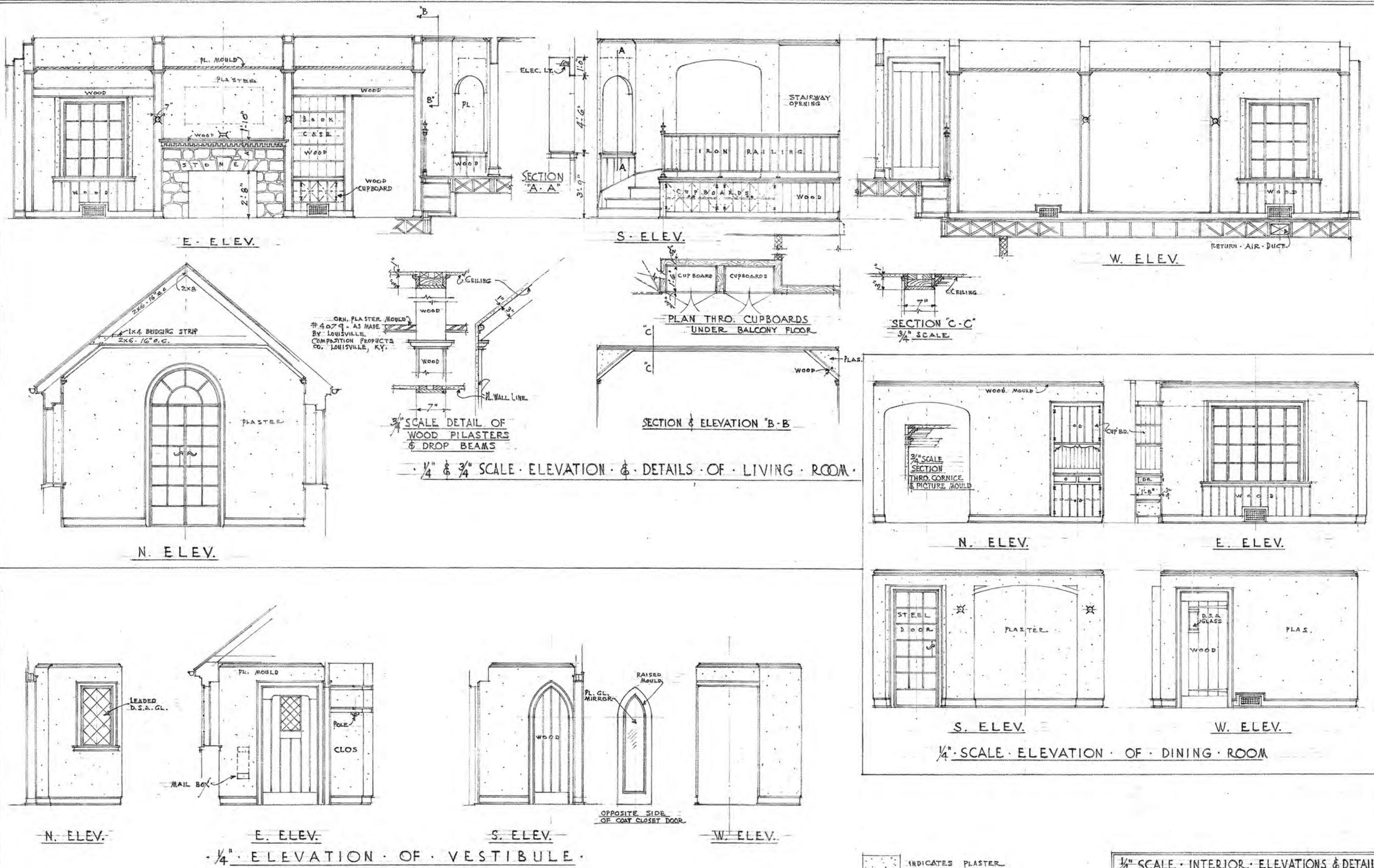
**FIGURE 6**



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

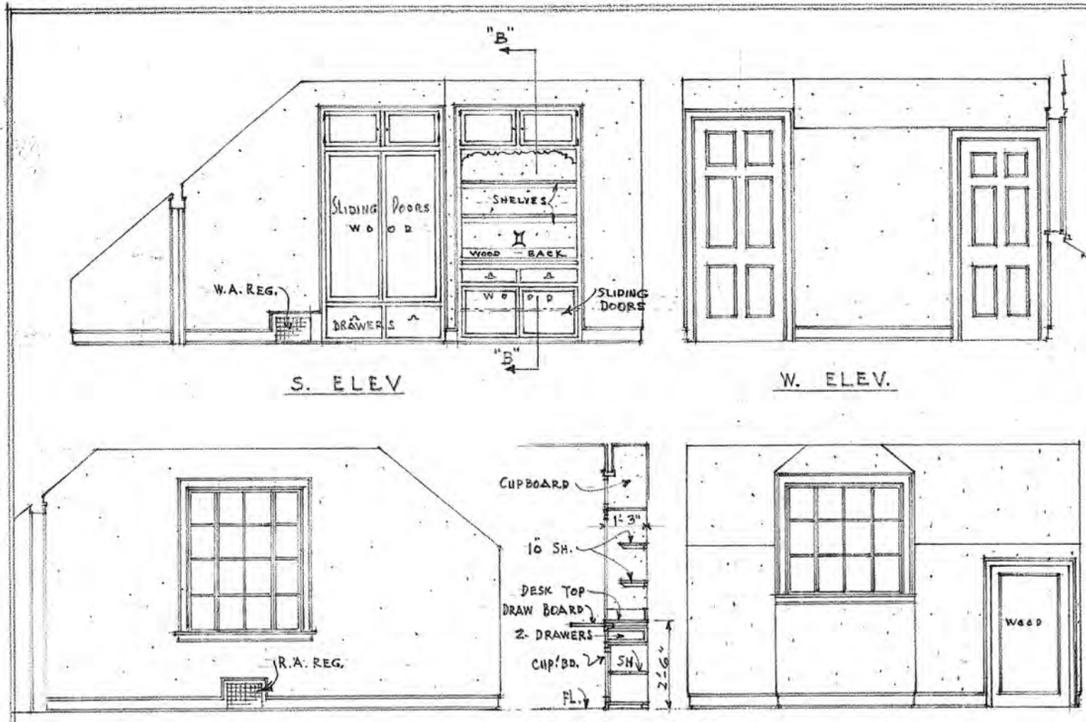
**NORTH & SOUTH ELEVATIONS**  
 A RESIDENCE FOR  
 MR. & MRS. OKEY S. SUMMERS  
 SOUTH HILLS  
 CHARLESTON, W. VA.  
 CHAS. A. HAVILAND, ARCHITECT, SHEET No. 5  
 624 KANAWHA VALLEY BLDG., CHARLESTON, WEST VA.



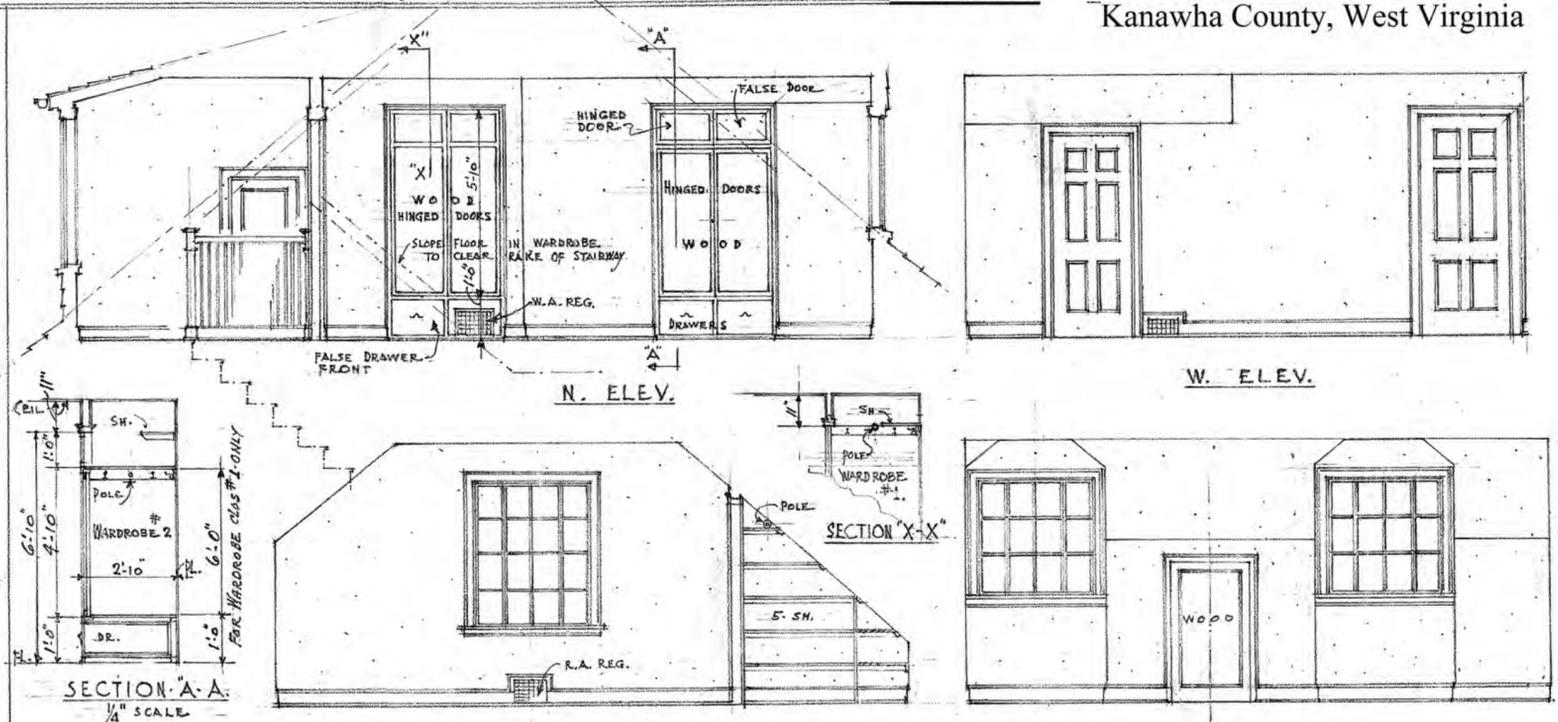
**FIGURE 7**

Charles A. Haviland's Summers House  
Kanawha County, West Virginia

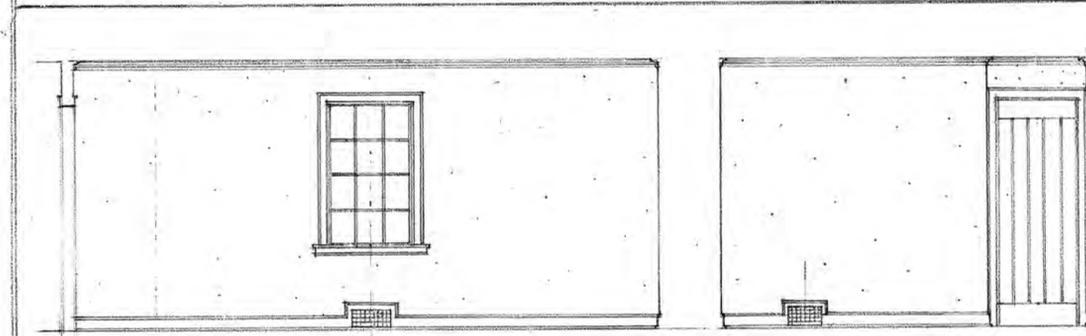
1/4" SCALE INTERIOR ELEVATIONS & DETAILS  
 A RESIDENCE FOR  
 MR. & MRS. OKEY S. SUMMERS  
 SOUTH HILLS  
 CHARLESTON, W. VA.  
 CHAS. A. HAVILAND, ARCHITECT, SHEET No. 7  
 624 KANAWHA VALLEY BLDG., CHARLESTON, W. VA.



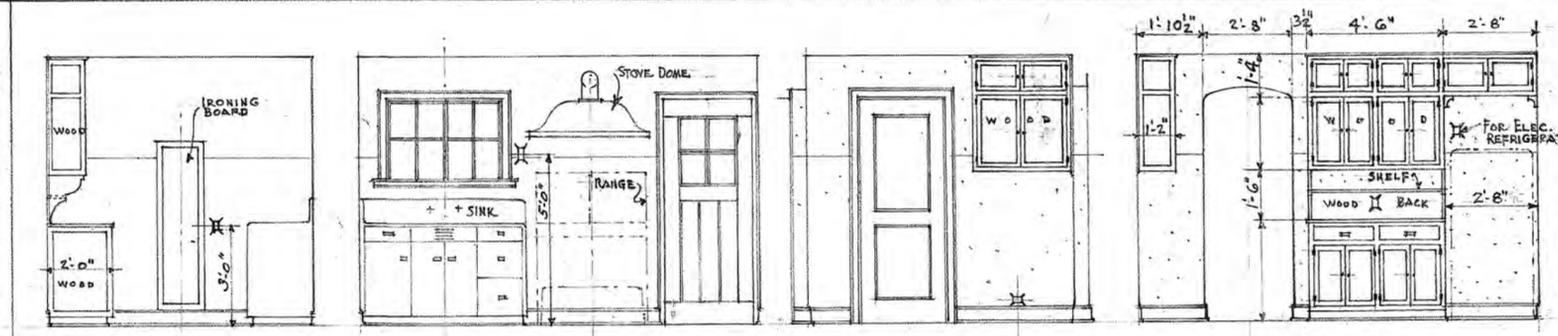
1/4" SCALE ELEVATIONS OF BED ROOM NO 2.



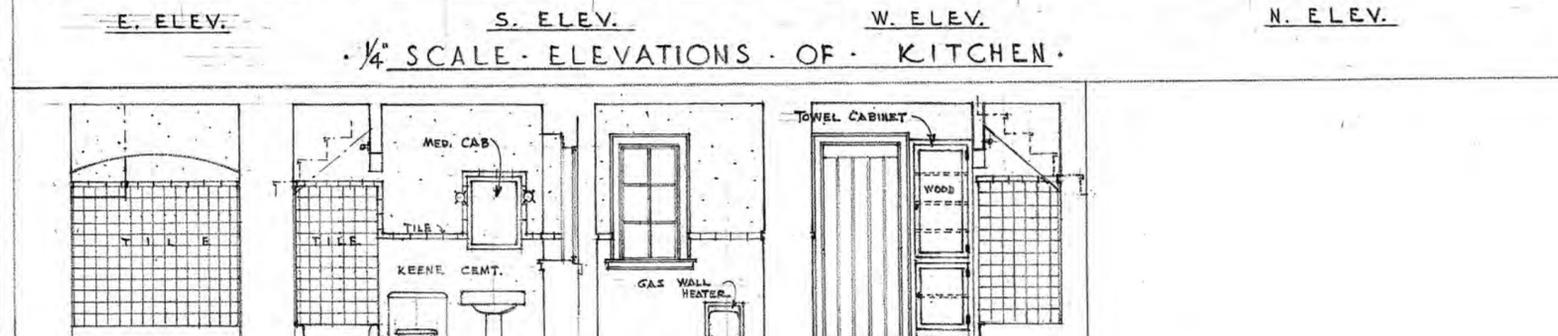
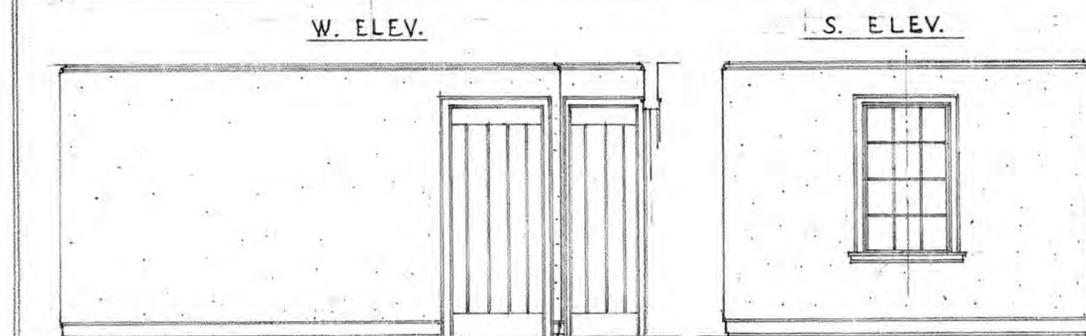
1/4" SCALE ELEVATIONS OF BED ROOM NO 1.



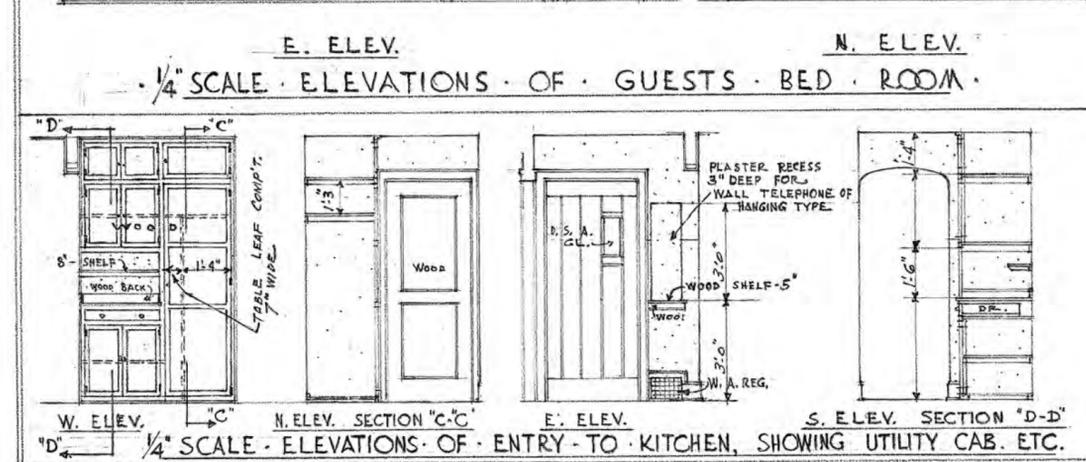
1/4" SCALE ELEVATIONS OF GUESTS BED ROOM.



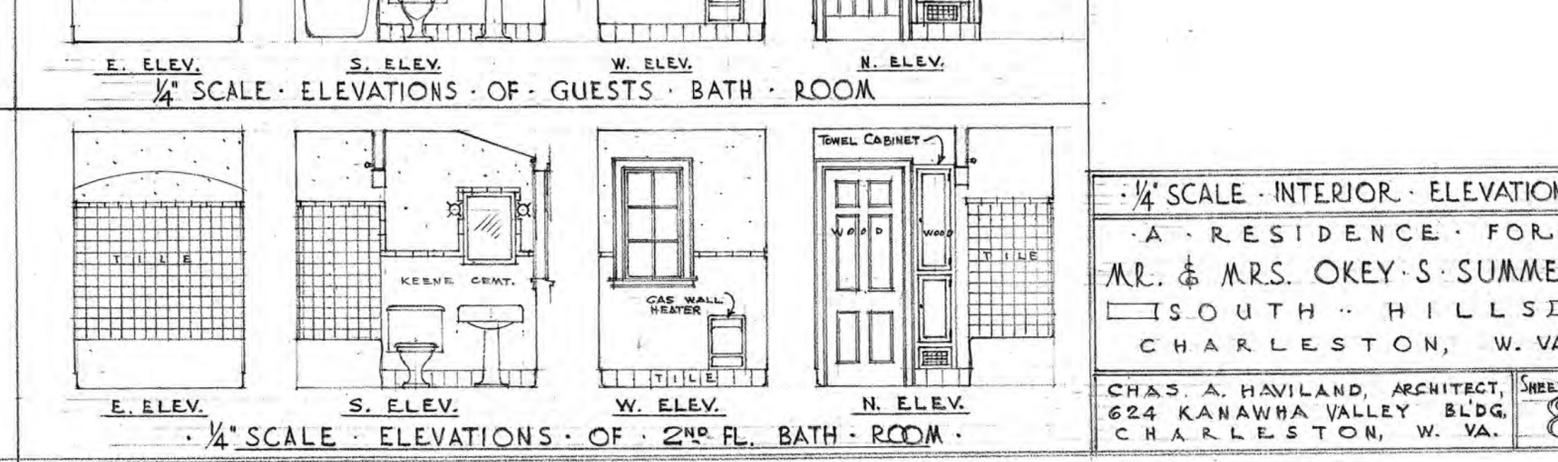
1/4" SCALE ELEVATIONS OF KITCHEN.



1/4" SCALE ELEVATIONS OF GUESTS BATH ROOM

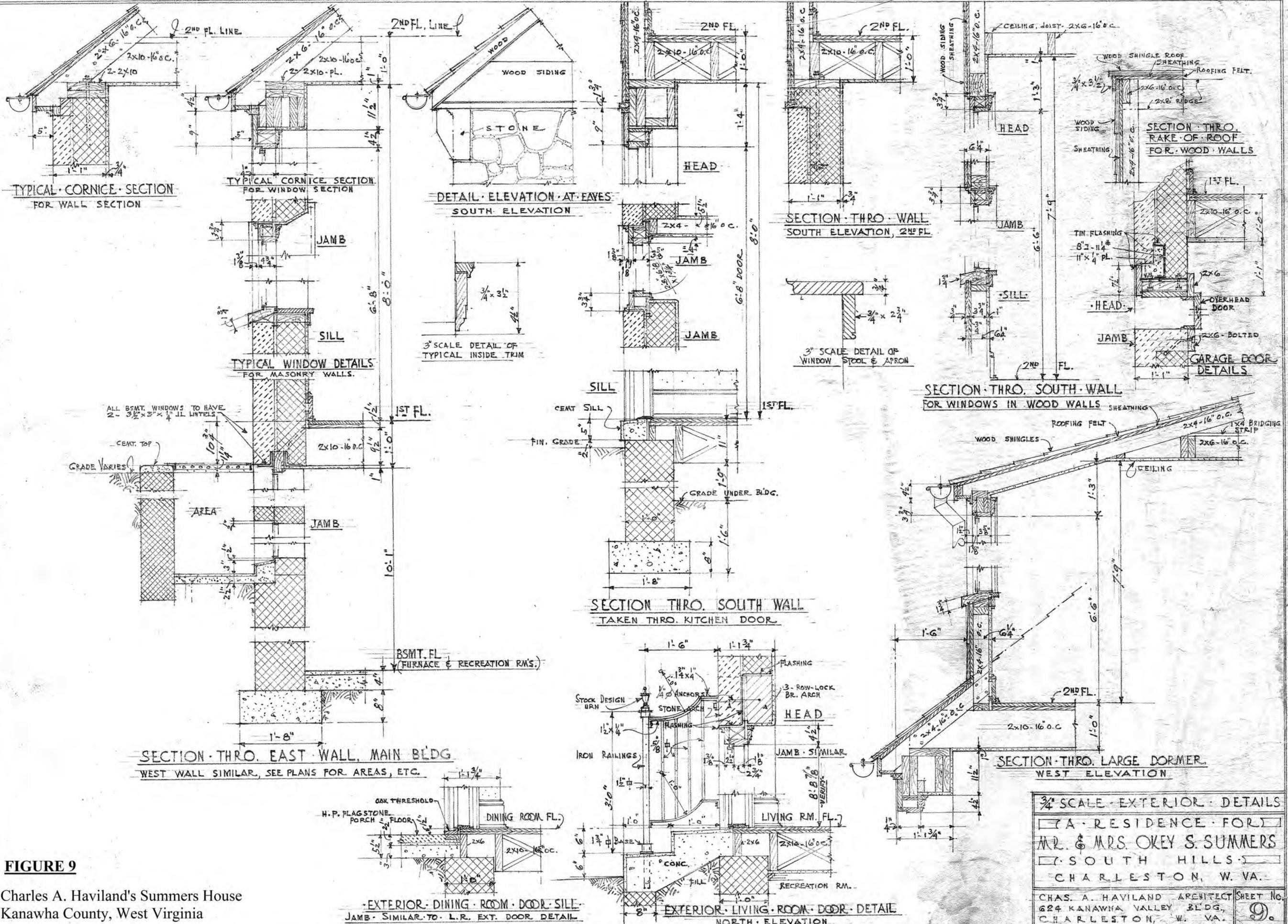


1/4" SCALE ELEVATIONS OF ENTRY TO KITCHEN, SHOWING UTILITY CAB. ETC.



1/4" SCALE ELEVATIONS OF 2ND FL. BATH ROOM.

1/4" SCALE INTERIOR ELEVATIONS  
 A RESIDENCE FOR  
 MR. & MRS. OKEY S. SUMMERS  
 SOUTH HILLS  
 CHARLESTON, W. VA.  
 CHAS. A. HAVILAND, ARCHITECT,  
 624 KANAWHA VALLEY BLDG.,  
 CHARLESTON, W. VA. SHEET No. 80



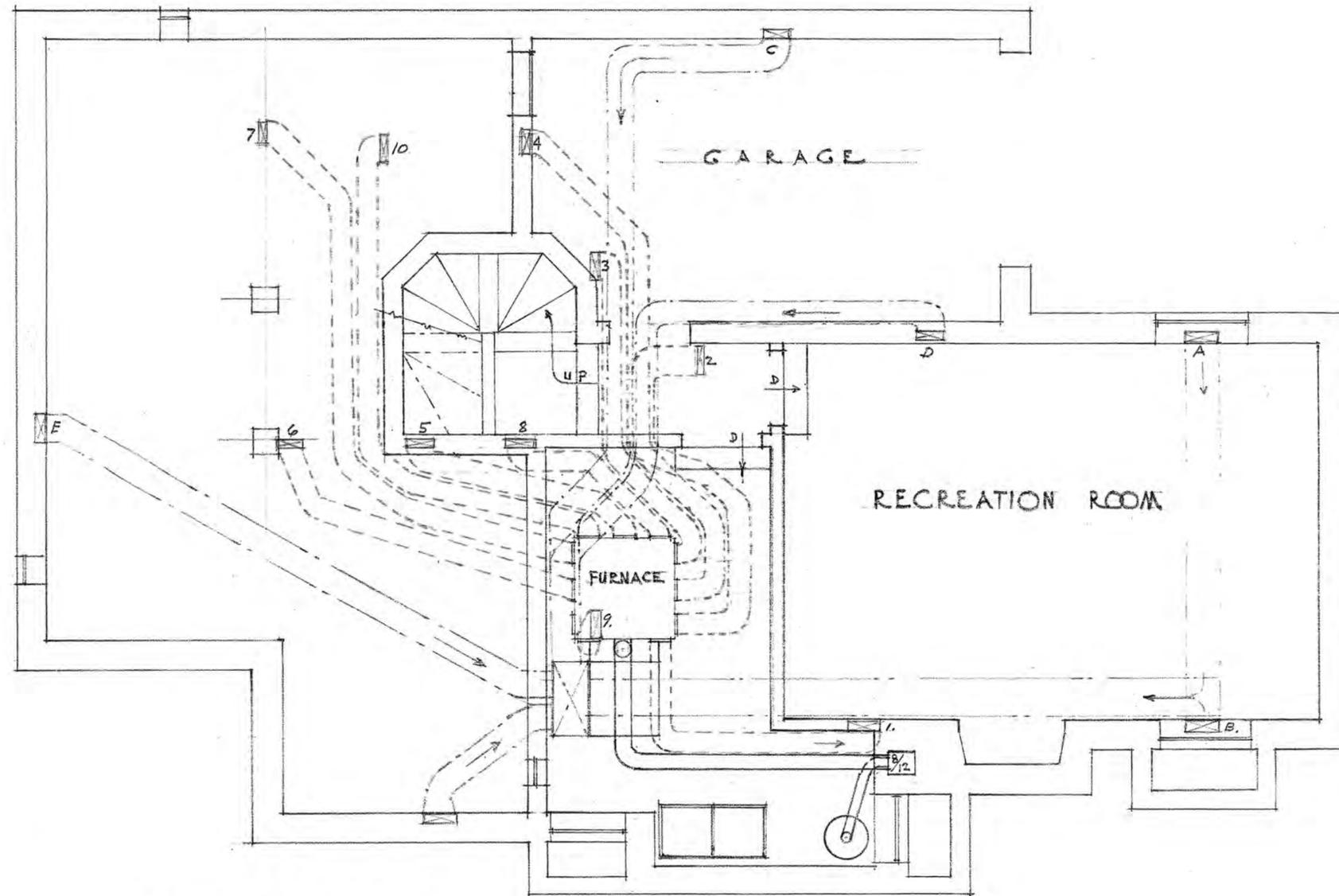
**FIGURE 9**

Charles A. Haviland's Summers House  
Kanawha County, West Virginia

**3/4" SCALE EXTERIOR DETAILS**  
**A RESIDENCE FOR**  
**MR. & MRS. OKEY S. SUMMERS**  
**SOUTH HILLS**  
**CHARLESTON, W. VA.**  
 CHAS. A. HAVILAND ARCHITECT SHEET No. 9  
 624 KANAWHA VALLEY BLDG., CHARLESTON, W. VA.



**FIGURE 11**



--- INDICATES WARM AIR DUCTS  
- - - INDICATES RETURN AIR DUCTS

**BASEMENT HEATING PLAN**  
SCALE  $\frac{1}{4}'' = 1'-0''$

BASEMENT HEATING PLAN	
A RESIDENCE FOR MR. & MRS. OKEY S. SUMMERS (SOUTH HILLS) CHARLESTON, W. VA.	
CHAS. A. HAVILAND, ARCHITECT 624 KANAWHA VALLEY BLDG, CHARLESTON, W. VA.	SHEET No.



Photo 1 of 22: Front, east, elevation looking southwest



Photo 2 of 22: Side, north, elevation looking southeast.



Photo 3 of 22: Side, south, and rear, west, elevations looking northeast.



Photo 4 of 22: Side, south, elevation looking north.



Photo 5 of 22: Living room looking north.



Photo 6 of 22: Living room detail looking northeast; entrance vestibule to the south.



Photo 7 of 22: Gallery detail looking south toward the dining room.



Photo 8 of 22: Dining room detail showing non-original stained glass panel and looking southwest.



Photo 9 of 22:  
Entrance hall detail showing gallery, looking west.



Photo 10 of 22: Kitchen detail, original maid's quarters, looking west.



Photo 11 of 22: Kitchen detail looking east.



Photo 12 of 22:  
First floor toilet, original  
butler's pantry, looking  
southwest.



Photo 13 of 22: First floor guest room looking northwest.



Photo 14 of 22: First floor guest room looking towards toilet and south.



Photo 15 of 22: Stairway from second floor looking down to first floor.



Photo 16 of 22: Second floor spare room looking southeast.



Photo 17 of 22: Second floor spare room looking west and towards the stairway.



Photo 18 of 22: Second floor master bedroom looking southeast.



Photo 19 of 22:  
Second floor master bedroom looking southwest.

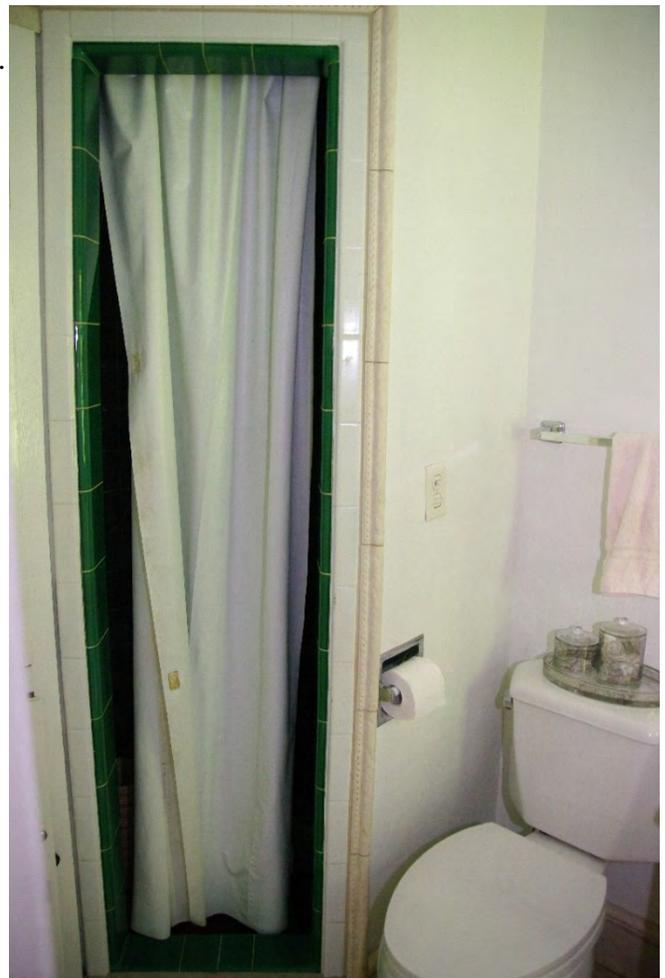


Photo 20 of 22:  
Second floor toilet detail.

Photo 21 of 22:  
Basement detail showing stair to first floor.

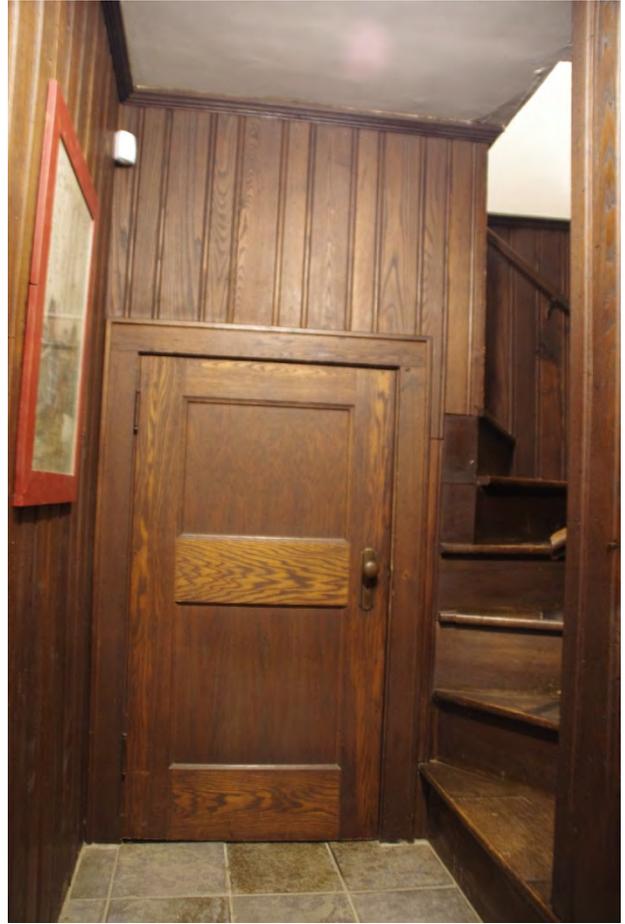


Photo 22 of 22: Basement detail showing fireplace and wormy chestnut paneling looking east.