

NPS Form 10-900-b
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**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Multiple Property Documentation Form**

NATIONAL
REGISTER

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in "How to Complete the Multiple Property Documentation Form" (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

XX_ New Submission ___ Amended Submission

A. NAME OF MULTIPLE PROPERTY LISTING

Historic and Architectural Resources of South Bluefield, West Virginia.

B. ASSOCIATED HISTORIC CONTEXTS

The expansion of the residential districts of Bluefield due to city expansion, 1900-1940.
The development of Bluefield associated with the West Virginia Hotel and the downtown revitalization efforts, 1923-1935.
The works of Alex B. Mahood, architect, 1900-1940.

C. FORM PREPARED BY

name/title Michael Gioulis
organization Historic Preservation Consultant Nov. 15, 1991
street and number 612 Main Street 304 765 5716
city Sutton state WV zip code 26601

D. CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([] See continuation sheet for additional comments.)

William G. Lamar 6/1/92
Signature and title of certifying official Date

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for Patrick Andrews 7/29/92
Signature of the Keeper Date of Action

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E. STATEMENT OF HISTORIC CONTEXTS

The expansion of the residential districts of Bluefield due to city expansion, 1900-1940.

The first settlement in what is now Bluefield was by John Davidson, who patented a land grant in 1774. Together with Richard Bailey he erected the Davidson-Bailey fort in 1777 for the protection of the settlers.

For most of the 19th century the site of Bluefield was the location of two large farms, the Davidson Farm, and the Higginbotham Farm. The nearby settlement was known as Graham. Then, in 1881, construction began on the Norfolk and Western Railroad line, whose primary purpose was to ship coal from the newly discovered Pocohontas coal fields, one of the richest coal deposits ever discovered. The Norfolk and Western line was able to begin coal shipping in June 1883, and a small station was established on the Higginbotham Farm, called "Higginbotham Summit," shortened in 1884 to just "Summit." The first railroad depot was a discarded railroad car. In anticipation of continuing growth, the contents of an old cemetery on what is now the N&W general division office were removed to the Davidson farm in 1885.

In 1886-87, a post office was established, and the name changed from "Summit" to "Bluefield," the latter being chosen, reportedly, by Mrs. Hattie Hannah for the luxurious growth of chicory and bluegrass in the region. A telegraph office was established in 1887 and Bluefield was a Norfolk and Western Division Point. An option on land on the John Higginbotham Farm that had been acquired several years prior was exercised and much of what is now the downtown area was secured by the Bluefield Investment Company. In 1888 the Norfolk and Western Railroad Company moved in to Bluefield in a big way, constructing a passenger station, round house and shops. Where there had been about fifty people living only five years before, there now were nearly a thousand.

The following year, 1889, was a momentous one for Bluefield. The first railroad freight house was constructed by the N&W, but more importantly, the movement for incorporation came to fruition. The first elections were held on January 2, 1890, and, out of 192 votes cast, John K. Peck received 158 and thus became the first

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Mayor. At the time of incorporation Bluefield had a population of 1,775.

In 1893 The Bluefield Daily Telegraph was founded by C.C. Bowsfield and Adrian Aulick. In 1896 the Telegraph was taken over by Hugh I. Shott Sr. (1886-1953), a man who was to become a veritable "giant" in the history of Bluefield. Editor and Publisher of Bluefield's principal newspaper for nearly sixty years, Shott had his hand on the pulse of Bluefield all his life and was always prominent in Bluefield affairs, a tireless promoter of the city. From his first public office as postmaster in 1903, Shott rose to a seat in the U.S. House of Representatives and the United States Senate.

The first of Bluefield's building booms began in 1895, at which time the City Council prohibited "hogs from running loose" - a certain sign that civilization had arrived. The Elks Opera House, one of Bluefield's most magnificent edifices, was constructed the same year, while the People's Bank of Bluefield had been organized the previous. Bluefield State College had it's beginnings in 1896, when Bluefield College (for blacks) was formed. The first street lighting program began in 1897. In 1898 the Bluefield Board of Trade, predecessor to the Chamber of Commerce, was organized by thirty seven of the city's businesses, with William A. Cather as its first president. The Board of Trade became the Chamber of Commerce in 1904.

By 1900 Bluefield's population had risen to 4,644. The first decade of the century was one of rapid growth for Bluefield. Street paving went forward rapidly, as well as the establishment of trolley lines. A second City Charter was adopted in 1905 along with an expansion of the corporation limits. The Pocahontas Consolidated Coal Company was established in 1908 and the profits of the Norfolk and Western Railroad continued to climb. Bluefield was in the midst of a "boom" economy and business continued to grow. By the time of the 1910 census, Bluefield had acquired a population of 11,188, almost tripling in only ten years. It was this time period that saw the beginning of development of one of the context areas. The Jefferson Avenue and Albermarle Avenue section was incorporated as the Oakland Addition in 1910.

The second decade of the twentieth century saw continued growth,

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although at a somewhat less frantic rate and the city began to take on a more "established" appearance. By 1920 the population stood at 15,292, not as spectacular an increase as the 1900-10 decade, but a significant increase none-the-less.

Bluefield's new City Hall, a monumental piece of Classical Revival architecture designed by prominent architect Wilbur T. Mills, was constructed as part of an \$850,000. bond issue passed in 1923. By 1930, the population of Bluefield had reached 19,339, greater than it's present population.

The 1920's period saw one of the greatest booms in residential development in Bluefield. This was centered in the South Bluefield area. The 1923 West Virginia Realtor magazine, January issue, rated Bluefield as the 7th largest city in the state. They state that the assessed valuation of properties in Bluefield in 1923 was \$23,329,282.00 and that 402 building permits were issued for new construction in 1922 and 314 in 1921. This represents a major percentage of structures in town.

The Depression years were hard on Bluefield, though her banking institutions weathered the crisis of 1933 and such disasters as the burning of WHIS's radio station in 1935 and the robbing of the Granada Theatre (opened in 1927 at the height of the silent film era) in 1938. By the closing years of the decade, Bluefield was definitely on the comeback trail, having begun an ambitious street improvement program in 1938 and witnessing the opening of the magnificent Appalachian Power Company Building.

The second residential boom followed the Depression. Bluefield managed to hold its own through these years, despite the general economic slump. The Writers Works Project describes this period as one of intense activity with considerable development and construction. This included a new sewage disposal plant and new residential sections added to the city in 1937-38. This was the South Bluefield area. An ambitious street improvement program began in 1938. Here, according to the 1939 Semi-Centennial issue of the Bluefield Daily Telegraph, over 200 residences were constructed between 1934 and 1935. 50 were underway in 1939 alone in this residential section of the city.

Bluefield boomed again during World War II and the post war era, sharing in the general economic revival and its accompanying boom

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in the coal fields, as well as contributing many of her native sons to the war effort. By 1950 Bluefield had an all time high population of 21,560.

After its high point of 1950, Bluefield began a slow but steady decline. By 1960 her population had fallen to 19,256 and by 1970 to 17,420.

The development of Bluefield associated with the West Virginia Hotel and the downtown revitalization efforts, 1923-1935.

Probably the most striking representation of the prosperity of Bluefield during the 1920's was the building of the West Virginia Hotel in 1923. Its twelve stories of Renaissance Revival architecture rose majestically above Bluefield, making it, at the time, one of the tallest buildings in West Virginia and certainly one of the state's grandest hotels. The construction of this building provides an interesting story that bears some influence on the resources located in the South Bluefield sections. The West Virginia Hotel was constructed by the West Virginia Cole Realty Corporation. The corporation was formed by and contained stockholders from the influential residents of the city. Most of the major industrialists, politicians, coal and railroad industry executives, and merchants of the city were involved in that endeavor. The site of the hotel was in central downtown Bluefield, at the time occupied by residences of the poorer members of Bluefield's society. Many of these structures were deteriorated and in poor condition. This is what modern day parlance of Urban Renewal would call "slum and blighted conditions."

It was the intent of the Cole Realty people to foster improvement and development in the city by providing a first class hotel and eliminating this slum section which hindered growth in the downtown. They were successful in raising funds and accomplishing their purpose. The West Virginia Hotel rose to become a premier downtown attraction. The power and foresight of these people and the influence exerted by the corporation on the development of Bluefield is indicative of the development and political processes in southern West Virginia and the state.

Many of the stockholders and officers of the West Virginia Cole Realty Corporation made their residences in South Bluefield, as this section of the city developed. Here will be found many of

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the premier residential structures of the early 20th century in Bluefield.

The works of Alex B. Mahood, architect, 1912-1940.

Alex B. Mahood, architect, contributed immensely to Bluefield's development.

Mr. Mahood was a noted West Virginia architect and his commissions ranged throughout West Virginia and the surrounding states. He designed many of the public and private buildings in the city and his list of commissions is staggering. He was born in Lynchburg, Virginia in 1888 and studied at the Ecole Des Beaux Arts in Paris. This is where many of the turn-of-the-century American architects learned of the Renaissance Revival and Classical Revival styles prevalent in Europe at the time. Charles F. McKim of McKim Mead and White in Chicago, is perhaps the most famous of the American architects who brought home the European styles, but many others contributed to the proliferation. Mahood was among this group. To have a professional of this caliber, concentrating his talents in Bluefield and southern West Virginia, is amazing. His influence is seen in many contemporary buildings throughout the state. His prowess is evident on the designs and details of his commissions.

No other West Virginia architects of the period were able to encroach on Mahood's territory. He had a lock on the industrial clients of this region and his location in Bluefield cemented this situation. Being local, he was able to foster the relationships that guaranteed his virtual monopoly of southeastern West Virginia's architectural business. This, along with his immense talent, assured him a position as one of West Virginia's most prominent architects.

Mahood came to Bluefield in 1912 and set up business. He was the architect for the West Virginia Hotel and for many of the projects in which the Cole Realty stockholders participated. In fact, most of his residential commissions are from stockholders and officers of the board. Many of his major residential works are in the South Bluefield area.

In other portions of the state, his commissions were also impres-

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sive. These include the Women's Dormitory at the West Virginia University in Morgantown, United States Steel Building in Gary, Skyway Drive-In Theater in Brush Fork, the Mercer County Courthouse in Princeton and the Guyan Theater in Logan, as well as a number of coal company offices and stores in the southern West Virginia region.

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F. ASSOCIATED PROPERTY TYPES

Property Type:

Colonial Revival and other Revival- Style Buildings

Property Type Description:

All of the structures are residential. They are single family detached and most were constructed prior to 1930. They all have generous front and rear yards, with the older houses having more area. Most of the styles are of the 1920's and 1930's period with Colonial Revival and Tudor Revival styles heavily represented. The Tudor Revival styles contain steeply pitched roofs, varied massing, different siding on the first and second levels and materials that were prominent during the construction period.

The Colonial Revival Style represented in this area is similar to that influenced by developments at the Colonial Williamsburg project in Virginia. It is the side gable type with steep roofs, irregular massing, projecting bays for entrances and rooms, and dormers on the roofs. Many of the structures are smaller middle class family residences. They are usually one-story tall or one- and- one- half stories. They have modest front and side yards and many have an attached garage. These occur predominantly in the earlier developing portion of the survey area and in the latter portions. The ones that developed in the interim period, those mostly located in the flat portions of Oakhurst and Parkway, are more elaborate homes of the upper middle class or rich. The Colonial Revival styles of these residences display more embellishment and detail and are generally larger.

Another major commission of Mahood's that represents the Tudor Revival Style is the Thomas H. Cooper house at 909 Edgewood. This is a Tudor Revival with interesting details and variations on the theme. The facade material is one of the interesting aspects of the house. There are projecting bricks of coal refuse in the facade, referring to the source of Cooper's wealth. The house is reported to be a copy of an edifice in Britain that Thomas Cooper built for his wife to entice her to Bluefield.

There are a number of other styles represented in the area. One of the more prominent is the Spanish or Mediterranean Revival Style. Many of the Four Square residences are embellished with

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detailing of these styles. Elements of the styles that are evident include shallow pitched roofs with tile roofing; broad overhangs on the eaves; projecting pavilion entrances; single story side wings with porches on the roofs; stucco siding; wrought iron balconies; and arched openings or arcaded walls.

Much of this style of structure was also designed by Alex Mahood. 1430 Whitethorn, is one of the best examples of this style. It is a large Spanish Revival mansion in blond brick with a red tile roof. The Pedigo House, 105 Oakhurst, was designed by Mahood and constructed by E.S. Pedigo. Pedigo was a prominent contractor who constructed many of the homes in the area. It is in the Mediterranean Revival style. Mahood's own home, 2306 Bland Road, is an understated Mediterranean Revival with simple detailing and stucco siding. One of the more interesting aspects of the house is the molded frieze band with bas relief.

All of the houses are on generous lots with landscaped lawns and rear yards. The streets are tree lined and it is a very suburban setting in the 1920's Green Acres type of urban development.

The most unique house in the area, and in all of Bluefield, is 730 Parkway. This is a perfect example of an International Style structure. It is two stories tall with a painted brick veneer. It is highly stylized and banded to give a very streamlined effect. There are porthole windows and corner casements. The detailing and architecture are carried into the interior with built-in cupboards, tables, fireplace, etc. and details in the doors and hardware. It is reported to have been constructed from plans from the 1932 World's Fair. One other unusual house is the one on 403 Mountain View. This is a Tudor Revival with a twist in that the cladding is cobblestone.

Property Type: Neo Classical-Style Dwellings

Property Type Description:

Most of the buildings in the area fit into the 1930 to 1940 period of development of Bluefield. They are large single family houses with broad lawns, landscaped entrances and yards. They represent primarily the revival styles of the period with many in the Colonial Revival Style and the Neo Classical Style. A par-

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ticularly interesting example, which contains many of the elements of the Neo Classical Revival, is the residence at 908 Edgewood. It was constructed in 1925 for Russell S. Ritz, noted attorney and City Attorney in 1923. It is a grand Neo Classical Revival building with a huge pedimented entrance portico with swag and garland details in the tympanum. There are narrow dormers in the front elevation and a single story side wing with mostly glazed walls. 205 Oakhurst is another of Mahood's Neo Classical Style residences. It contains a large flat-roofed portico with a wide entablature supported by Doric columns.

Perhaps the greatest example of the Neo Classical Style in Bluefield is the Garrett Home on 109 Spring Grove Avenue. This is a large house with an oversized curved portico in the center of the front facade flanked by lower porch wings. The portico is bracketed and has a paneled balustrade. There are Palladian windows in the gable ends and arched windows in the dormers. The interior is elegantly simple and follows the period style of the house.

Property Type: Early 20th Century Style Dwellings

Property Type Description:

The area consisting of Albermarle Street from Hemlock Street to Jefferson, and Jefferson Street from College Avenue to Cumberland Road contains mostly architectural styles from the early period of the Twentieth Century. It is older than the other areas in the survey and developed around the teens and twenties. It is part of the early boom of Bluefield. The area is predominantly single family houses, with some two family and church structures interspersed. The houses are smaller and simpler than those of other areas in the survey and residents were historically of the middle and upper middle class. The yards are smaller and there is a pronounced urban residential neighborhood feeling, with a more regular setback and side yard arrangement.

The early 1900 and 1910 styles of architecture predominate in this section. The Four Square, Bungalow, and a variation on Eastern Stick/Bungalow are prevalent. Prior to 1910 the area was mostly farmstead with one or two structures. One of the oldest extant buildings from that period is 812 Albermarle. This is a large two story Four Square farmhouse with rambling porches set

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on a slight knoll.

Two of the more interesting houses are 633 and 637 Albermarle Street. These two almost identical Craftsman-Style houses are very good examples of the style. They both have shingle siding, large porches, brackets in the gable ends and decorative windows. Other elements of the style that are represented in the area include varied siding materials on a single house between the first and second floor; second floor overhangs with flares; and exposed brackets or purlins. This type of double and triple identical house design occurs frequently in this section. It speaks of the uniform construction period of the area and the rapid development.

The Four Square Style is also represented in the area. This suits the urban character of a residential neighborhood with its regular massing, setbacks, and detailing. Most of the examples in South Bluefield contain the following characteristics: square footprints, front one story porches with hip roofs; two stories; hip main roofs with front dormer; and simple classical detail embellishments such as Doric columns on the porch or dentils in the cornice. One good example is the house at 2109 Jefferson Street. This is a large two-story Four Square with Classical Revival detailing. Its more prominent features are the wrap-around porch with Ionic columns, the tripartite windows on the second floor, and the very nice pergola in the side yard.

One of the finest houses in the area is a small Bungalow-Style residence at 2203 Jefferson Street. This is a classic example of the style. It is a one story end gable house with shingle siding, a very horizontal ambience, large overhangs on the gable ends, massive squat shingled piers supporting the porch roofs, and large brackets on the gable overhangs. It also has the massing of a typical Bungalow-Style residence.

Property type significance

Property type: Colonial Revival and other Revival-Style structures

Property type: Neo Classical Revival-Style dwellings

This property type is significant under Criterion A for its

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association with the development of Bluefield in the early 20th Century. They also reflect the 1920-era boom in Bluefield's economy through their representation of a major wealthy residential neighborhood. They also reflect the development of the area surrounding the Country Club as an exclusive residential district. In addition they are associated with Bluefield's development following the West Virginia Hotel construction.

Another criterion that applies to the resources in this property type is C. The properties are mainly significant for their association with major architectural styles of the early 20th Century, namely the Neo Classical and Colonial Revival Styles. The area is also associated with noted West Virginia architect Alex Mahood, who designed many of the buildings, including the adjacent Country Club and adjoining residences .

Under Criterion A the property type reflects the trends in development of Bluefield in general and the residential section in particular. The South Bluefield area is where the monied persons located. It is an example of the opening up of another residential neighborhood. The fact that over 90% of the structures in the area were constructed in the late 1930's is significant for its cohesiveness in a relatively small time period of construction.

Many of the residents of these grand homes were the bank presidents, architects, mine operators and owners, contractors, merchants, etc. who shaped the destiny of Bluefield. They were the "movers and shakers." They also were connected through the West Virginia Cole Realty Corporation in the development of downtown Bluefield and the West Virginia Hotel. Through their vision they altered the face of downtown Bluefield forever.

Portions of this residential section also represent the later post Depression development of Bluefield. It is this neighborhood that is described in the 1939 Semi-Centennial newspaper article as the neighborhood of preference. The cover page of the residential section pictures many of the homes in this area. It is also here that many of the West Virginia Cole Realty Corporation stockholders built their mansions when they had the money.

Under Criterion C the area's resources are significant as representatives of major architectural styles of the time. These are

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mainly the Colonial Revival, Tudor Revival, and Mediterranean Revival. Also associated with this time period is the work of Alex Mahood. Contributing to his importance is his association with the Cole Realty Development projects and his contacts with members of Bluefield's society. The result of these contacts is the largest concentration of Alex Mahood designed homes in the town. This would probably make it the largest concentration of Mahood buildings in the state. A partial listing of Mahood designed structures in South Bluefield includes:

2009 Bland Road
109 Spring Grove Avenue
205 Oakhurst Avenue
2301 Bland Road
625 Mountain View Road
915 Groveland Avenue
2225 Spring Garden
2306 Bland Road
506 Oakhurst Avenue
101 Spring Grove Avenue
109 Oakhurst Avenue
105 Oakhurst Avenue
2305 Bland Road
908 Edgewood Road
909 Groveland Avenue
2315 Bland Road
908 Groveland Avenue
404 Oakhurst Avenue
1003 Heatherwood Road
1005 Edgewood Road
1500 College Avenue
The Bluefield Country Club
1430 Whitethorn Street
1420 Lebanon Street
2126 Reid Avenue
1408 Lebanon Street
1300 Whitethorn Street

All of these buildings display Mahood's talents at defining the Revival styles of architecture. The grandest, 2126 Reid, 1420 Lebanon, and 1408 Lebanon, are all in the Neo Classical Revival Styles of the Beaux Arts school. The Country Club was not in the Neo Classical style but in a Shingle/Chateausque Style of archi-

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ecture. Unfortunately, it is the one structure that has suffered the most from insensitive development and has lost all of its architectural integrity due to additions and remodeling.

Another prominent architectural firm in the Bluefield vicinity was the firm of M.J. Garry and R.A. Sheffey. This firm is identified predominantly in the 1923 West Virginia Realtor Magazine article on Bluefield as being associated with a number of residential commissions in the vicinity. Most of their buildings in the South Bluefield area are of the Colonial Revival Style. Work of Garry and Sheffey identified in this area includes:

615 Oakhurst, a Tudor Revival residence with rubble stone siding.
609 Parkway, a simple Colonial Revival structure.
325 Oakhurst, a large two story Colonial Revival with a flat-roofed colonnaded portico with Roman grille balustrade.
117 Oakhurst. This is also associated with Pedigo as the contractor. It is a very large Four Square- Style brick building with a wraparound porch and interesting brick detailing on the chimneys. The interior is finely detailed in hardwoods.

The area also contains a few individual unique architectural styles such as the International Style house at 730 Parkway and the cobblestone house at 403 Mountain View.

Property type: Early 20th Century Style dwellings

Resources in this property type are significant under Criterion A as associated with the development of this area of Bluefield and as a representation of the development of this era of Bluefield's history. They show the transition, in 20 years, from a small farming rural area to an urban residential neighborhood.

Under Criterion C the property type is significant for its examples of the early 20th Century architectural styles. These include the Four Square, Bungalow, and Shingle Style.

The Four Square and the Bungalow are the common styles in the area, representing the popular taste. These are reflected in the mail order and planbook houses of the day. A prime example of this is the occurrence of rows of similar or identical houses in the neighborhoods. These reflect the same period of development,

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but also more accurately reflect the common acceptable architectural taste of the residents. As discussed in previous sections, rows of two, three or more houses are found throughout the area that are identical. These include rows of Four Squares on Albermarle Street, Bungalows on Albermarle Street, and Shingle-Style houses on Jefferson Avenue. The concentrations of identical structures document the rapid development of a residential district.

The second decade of the twentieth century saw growth of the city, although at a somewhat less frantic rate than at the beginning of the century. By 1920 the population stood at 15,292. Particularly in the Jefferson Street and Albermarle Street vicinity many smaller residences were constructed for the growing city's working middle class and managerial level citizens. These are represented by the larger Four Square and Colonial Revival early houses in the area at the northern portion of Jefferson Street. Some examples are the Farley House at 1920 Jefferson(145); the Wayland House , 1916 Jefferson (146); The Ross House, 1917 Jefferson St. (150); the Farrar House, 2013 Jefferson St. (153); and the Ryan House, 2109 Jefferson St. (157).

While many of the new residences necessitated by the building explosion of the 1920's and 1930's in South Bluefield were the homes of prominent business people in other sections of South Bluefield, in the Jefferson and Albermarle St. sections they are again the homes of the middle class. This is probably true because the terrain did not allow for the grand style expansive homes of the Upper Oakland area. The more modest smaller Four Square and Bungalows were constructed here as well as the simple Colonial Revival. The monied class of Bluefield was represented in this section but it was not as residents. It was as speculators and landlords. Many of the wealthy who participated in the Cole Realty Company activities and resided in the mansions on Oakland and Parkway had houses on Jefferson.

The rows of similar or even identical houses on Jefferson Street are evidence of this rapid development where speculation was prominent. These include the Bungalow/Stick Styles of upper Jefferson Street, sites no. 173, 174, 182, 183, 188, 189, 190, 191, and 193. Also representative of this pattern are the Colonial Revival Styles or sites no. 187, 185, 181, 171, and 163.

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The two apartment buildings and the row houses on Vineyard Street also indicate the rapid growth and concern for housing many families, as well as real estate speculation.

The Jefferson-Albermarle Street section also displays the architectural styles of this rapid development and middle class residential neighborhood. The Colonial Revival was widespread in the United States at this time due to the resurgence of popularity of Colonial Williamsburg. The Bungalow Style was also popular as a romantic style for the masses. The Four Square was a common style for this type of development as it could be embellished to fit many styles and accommodate large families. All of these are represented.

Property Type Registration Requirements

Name of Property Type: Early 20th Century Style dwellings
 Neo Classical Revival Style dwellings
 Early 20th Century Style Dwellings

To qualify for listing, resources must be associated with the 1900 to 1940 construction period. They must represent one of the major styles of architecture from that period and maintain a fair amount of integrity. Floor plans and details should correspond to the particular architectural style with a minimum of alterations or loss of fabric. They should maintain the suburban feeling of setting with generous lawn and yard areas for the grander homes. For resources associated with the early 20th Century styles they should maintain an urban neighborhood ambience with relatively uniform setbacks, yards and massing.

In addition the houses should be associated with the development of Bluefield in the period through their common construction date, or location. They can be associated also with important entrepreneurial developments, such as those related to the Cole Realty Company, the Pocahontas coal fields or other coal or industry related activity.

The property types also may be associated with Alex Mahood, architect, or Garry and Sheffey, architects.

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G. GEOGRAPHIC DATA: Area covered by the Multiple Property Listing

The area is inclusive of the southern half of Bluefield corporate limits. The dividing line is Union Street in the eastern quadrant. The boundaries begin at Union Street; thence east to the corporate limits; thence south to US Route 460; thence west to the corporate limits; thence north to Stadium Drive; thence east along Lyndale Ave. and Frederick St. to Union Street.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The multiple property listing is based on a historic resource survey of South Bluefield begun in the fall of 1990 and completed the spring of 1991. At the initial meeting between representatives of the Bluefield Historic Landmarks Commission and Michael Gioulis, Historic Preservation Consultant, the potential significance of the survey area and the boundaries were discussed.

Initial boundaries for the survey funded by the West Virginia Division of Culture and History were in three geographic areas: the Bluefield Country Club area bounded by the Bluefield Country Club, Whitethorn Street, Liberty Street, and Maryland Avenue; Albermarle Street from Hemlock Hill to Jefferson Street; and portions of South Bluefield bounded by Bland Road, Parkway Avenue, Mountain View Avenue, and Fairfield Avenue. Once the project was underway, the boundaries were increased to include Jefferson Street from College Avenue to Cumberland Road. The increase was due to the association of the resources on this portion of Jefferson Street to the remainder of the sites in the survey area.

The first step was to conduct archival and other research on the history and development of Bluefield in general and the survey area in particular. An invaluable resource that surfaced in the State Archives and at City Hall was a copy of the 1929 Sanborn insurance map for Bluefield. The copy in the State Archives had been revised in 1939 and those were the last entries. The copy in the City Hall was revised 1939, and there were a few later entries. In effect, then, the team had a complete snapshot of the built environment in Bluefield in 1939. Owing to the method that Sanborn maps are updated, with overlays, it was also possible to determine which of the properties were added or modified between 1929 and 1939.

Using city Sanborn, research, and water main maps, base maps were prepared to indicate all of the properties within the survey area, and which of these existed on the 1939 Sanborn maps. Addresses were also available for all properties on these maps. The base maps then became the field maps for the survey.

Armed with the field maps, the team then walked the entire survey

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area. Properties indicated on the map or in the opinion of the survey team as being pre-1940 were recorded and field notes on the others made. Recorded information was gathered to assist in preparing the West Virginia Historic Properties Inventory form.

For all properties within the survey area, a field log was maintained. This included the property address, a field/map number, a ca. construction date, and the other information indicated above. Properties not on the Sanborn maps, or obviously constructed post 1950, were noted as non contributing. Properties that had lost integrity through modifications or additions were also noted as non contributing.

The survey team also investigated documentary historic resource materials available in Bluefield and Charleston to determine the historic background of South Bluefield and its built environment in particular. This phase included extensive documentary research on South Bluefield and it's historic structures, the compilation and collation of such information, and it's transfer along with architectural details onto standard West Virginia Inventory Forms. In all, 492 sites were reviewed and 278 forms were completed for the project.

Historic contexts were developed based on the research information and the inventory information. The properties were evaluated to determine if they contributed to the contexts and if they maintained integrity. They were also evaluated based upon the Criteria of Significance to determine if they were eligible for the National Register of Historic Places. The survey report then identified the contexts and recommended historic districts and individual listing for properties that met the requirements and fell within the contexts.

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Primary location of additional documentation:

X State Historic Preservation Office
X Local Government