United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Virginia Apartments
Other names/site number: N/A
Name of related multiple property listing**:**
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 902 Main Street
City or town: Wheeling State: WV County: Ohio
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **X** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **X** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ 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

(Check as many boxes as apply.)

Private:	[x]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[x]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

Virginia Apartments | Ohio, West Virginia
Name of Property | County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	**0**	Total

Number of contributing resources previously listed in the National Register **0**

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic, Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic, Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)
Late 19th & 20th Century Revivals: Italian Renaissance

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundation:	Concrete with Brick veneer
Walls:	Brick walls; Limestone accents
	Metal and Limestone banding
Roof:	Asphalt & Rubber
Other:	Wood windows

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Wheeling, West Virginia is a port city on the east side of the Ohio River. In the late 1800s and early 1900s, Wheeling was an innovative city in the United States at the leading edge of the advancements of technology, machinery, electricity and manufacturing aspects of the Industrial Revolution.[1] Many major industries allowed the area to grow, prosper and build great wealth along with population growth similar to many large cities in the surrounding regions of east Ohio, western Pennsylvania and the Mid-Atlantic.[2] Virginia Apartments was built in the middle of this boom period. It was designed by Edward Bates Franzheim, who practiced in Wheeling between 1892 and 1942.[3]

[1] Duffy, Sean Patrick and Rinkes, Paul. *Wheeling Then & Now.* Charleston, South Carolina: Arcadia Publishing, 2010.
[2] Hennen, John C. *The Americanization of West Virginia: Creating a Modern Industrial State 1916-1925*. Lexington, Kentucky: University Press of Kentucky.
[3] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

Virginia Apartments, constructed in 1902 and established as a Co-Op in 1921, is four-story flat roofed Italian Renaissance style 'U-shaped' building plan with a partial above grade basement at the west side and three living units per floor with two separate arched main lobby-stairway entries from the courtyard.[4] The exterior consists of a rusticated brick base, limestone banding, keystones and sill accents topped off by an oversized painted wood cornice, brackets and dentils. The original exterior is in good condition the only exceptions being rebuilt stairs and porches on the east side and replacement siding at the north bay windows. The insertion of Interstate 70 across Main Street forms an imposing physical division.[5]

Narrative Description

Location and Setting: Wheeling, West Virginia:
The geography of Wheeling gradually rises as you move north up the Ohio River. The corner of Main and Ninth is elevated well above the majority of the City and is out of the 500-year flood zone. From the site, each residence has a view of the Ohio River. Unfortunately, the view was partially impacted when Interstate 70 and the bridge for the highway were constructed between 1951 and 1955. Recreational space available to the residents consists of the courtyard space within the 'U' and the side yard between the building and the highway. All of the residents share the outdoor areas.

Virginia Apartments is situated at the northernmost section of Main Street just before Interstate 70 (completed in 1966) bisects the City of Wheeling. The interstate effectively cuts off the heart of downtown Wheeling from the largest primarily intact historic neighborhood of the city known as the North Wheeling Historic District (#88002693).[6] This historic district is immediately upon the other side of the highway from Virginia Apartments. In addition, the interstate passes under a prominent hillside by way of the Wheeling Tunnel. The combination of the highway and the tunnel creates a dominant physical and visual barrier between Virginia Apartments site and one of the most important historic districts in Ohio County.[7]

The site is on the corner of Main Street (west) and Ninth Street (north). It has adjacent neighboring properties on only two sides. To the east directly behind the apartment building are an alley and the Teamsters Union facility. The Union's building is a newer building and does not lend any historical context. Immediately south and southeast of Virginia Apartments are several of the former Marsh Wheeling Stogie cigar factory buildings. The Marsh Wheeling Stogie Company began manufacturing in 1865 nearby and have been in place since 1921.[8] It was a significant contributor to Wheeling's overall historic importance to the United States.

[4] Sanborn Insurance Maps: Wheeling, West Virginia, Sanborn Map & Publishing Company, New York, New York, 1984, 1890, 1902, 1921, 1922, and 1935.
[5] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.
[6] *Historic West Virginia, The National Register of Historic Places.* West Virginia Division of Culture and History: Charleston, West Virginia, 2000.
[7] *Historic West Virginia, The National Register of Historic Places.* West Virginia Division of Culture and History: Charleston, West Virginia, 2000.
[8] Sanborn Insurance Maps: Wheeling, West Virginia, Sanborn Map & Publishing Company, New York, New York, 1984, 1890, 1902, 1921, 1922, and 1935.

Within the boundaries of the property are a single row parking lot on the south and a narrow side yard on the north that is surrounded by hedges and trees for privacy. Each dwelling also has access via exterior stairs along the rear of the building. (Photos 1 & 2)

Description of Virginia Apartments

Footprint:
Virginia Apartments is essentially an inverted 'U' footprint shape in plan. The bottom of the figure or closed end is in the rear at the east side and the open end faces the river to the west. This allows each of the three apartments on each upper floor a view of the Ohio River without having a visual obstruction from the shape of the building itself. The two legs of the 'U-shaped' plan hold the larger size apartments. The east side of the plan where the legs connect are the smaller size apartments. Inside the 'U', tucked away in each corner are the two formal covered entrances to the two separate lobby-stairways. Each entrance covering is curved in plan and in elevation. Access to the covered entrances is via the courtyard created by the 'U-shaped' footprint. (Photo 3)[9]

The footprint is basically symmetrical with some slight variations that appear to be a response by the architect to provide day-lighting where there was once was an adjacent building, now demolished.

In addition, at five locations there are stacked bay windows beginning at the basement level and continue up the exterior providing opportunities for increase day-lighting for each of the larger apartments. These bay window groupings are located at two areas on the west façade, one on the north façade, and one each at the interior north & south courtyard facades.[10]

Exterior:
There are four stories, and a basement that is partially below grade. The two basement apartments located in the legs of the building plan have windows at grade. The main mechanical room is in the connector and has short windows facing the courtyard and the alley.

There is a practical economical facet to Virginia Apartments that is typical of urban construction. The best materials were used where everyone would see them. The front of the building is more formal than the other three sides. Only the front, including the courtyard, has limestone accents and strongly articulated brick patterns. At one time there was another structure to the south and it would have prevented turning the corner with the better material. Both the south and north elevations of Virginia Apartments can be considered plain in comparison to the west, main façade.

All sides have double-hung, single pane windows including the basement level. All the windows are painted identically. Two detailing options were used for the stacked bay windows. The two stacks of bay windows in the front of the building are brick construction from ground to cornice. The two stacks of bay windows in the courtyard transition from the rusticated brick case to one of the only visible non-brick exterior components on the building. The bay window construction at the second and third floor is wood

[9] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.
[10] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

framed exterior walls with flat panel wood siding and wood trim. The sense is a lighter, more residential impression on a building that has an otherwise heavier, grounded appearance. Another unexpected transition occurs at the fourth floor, where another style of decorative window is used. Each window opening above the bays at the fourth floor is framed with pilasters, Ionic capitols and a decorative metal transom.

Façade features:
At the west side the Main Street façade is symmetrical. The two long inner courtyard facades that face each other are also symmetrical. The short inner courtyard façade is unlike the others but is symmetrical on its own. Technically, the short inner courtyard façade is also the Main Street façade. The two long outer facades are similar to each other but are not symmetrical along the length. The rear alley façade is unique as well, but is not symmetrical.

At the north side the building facing Ninth Street/Lane 38 has a four-story wood framed bay window that has been sided with contemporary metal siding. This is the only location that non-period siding has been introduced. The original windows are intact.

At the east side the alley façade is special because it provides exterior access to each apartment via a four-story attached wooden stair. Integral to the stair are semi-private porches for each apartment. Additionally, there is an entry to the north basement apartment on the Main Street side of the building. (Photo 8)

At the south side of the building the façade is generally plain and utilitarian with significantly fewer windows and no entry points as a former building once occupied the lot immediately adjacent.

Façade materials:
The exterior of the building is predominantly a deep reddish-brown brick. The ground floor has a rusticated brick base created with Norman style brick. When the Norman brick is not being used as an accent at the base level it is laid in a standard running bond. The rustication stops at a limestone belt course. The brick bond pattern above the base is all running bond. The brick type above is modular. The mortar color is reddish brown and the mortar joints are tooled type flush. (Photo 6)

There are three continuous bands that encircle the entire exterior. The first and most simple profiled band occurs at the first floor window sill, the second and most detailed profiled band is wood applied to the exterior and it accentuates the first floor window sill line, and the third profiled wood applied band is at the ceiling line of the fourth floor. The ground floor window heads have rusticated jack arch lintels. The upper stories have limestone keystones with brick solider coursing on each side. Limestone simple profiled sills are used below all the windows in the masonry exterior. The keystones and limestone sills accentuate the three upper floors of windows.

To finish off the top of the structure, there is a continuous wood cornice with wood brackets and dentils. The overhang of the cornice is about three feet. The adornments along the layered cornice board are similar in detailing to Georgian style features. The roof is slightly pitched towards the rear for drainage but for the most part is flat. (Photo 5)

Entryways:
Within the courtyard, concrete walks guide pedestrians to classical style arched covered entries. Each entry consists of three curved stone steps that rise up to the first-floor level. To either side of the door opening are short classical Ionic stone tapered columns supporting an undecorated barrel-like overhang. Each column has a base and a capitol. Directly behind the Ionic columns are engaged Doric pilasters with bases and simple capitols. (Photo 4)

The roofs of the entries are protected with curved metal roofing. The curved eaves on the front of the structures are built-up factory formed metal components that are painted in the field. Each side of the curve is bracketed and highlighted with egg and dart trim and inset soffit panels also trimmed in an egg and dart motif. The top of the arch has a whole antefix accent and the two eaves have half antefix accents.

The solid walnut front doors have ¾ glass lights and ½ glass sidelights on either side. Acorn light fixtures highlight each entry; whether they are original is not known. Doorbell buttons are provided on the latch side of the door. The buttons and workings appear to be early 20th century.

Structural Observations:
Direct observation of most of the structure is not possible due to the plaster finishes throughout. From the basement, wood timbers spanning between brick masonry piers and wood joists are visible. The interstitial space between the fourth-floor ceiling and the roof has true dimension wood ceiling and rafter framing. Plaster is on wood lath or directly on the exterior masonry walls. The exterior masonry walls appear to be four or five wythes thick at the base and then transition to three or four wythes at the upper floors.

Interiors: Public Spaces:
There is no elevator in this four-story walk-up building. Access is via the two stair towers off the two courtyard entries and via the private stairs in the rear. Each of the two interior stair towers have retained their historic integrity. Immediately upon entering, the mud-set tile floor on the first level stands out. The 8” wood base, standing and running trim, chair rail and crown moulding are in excellent condition. The wood stairs, stringers, balustrades and decorative newel posts are intact and sturdy. The original dark opaque stain has been maintained. (Photos 7 & 9)

The wainscot is brown lincrusta and although worn in places, it has not been removed; the majority of the material is in good condition. The plastered walls are intact and solid with no apparent delamination present. A special feature in the stair towers are the original wood panel doors to each apartment. Each has a ½ light translucent glass panel. The doors provide access to the hall that runs the length of the apartment. In the hall inside each of the larger apartment units is a window on the opposite wall. These windows transfer natural light across the hall into the stair tower via the glass in the apartment entry door. This day-lighting effect helps to light the stair tower and draw visitors’ attention to their intended objective. The lighting fixtures in the stair towers are not original but do reflect period influences from the early 1900’s. They are hammered metal.

Interiors: Private Spaces:
Virginia Apartments consists of a total of fourteen dwelling units. The layout of the first, second, third, and fourth floors are consistent with two large units at each of the north and south areas and one small

unit at the center of the plan. Two medium size apartments are located in the basement with separate entries.

The floor to floor dimension is between 13'-14'. 12' high ceilings are typical though some owners' units now have acoustical ceilings. These alterations seem to be from the 1970s and reflect a reaction to the energy crisis of that decade.

The large apartments located in the legs of the "U" are each about 2,000 square feet. They are laid out along a single loaded corridor. At the tip of the leg is the living room with a view of the Ohio River. In addition to the corridor access point, pocket doors open up from the living room into another space that can serve as a family room or bedroom. Moving down the hall next we see the bathroom and linen closets, followed by two bedrooms. The formal entrance from the stair tower separates the last bedroom from the dining room. At the rear of the unit is the kitchen, butler's pantry, and butler's den.

Each of the apartments in the connector of the "U" is about 1,500 square feet. Since the building plan is wider here, the units revolve around a central core hallway; every room is accessible from it. If entering the unit from the stair tower, a visitor is greeted in a transition space or alcove with a coat closet. This space connects directly to the living room and a short hall leading to the central core. Off the core hallway is one bedroom, the bathroom, the dining room and the kitchen.

All of the fourteen apartment interiors have been altered to some degree. None retain the complete original finishes. Common among the changes to the units are new kitchens; most were not finished in a method that would be considered sensitive to the original period of the structure. The butler pantries with glass front uppers and wood cabinets below were kept in most instances.

Fortunately, most of the wood standing and running trim throughout the units has been kept and is in good condition although each transom at the interior apartment door entries has been removed or altered. A large portion of the wood trim has been painted over time. Typically the millwork consists of 8" high wall base & shoe mould with plinth blocks at each door opening. The door and window trim is a simple 6" wide material with softened edges. (Photos 10 & 11)

Each of the main rooms, living room, dining room, bedrooms, and butler's den, have or have had mantels, only a few of the hearths have been retiled. The original tile and mantels predominate and are in good condition. (Photo 12)

One of the interior gems still fully intact in every case is the bathrooms. There is only one bathroom per unit. All have mud-set tile floors, mud-set tile wainscot and mud-set accessories. Each bathroom was individually designed with the tile patterns and colors unique to each bathroom. (Photo 14) All the kitchens have access to the rear wooden porch and back stair to the alley. In some cases, there is an extra room captured from a section of the original exterior covered recesses that were once part of the porches. (Photos 13)

Integrity:

Virginia Apartments excels in each category of integrity, with the exception of Interstate 70's close proximity, which imposes on the integrity of the setting. The building is physically present in the same location it was constructed in 1902.[11] Although some of the surrounding and nearby properties have experienced demolition, the grandness of the building still holds a commanding presence of form, proportion, orientation to the Ohio River and Main Street and retains the property's original design intent of the U-shaped courtyard experience for residents and visitors alike. Despite the changes over time with some of the adjacent properties, the four immediate historic properties to the south and across Main Street to the west are intact: two having individual National Register Listings, The Hazlett House, situated at 921 Main Street and the Robert C. Woods House at 923 Main Street; another, the Marsh-Wheeling Stogie Company building group is a candidate for National Register Listing; notably the entire North Wheeling Historic District begins just within feet of Virginia Apartments; the property was only left out of the district due to Interstate 70 being used as a boundary line.[12]

The overall design and layout of the multi-story walk-up apartments remain complete within its original footprint without alteration or addition. The building's ornamentation, character, styling, detailing, proportion and scale represent an immaculate example of Italian Renaissance design for the period in which it was conceived.[13] Virginia Apartments employs materials widely used at the time of construction such as brick, stone, wood, millwork, and tile with the only non-original exterior material of siding utilized circa 1970 at the north bay window. This applied siding minimally impacts the overall integrity of the building. Along with expert workmanship on display Virginia Apartments exudes the wealth of the era in which it was constructed, the aesthetic of the architect and the owners' wishes to convey their community stature.[14]

In all aspects of the features of the building, one experiences today the same quality and historic character that embodies the intentional display of richness of the combined aspect of architectural design and construction. Virginia Apartments association with Edward B. Franzheim's body of work in Wheeling provides an even stronger link to the history of place and people of West Virginia.

[11] Wheeling City Directory, City of Wheeling, WV: Published by the City of Wheeling, 1901-1902.
[12] *Historic West Virginia, The National Register of Historic Places.* West Virginia Division of Culture and History: Charleston, West Virginia, 2000.
[13] McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.
[14] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

8. Statement of Significance

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

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

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Social History
Architecture

Period of Significance
1902
1921

Significant Dates
1902
1921

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Edward Bates Franzheim

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Virginia Apartments is significant at the local level under Criteria A and C. Criterion A is appropriate due to the establishment of the ownership of the property as a co-op in 1921 and having been in continuous operation and occupancy as a co-op ever since.[15]

Criterion C is appropriate given it is a significant and noteworthy architectural work from renowned Wheeling architect, Edward Bates Franzheim.[16] At the time of construction in 1902, Franzheim was considered by many to be one of the most accomplished architects in the State of West Virginia.[17] Virginia Apartments is a refined and successful example of the flat roofed Italian Renaissance style.[18] The prominent wood cornice with the use of varied brick sizes, placement, and orientation along with the oversized window and door openings create a sophisticated ensemble of "firmness, commodity and delight" of an architectural design.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Narrative Statement of Significance:
Property History

At the turn of the century, Wheeling was a bustling city of commerce due to its geographic position on the Ohio River. Wheeling was on the western edge of the frontier in the 1700s and a primary pass through for anyone venturing into the Ohio territories and beyond.[19] This status as 'out post' continued into the 19th and 20th centuries with Wheeling serving as a transportation and manufacturing nexus of goods and services by railroad, river and the National (Turnpike) Road.[20] Wheeling's economic prosperity spurred a population and construction boom not only for residential structures of all types and sizes, but also continued expansion of industry, commercial, manufacturing, utility and road infrastructure such as coal, steel, riverboats, glass, china, nail production and bridge building that lasted for generations.[21]

In 1901, the land located at 9th & Main Streets was sold to the George E. House Improvement Company by the well-known Stifel family of Wheeling. George E. House retained the services of Edward Bates Franzheim to design an apartment building that was initially conceived as a three-story structure, but was

[15] Virginia Apartments Cooperative Monthly Meeting Minutes. Virginia Apartments, Wheeling, West Virginia, 1916-2010, books 1 and 2, unpublished.
[16] Quinn, Kate. "The Men Who Built Wheeling". Unpublished Research Paper: Dec. 2009.
[17] Wigginton, Brooks E., FASLA. "Edward B. Franzheim". Research Paper presented to the Blue Pencil Club. March 29, 1983.
[18] McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.
[19] Newton, J.H. *History of the Panhandle: being historical collection of the Counties of Ohio, Brooke, Marshall & Hancock.* Wheeling, West Virginia: J.A. Caldwell, 1879.
[20] Nolin, Elizabeth. *Wheeling Port of Entry.* Fairmont, West Virginia: Fairmont Printing Company, 1984.
[21] Duffy, Sean Patrick and Rinkes, Paul. *Wheeling Then & Now.* Charleston, South Carolina: Arcadia Publishing, 2010.

revised during the planning into a four-story configuration. Wheeling being a wealthy city provided Edward Bates Franzheim the opportunity to translate a client's financial goals into a high level of design quality in order to create a status symbol for the residents.[22] In an attempt to appeal to people of means, this venture seems to have been a grander approach to city living than the standard apartments being constructed at the time. When completed in 1902, Virginia Apartments and the location were marketed to the upper middle class.[23]

Virginia Apartments was originally intended to operate as rental property and it remained such until the structure changed hands in 1921 when the property ownership as the co-op was established as Virginia Apartments Owners, Inc.[24] This co-op ownership arrangement is an early example of co-op real estate holding and management. The occupancy agreement specifically divides maintenance responsibilities between each individual owner 'shareholder' of the property verses the co-op entity known as 'Virginia Apartments Owners, Inc.'. The division of co-op ownership defines the physical limits not as individualized apartments or condominium units, but rather each shareholder is responsible for items within their unit and the co-op is responsible for all items contained within the cavities of the walls, floors, ceilings, the exterior envelope and building systems.[25]

Criterion A: Social History

In present day Wheeling there are currently three co-op residential properties operating - The Hearne Apartments, The Howard Apartments and Virginia Apartments - all designed by Franzheim.[26]

Virginia Apartments is a significant contributor to the developmental history of multi-family cohabitation options in America. Although originally designed and marketed as leased apartments for renting tenants, this changed in 1921 when the developer, George E. House Improvement Company, elected to sell the property.[27] The purchasers of Virginia Apartments intended to take advantage of newly enacted federal tax laws with the change in ownership.

The concept of a cooperative first appeared in the United States as early as 1869 and can be traced to a woman named Melusina Fay Pierce. She advocated cooperative living arrangements as a means of transforming our industrial society; sort of a utopian neighborhood. This concept did not take root.[28]

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[22] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

[23] Wheeling City Directory, City of Wheeling, WV: Published by the City of Wheeling, 1901-1902.

[24] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

[25] Virginia Apartments Cooperative Monthly Meeting Minutes. Virginia Apartments, Wheeling, West Virginia, 1916-2010, books 1 and 2, unpublished.

[26] Wheeling City Directory, City of Wheeling, WV: Published by the City of Wheeling, 1901-1902.

[27] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

[28] Schuman, Tony. "Labor and Housing in New York City - Architect Herman Jessor and the Cooperative Housing Movement". Proceedings of the 86th ACSA Annual Meeting and Technology Conference: Constructing Identity "Souped-up" and "Un-plugged." Association of Collegiate Schools of Architecture, 1998. p. 624-628.

Instead a few variations developed that leaned more towards homeownership as their goal. Between 1876 and 1885 in New York City, the first high income cooperatives were organized around the principles of "fully-mutual, non-speculative, socially-oriented" owned housing for urbanites, according to a reference in the paper written by Michael E. Stone, Ph.D., a professor at the University of Massachusetts Boston.[29]

In 1883, The Gramercy, located at 34 Gramercy Park East in New York City was established and is thought to be the oldest co-op in full operation today. Philip Gengembre Hubert, architect of several co-ops in New York City, capitalized on the trend and referred to his designs as "permanent homes" and not "hotel-like accommodations" in order to encourage prospective tenants to become shareholders. Another New York example is the Workers Cooperative Colony in the Bronx. It was created by the Amalgamated Clothing Workers and construction was completed 1928.[30]

Interest in Wheeling in the cooperative living arrangement was probably fueled by national advertising campaigns promoting cooperative living shortly after WW I in the 1920s. Socially speaking, cooperatives were more typical to metropolitan areas like New York City, San Francisco, Chicago and Boston. The buildings were designed as luxury living options for the wealthy: exclusive and expensive. Prospective owners or shareholders were carefully screened; a review of their financial statements was a requirement. However in the advent of the dramatic economic changes into the 1930s, the popularity of co-ops declined.[31] Lynne Goodman, author of the article "The Cooperative Century" explained the following information on the history of cooperatives in the United States since the 1920s: "The Depression proved disastrous for co-ops. Tenant shareholders defaulted on their monthly payments, and the remaining owners found themselves unable either to sell their shares or cover the gap left by the defaulters. As a result, nearly all the buildings went under by 1934."[32] The fact that Virginia Apartments cooperative has remained solvent and viable and continues today is extraordinary. According to the National Cooperative Business Association there are only 6,400 housing co-ops in the country.[33]

The twelve original participants were: R.B. Barry, George Baird, Rose Copham Laue, Jessie Y. Baird, Dr. John McColl, W.A. Maser, H.F. Stallman, Alfred B. Nay, Charles F. Paul, W.F. Kennedy and E, N. Harrison. As initial shareholders they authored the bylaws and occupancy agreement, issued stock certificates, and established monthly maintenance obligations. They elected officers who monitored the status of the company. Monthly meetings were scheduled for the purpose of providing a venue for

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[29] Stone, Michael E. Ph.D. *Social Housing in the UK and US: Evolution, Issues and Prospects*. Atlantic Fellow in Public Policy. Visiting Associate, Centre for Urban and Community Research, Goldsmiths College, University of London. Professor of Community Planning and Public Policy, University of Massachusetts, Boston, Massachusetts, May 2003.

[30] Jacobs, Emma. "Amalgamated Housing to First Houses: Re-Defining Home in America". Senior Thesis, Spring 2009. Advisor: Professor Natasha Lightfoot.

[31] Sazama, Gerald. "A Brief History of Affordable Housing Cooperatives in the United States". Working Paper 1996-09. January 1996.

[32] Goodman, Lynn. "The Cooperative Century, A Historical View of Residential Co-ops". Cooperative News, Online Publication, June 2000.

[33] Housing Co-operatives in USA. www.coophousing.org, August 2007.

grievances and discussions about everyday homeownership responsibilities. A full-time maintenance man was hired to take care of the building. The owners shared in all the expenses and benefits.[34]

Minutes exist from the very first shareholders meeting. Some of the specific challenges that the co-operative has had to navigate include: firing inept maintenance men, building maintenance (roofing, boiler and plumbing replacements and upgrades) subletting requests, taxes, shareholder loan defaults, violations of the no pet policy, and inheritance rights. The meeting minutes reflect a financial hardship by one of the shareholders in the 1930s. The shareholder was unable to continue payments on their unit's mortgage. As a result the remaining shareholders were assessed a monthly levy until the loan payment was retired as the unit was sold to a new shareholder.[35]

During the 1950s national urban renewal and transportation improvement phase of our social history, the very first Interstate Highway project in the United States east of the Rocky Mountains was Route I-70. It was constructed right next to Virginia Apartments. I-70 approximately traces the path of U.S. Route 40 (and also the old National Road); which also runs very close to the property. One of the physical site changes resulting from the Interstate construction required that Virginia Apartments relinquish a substantial portion of their lot at the front of the building. A historic photograph of the building prior to the highway construction shows trees, a deeper sidewalk and a clear opening to the courtyard. (Photo 15) In order to accommodate trucks under the highways' bridge, Main Street had to be lowered and a retaining wall built in the northwest corner of the property.[36]

The Interstate's impact on the setting of the building and access to the site was profound. The minutes record the on-going discussions and concerns of the owners and how they related to this project. In the end it was determined that no physical harm occurred, but the event did demonstrate how their cooperative decision making process functioned when faced with such a daunting intrusion.[37]

As of 2022, Virginia Apartments Owners, Inc. has been a fully functioning and successful co-operative community for over 100 years. Virginia Apartments is one of the oldest, perhaps the oldest, continuously operating co-ops in West Virginia.[38] Although a few other co-ops remain operating in Wheeling and across West Virginia, this type of property ownership has commonly been replaced with the modern day legal arrangement of a structured condominium association in most cases, leaving Virginia Apartments as a rare enduring co-op organization.[39]

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[34] Virginia Apartments Cooperative Monthly Meeting Minutes. Virginia Apartments, Wheeling, West Virginia, 1916-2010, books 1 and 2, unpublished

[35] Virginia Apartments Cooperative Monthly Meeting Minutes. Virginia Apartments, Wheeling, West Virginia, 1916-2010, books 1 and 2, unpublished

[36] Wheeling Room Special Collections; Ohio County Public Library, Wheeling, West Virginia.

[37] Virginia Apartments Cooperative Monthly Meeting Minutes. Virginia Apartments, Wheeling, West Virginia, 1916-2010, books 1 and 2, unpublished.

[38] Chambers, Allen Jr. *Buildings of West Virginia.* New York: Oxford Press, 2004

[39] Virginia Apartments Cooperative Monthly Meeting Minutes. Virginia Apartments, Wheeling, West Virginia, 1916-2010, books 1 and 2, unpublished.

Criterion C: Architecture

Architect

Edward Bates Franzheim was born into a prominent Wheeling family in 1866.[40] His parents sent him to private schools for his secondary and post-secondary education. While studying in Boston at a private school he simultaneously received private tutoring at M.I.T. After graduation, he worked six years for the Boston architect John H. Sturgis and had several opportunities to tour and study architecture in Europe. He returned to Wheeling in 1892 to open his own architectural practice.[41] E.B. Franzheim had an artistic quality to his approach that he often employed freely from project to project and over the years varied from style to style on project by project basis. His designs considered on the whole offer a diverse mix of material use, building size and function as well as human scaled aesthetic that form pleasing spaces to be in and around.

E.B. Franzheim was considered a master West Virginia architect.[42] An excerpt from the 'History of Wheeling City and Ohio County, West Virginia and Representative Citizens' by Gibson Lamb Cranmer explains that Franzheim was "probably (one of) the most successful and best-known architects in the State of West Virginia. [His body of work] covers all classes of architecture and [he] has designed many of the most elaborate buildings in Wheeling. His contributions to downtown and the Wheeling Historic District was extensive."[43] Notable works attributable to Franzheim within Wheeling include The Linsly Institute, which was used as the First Capitol of West Virginia**,** The Fort Henry Club, English Lutheran Church (co-designed by Franzheim, Millard Fillmore Giesey & Frederick Faris), Rex Theatre, Rogers Hotel**,** YWCA, Hazel-Atlas Company Building**,** Lower Market House, Centre Market (listed on the National Register). Franzheim also designed many single family and multifamily residences such as the Harry and Jessie Franzheim House at 404 South Front Street, Fulton House at Echo Point, Henry G Stifel's "Shadow Knoll" House, Behrens-Bippus House, L. Woodward Franzheim House, El Villa Apartments, Oglebay Mansion Additions, the Durham-Peters Residence, The Hearne Apartments and The Howard Apartments.[44]

E.B. Franzheim's career as an architect was prolific, having designed some of the most prominent buildings in Wheeling, many still in use today.[45] The sheer volume of commercial and residential structures he oversaw in his decades of service to his community and his profession is unmatched by any

[40] Wheeling Area Genealogical Society. *Index to History of the Pan-handle, Ohio, Brooke, Marshall and Hancock Counties, West Virginia.* Wheeling, West Virginia: Wheeling Area Genealogical Society, 1979.
[41] Quinn, Kate. "The Men Who Built Wheeling". Unpublished Research Paper: Dec. 2009
[42] Wigginton, Brooks E., FASLA. "Edward B. Franzheim". Research Paper presented to the Blue Pencil Club. March 29, 1983.
[43] Gibson Lamb Cranmer, History of Wheeling City and Ohio County, West Virginia and Representative Citizens, 1776-1900 (Chicago: Chicago Biographical Publishing Co.) p. 331.
[44] Wigginton, Brooks E., FASLA. "Edward B. Franzheim". Research Paper presented to the Blue Pencil Club. March 29, 1983.
[45] Schessler, Christina. Filed with West Virginia State Historic Preservation Office, Historic Property Inventory Form. January 2011.

of his contemporaries.[46] Wheeling would be a pale shadow and banal shell of its rich and unique sense of place and architectural design without having had the benefit of Franzheim's creative influence. His excellence in execution of design and construction are evident and a testament to his care and skill in the beautiful places still inhabited today. These are the places that make Wheeling a distinctive city.

Design

Edward Bates Franzheim approached the design for Virginia Apartments from the Italian Renaissance Revival style, but with some eclectic stylization of the detailing.[47] He designed to please his local clients' tastes and not necessarily to impress them for the sake of impressing. He was known to be a congenial, easily approachable man and remained so his entire life.[48] This information reinforces our knowledge about his classical training but it also acknowledges his personal commitment to his community.[49]

As the Italian Renaissance Revival was a popular style in the region at the time, many other architects employed those aesthetics throughout Wheeling for both residential and commercial projects. These contemporary examples include homes on Stamm Lane, Hamilton and Warwood Avenues, Hawthorne Court and National Road as well as the B&O Railroad Passenger Terminal and several buildings along both sides of Main Street from 10th to 16th Streets in downtown.[50]

Franzheim often utilized design references to classical architecture throughout his career. Italian Renaissance Revival buildings include variations of certain "high-style" characteristics such as pediments and arches. At Virginia Apartments there are classical Ionic columns and pilasters on each side of the formal entries which are connected by the arched roof with decorated inset pediment. The assembly is perfectly symmetrical and demonstrates Franzheim's Italian Renaissance Revival style intent.[51]

In addition, Ionic pilasters are used to frame the window/door leading to the balcony above the bay windows at the fourth-floor level. This combination of elements typifies Franzheim's eclectic tendencies. Bay windows are more often associated with the Shingle Style and Queen Anne Style that were also popular in this time period.[52] Franzheim purposely borrowed forms and details from more than one stylistic resource.

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[46] Wigginton, Brooks E., FASLA. "Edward B. Franzheim". Research Paper presented to the Blue Pencil Club. March 29, 1983.

[47] McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.

[48] *History of West Virginia, Old and New West Virginia Biography.* Chicago, Ill.: American Historical Society, 1923.

[49] Wigginton, Brooks E., FASLA. "Edward B. Franzheim". Research Paper presented to the Blue Pencil Club. March 29, 1983.

[50] Duffy, Sean Patrick and Rinkes, Paul. *Wheeling Then & Now.* Charleston, South Carolina: Arcadia Publishing, 2010.

[51] McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.

[52] McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.

Another example of Franzheim's eclectic preferences is the use of the less common flat roof rather than a more typical Italian Renaissance hip roof.[53] Even though there is not a hip roof, he managed to include a nicely articulated overhang. The overhang is comprised of built-up or layered ornamental metal lengths probably around 8' or 10' long that were formed or pressed in a factory and then shipped to the site. The bottommost lengths were installed first with each subsequent component adding more dimensional interest. The metal is painted a terracotta orange color.

Further, as could be expected in this style, the first floor has an expertly designed rusticated brick finish. The rusticated jack arch lintels above the first-floor windows are skillfully done in the same Norman brick used around the base. The window openings appear to be deeply recessed and help emphasize the foundation of the building. The building has a solid look.

Virginia Apartments is altogether a thoughtful and expertly executed example of the Italian Renaissance Revival style. It is an influential resource demonstrating a refined use of proportions and detailing.

[53] McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Wigginton, Brooks E., FASLA. "Edward B. Franzheim". Research Paper presented to the Blue Pencil Club. March 29, 1983.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __.280 acres ___
Lot Dimensions: 121.9’ x 100.15’= Approximately 12,208 Square Feet.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [x] NAD 1983

1. Zone:	Easting:	523498.04	Northing:	4435772.25
2. Zone:	Easting:		Northing:	
3. Zone:	Easting:		Northing:	
4. Zone:	Easting :		Northing:	

Verbal Boundary Description (Describe the boundaries of the property.)

The property is described in each of the deeds as follows:
Ohio County Property Record Card: Parcel Information - 10W43D0041C0010000 (10-W43D-41.C001) & 10W43D004200000000 (10-W43D-42)
Owner: Virginia Apartment Owners Inc.; Deed Book 105/Page 563; Deed Book 175/Page 251; Deed Book 642/Page 220 [54]

"…real property situated on the east side of Main Street, between Ninth and Tenth Streets in the City of Wheeling, County of Ohio, and State of West Virginia; and being parts of lots numbered forty-seven (47) and forty-eight (48) in that part of the said City of Wheeling known as "Old Town", that is to say: Commencing at a point in the east line of said Main Street, said point being located 100.15 feet south of the southeast corner of said Main and Ninth Streets, and corner to the property formerly owned by Mortimer Pollock; thence in an easterly direction with Pollock's line 121.9 feet to a twelve foot alley; thence in a northerly direction with the west line of said alley 70.15 feet to a point; thence in a westerly direction with a line parallel to the south line of Ninth Street 121.9 feet to the east line of said Main Street' thence in a southerly direction with the said east line of Main Street 70.15 feet to the place of beginning."

Boundary Justification (Explain why the boundaries were selected.)
The recent deed information noted above is consistent with the available information about the site. The site is locally recognized as being at the corner of Main Street and Ninth Street on the east side of Main Street next to Interstate 70. These parcels represent the historic boundaries for the nominated property and includes, but does not exceed, all historic features associated with Virginia Apartments.

[54] Deed Books; Ohio County, West Virginia. City County Building, 1500 Chapline Street: Deed book 105, page 563. Deed book 175, page 251. Deed book 642, page 220.

11. Form Prepared By

name/title: Wendy M. Scatterday, AIA, NCARB / Christina Schessler, AIA
organization: Scatterday Architecture
street & number: 113 Edgwood Street
city or town: Wheeling state: WV zip code: 26003
e-mail wscatterday@gmail.com
telephone: 304.281.3949
date: 7.21.2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Figure Log:
Figure 01: USGS Map with Virginia Apartments Located
Figure 02: City of Wheeling Enlarged Map with Historic Districts
Figure 02.1: City of Wheeling Enlarged Map with Historic Districts @ Site
Figure 03: Photo Key
Figure 04: Typical Floor Plan

Figures

Figure 1: USGS Map with Virginia Apartments Located

Virginia Apartments
902 Main Street
Wheeling, WV 26003
Ohio County
UTM 17: (523498.04E, 4435772.25N)
QUAD: 6 DATUM: NAD83 / WGS84 MAP DATE: 2014

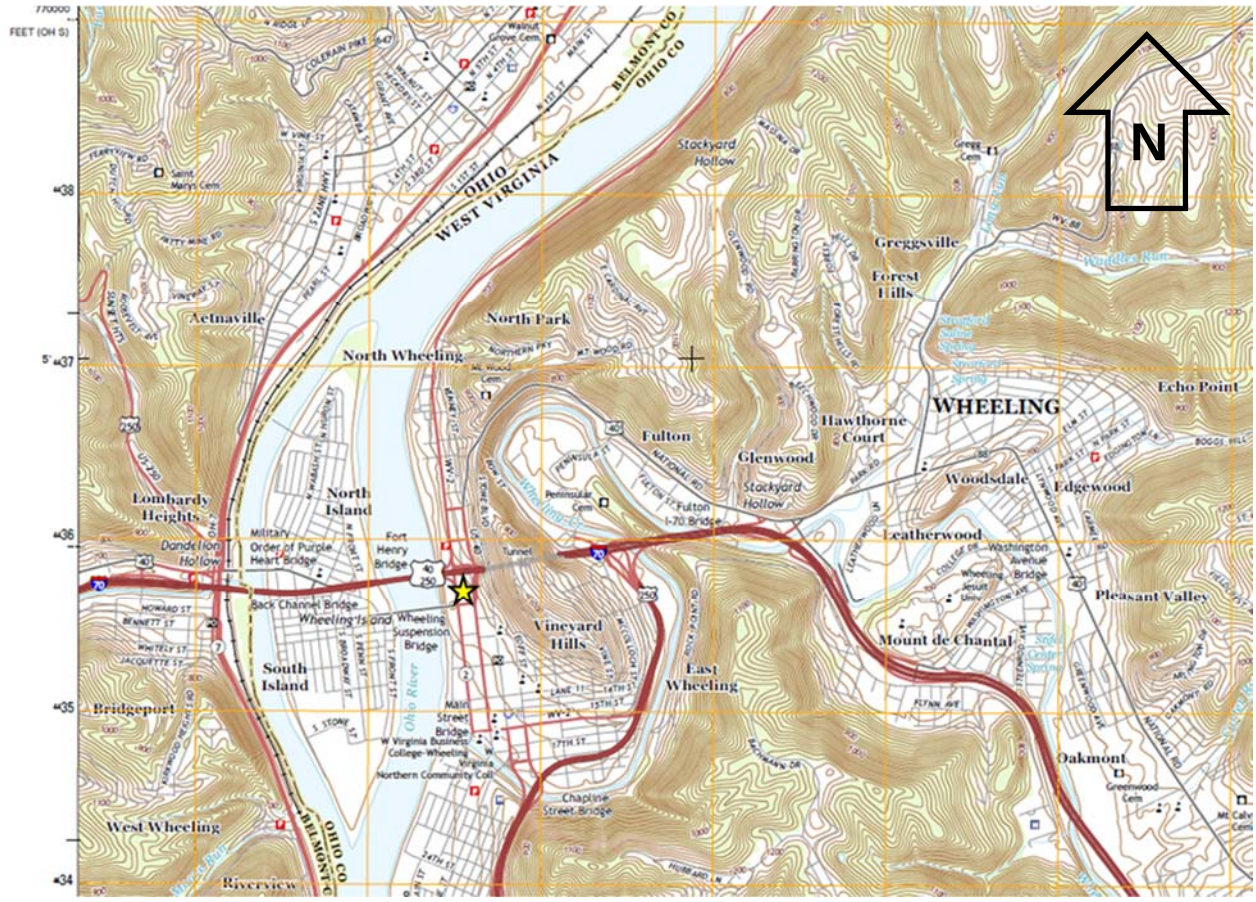


Figure 2: City of Wheeling Enlarged Map with Historic Districts (Not to Scale)

Virginia Apartments
Name of Property

Ohio, West Virginia
County and State

Virginia Apartments
902 Main Street
Wheeling, WV 26003
Ohio County

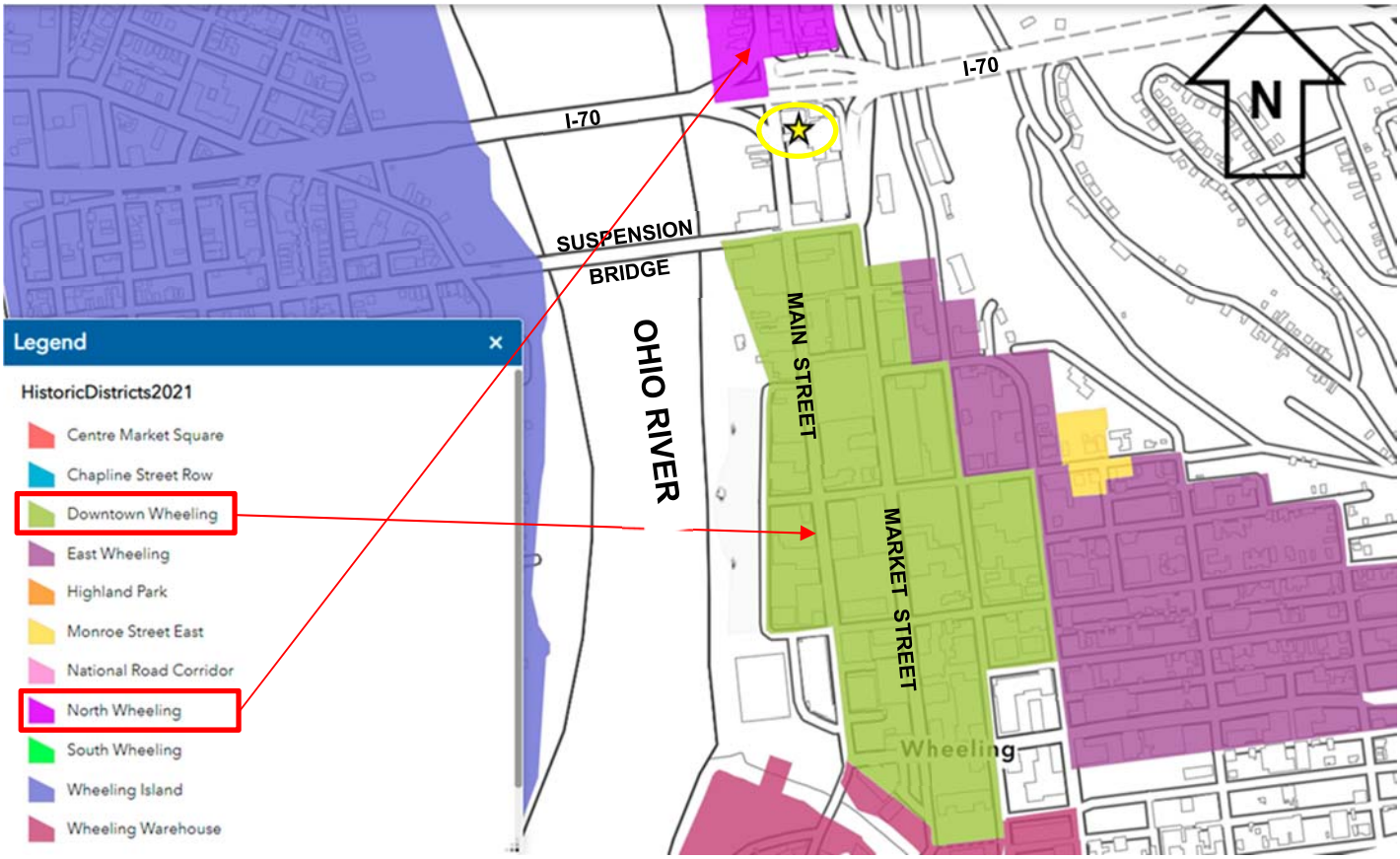


Figure 2.1: City of Wheeling Enlarged Map with Historic Districts (Not to Scale) @ Site

Virginia Apartments
902 Main Street
Wheeling, WV 26003
Ohio County

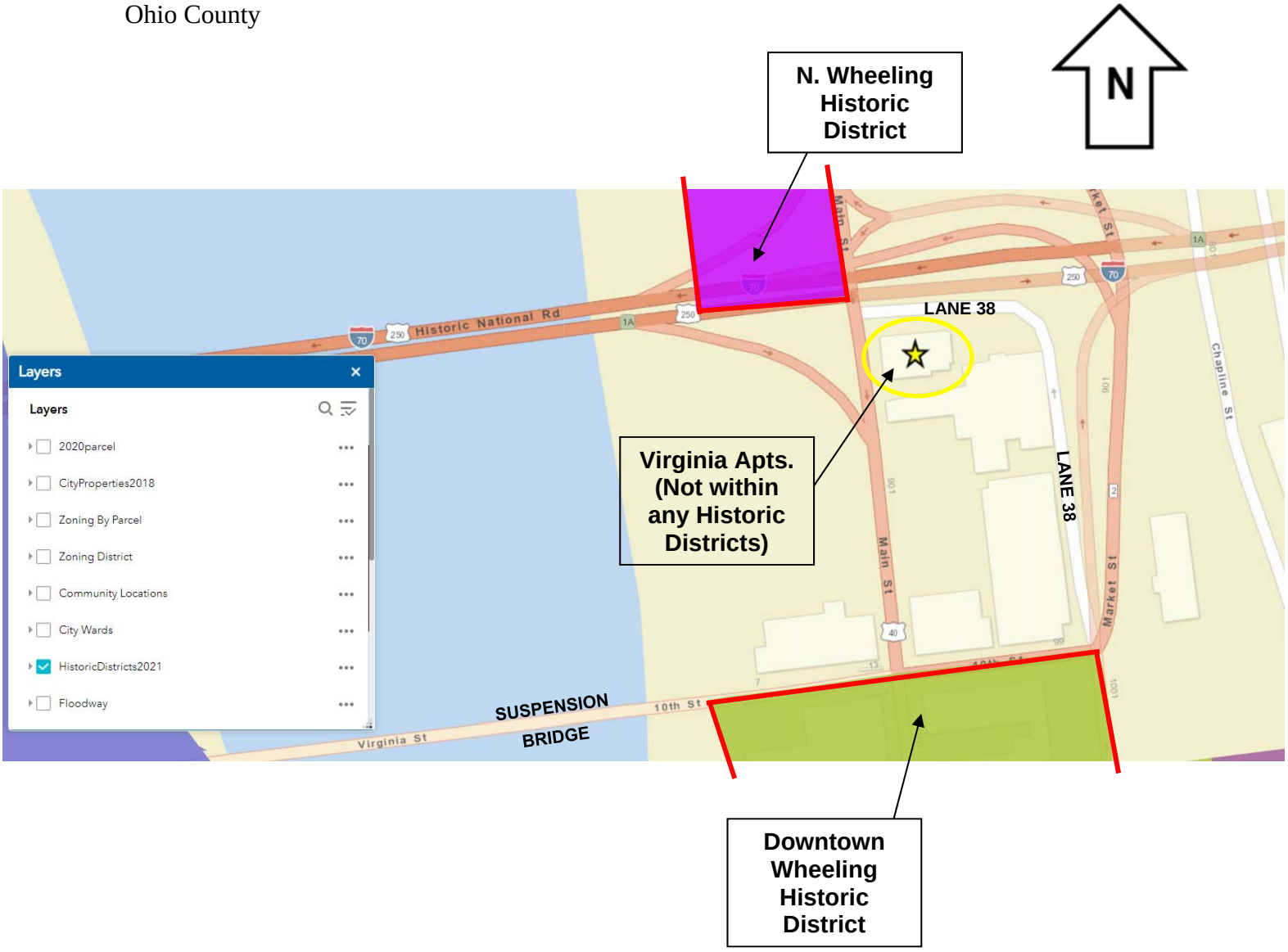


Figure 3: Photo Key

Virginia Apartments
902 Main Street
Wheeling, WV 26003
Ohio County

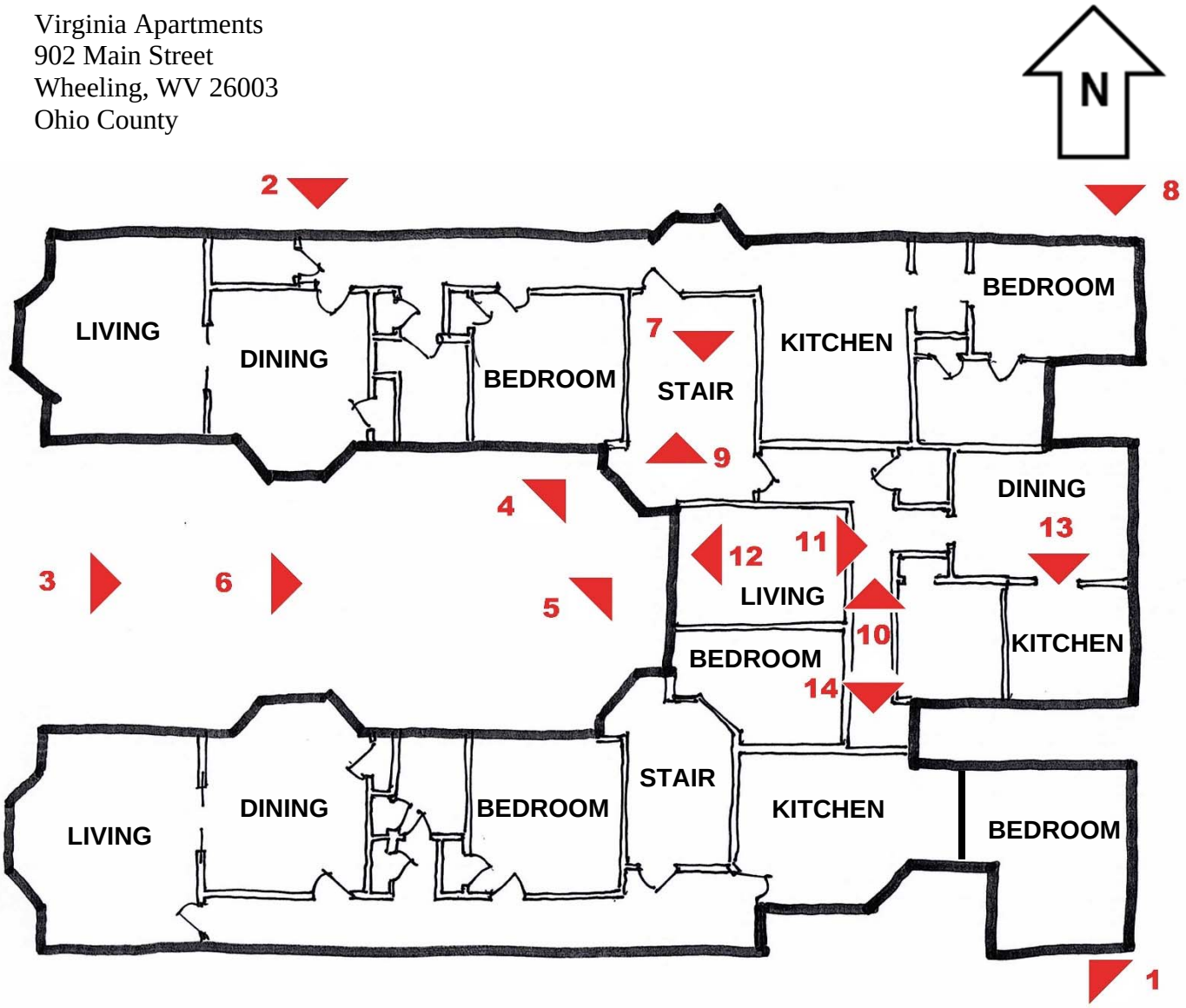
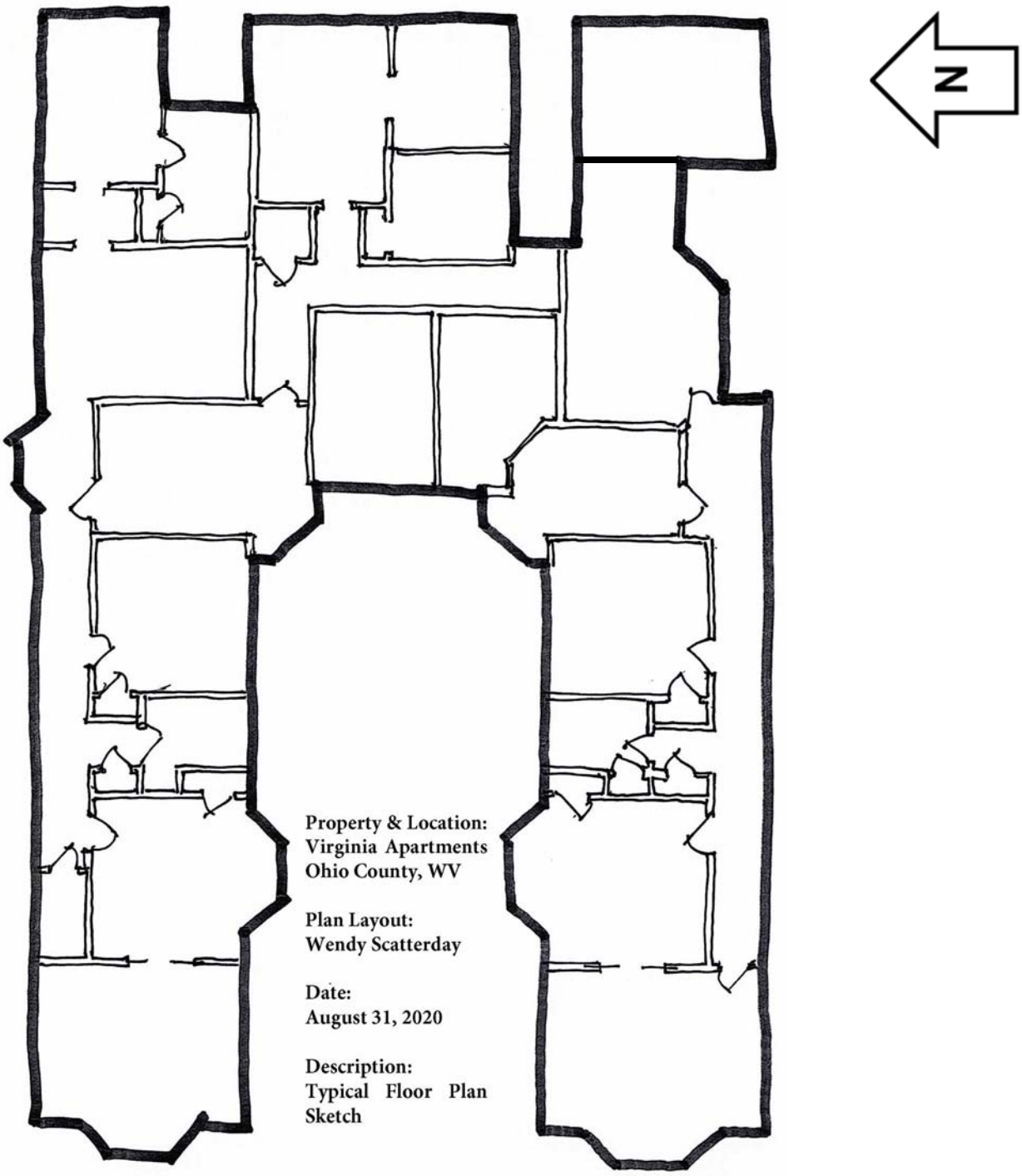


Figure 4: Typical Floor Plan (Not to Scale)

Virginia Apartments
902 Main Street
Wheeling, WV 26003
Ohio County



Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:
Photo 1: View at South/East side adjacent to alley/parking
Photo 2: View at North side adjacent to 9th Street/I-70 Interstate
Photo 3: View of Virginia Apartments from Main Street
Photo 4: Formal Entry from Main Street
Photo 5: Cornice from Courtyard below
Photo 6: View of Virginia Apartments Courtyard
Photo 7: Lobby Interior
Photo 8: Rear Elevation
Photo 9: Stairway from above
Photo 10: Interior Apartment - Hallway
Photo 11: Interior Apartment - Pass-through
Photo 12: Interior Apartment - Living Room
Photo 13: Interior Apartment - Kitchen
Photo 14: Interior Apartment - Bathroom
Photo 15: Historic Photo - Exterior at Main Street (West)

Photo Log:
Name of Property: **Virginia Apartments, Ohio County, WV**
City or Vicinity: **Wheeling**
County: **Ohio**
State: **West Virginia**
Photographer: **Wendy Scatterday**
Date of Photographs: **7/26/21, 7/28/21**
Location of Original Digital Files: **113 Edgwood Street, Wheeling, WV 26003**
Number of Photographs: **14**

Photo 1: WV_Ohio County_Virginia Apartments_01
View at South/East side adjacent to alley/parking

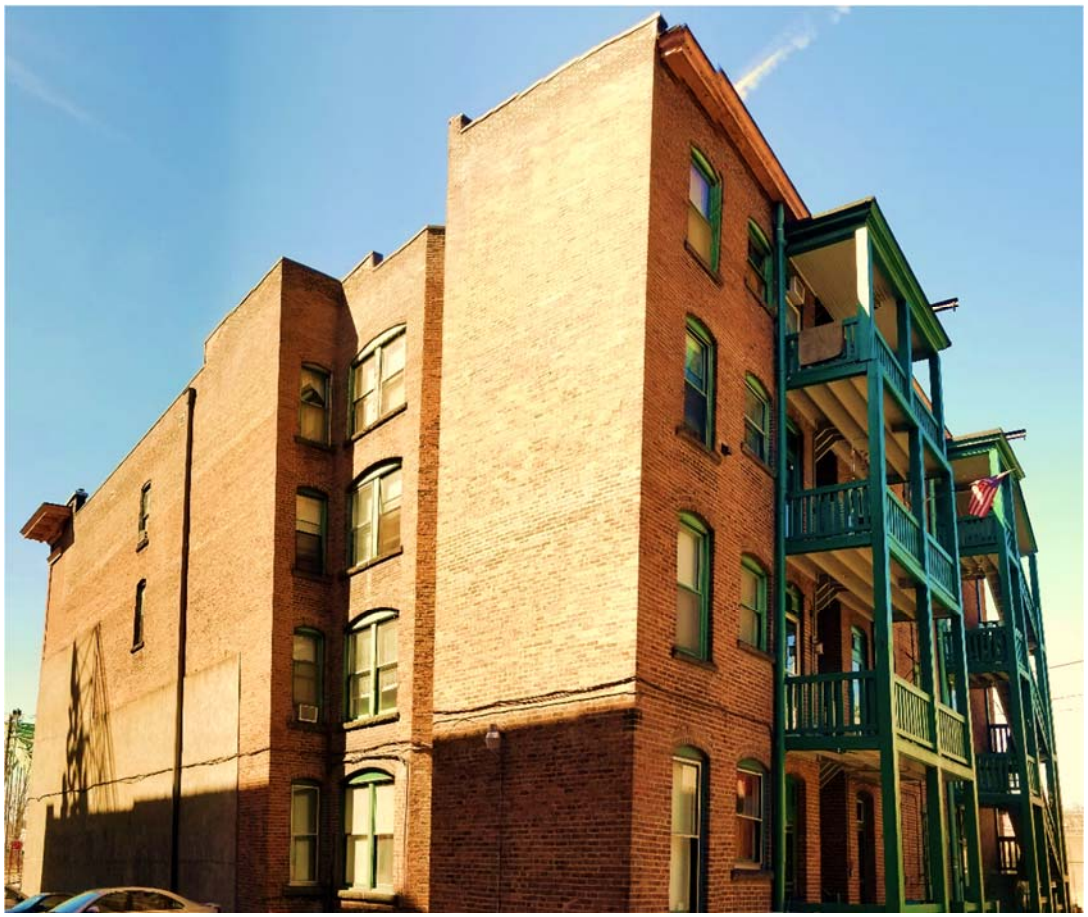


Photo 2: WV_Ohio County_Virginia Apartments_02
View at North side adjacent to 9th Street/I-70 Interstate

Photo 3: WV_Ohio County_Virginia Apartments_03
View of Virginia Apartments from Main Street

Photo 4: WV_Ohio County_Virginia Apartments_04
Formal Entry from Main Street

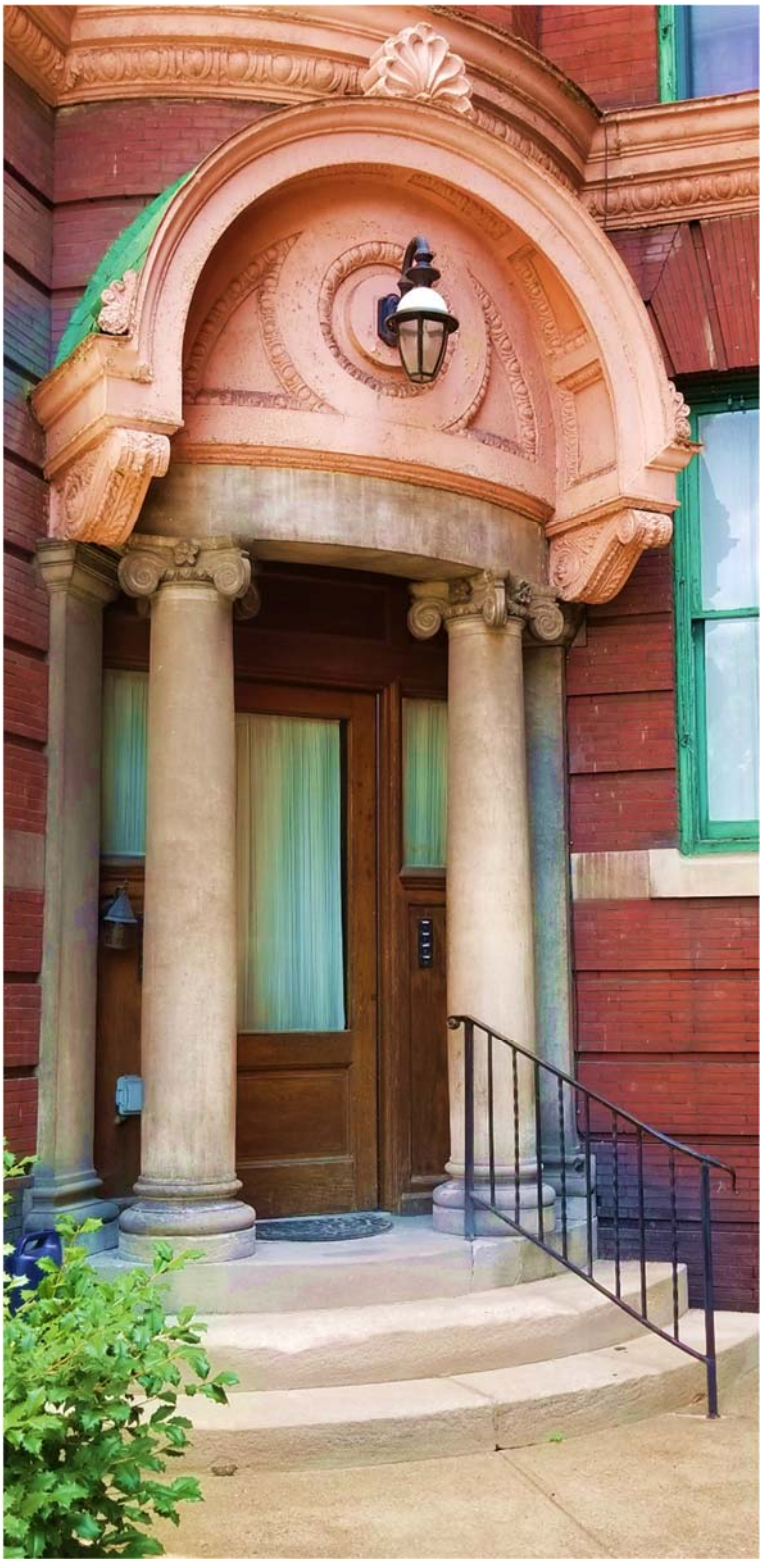


Photo 5: WV_Ohio County_Virginia Apartments_05
Cornice from Courtyard below

Photo 6: WV_Ohio County_Virginia Apartments_06
View of Virginia Apartments Courtyard

Photo 7: WV_Ohio County_Virginia Apartments_07
Lobby Interior

Photo 8: WV_Ohio County_Virginia Apartments_08
Rear Elevation

Photo 9: WV_Ohio County_Virginia Apartments_09
Stairway from above

Photo 10: WV_Ohio County_Virginia Apartments_10
Interior Apartment - Hallway

Photo 11: WV_Ohio County_Virginia Apartments_11
Interior Apartment - Pass-through

Photo 12: WV_Ohio County_Virginia Apartments_12
Interior Apartment - Living Room

Photo 13: WV_Ohio County_Virginia Apartments_13
Interior Apartment - Kitchen

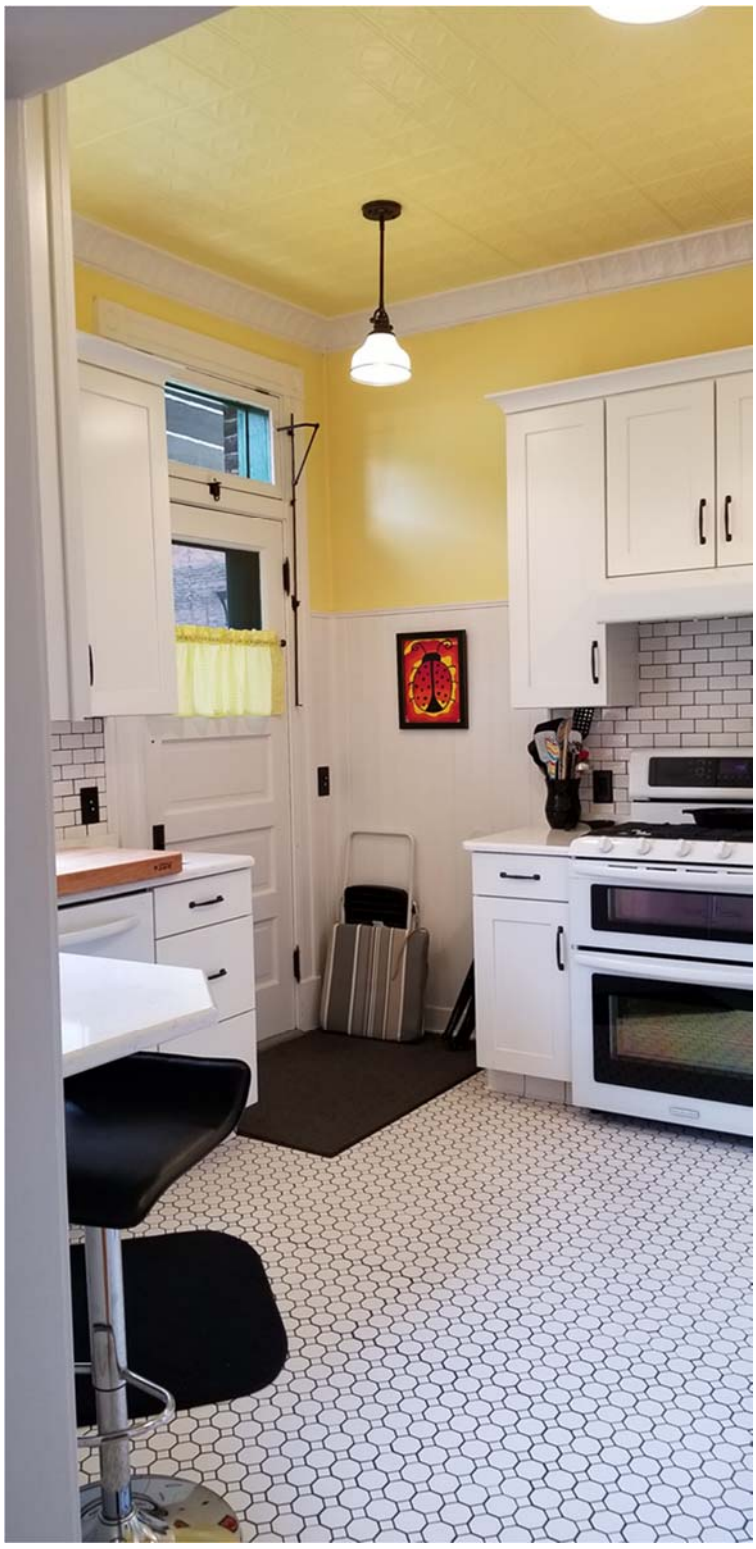


Photo 14: WV_Ohio County_Virginia Apartments_14
Interior Apartment - Bathroom

Photo 15: WV_Ohio County_Virginia Apartments_15

Historic Photo - Exterior at Main Street (West)

Photo Credit: Ohio County Public Library Archives, Wheeling WV
(Page from a scrapbook of Wheeling landmarks, copyrighted 1903 by W. T. Nicoll, Nicoll's Art Store, Wheeling, W. Va. Donated by Robert Russell.)