

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: Downtown Charleston Historic District Boundary Increase

Other names/site number: _____

Name of related multiple property listing: N/A

2. Location

Street & number: Roughly bounded by Washington Street East, Morris Street, Kanawha Boulevard, and Summers Street

City or town: Charleston State: WV County: Kanawha

Not For Publication: Vicinity: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	

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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:
- Public – Local
- Public – State
- Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>15</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>15</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Additional Documentation buildings only

COMMERCE/Business

DOMESTIC/Multiple dwelling

DOMESTIC/Single dwelling

DOMESTIC/Secondary structure

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Current Functions

(Enter categories from instructions.)

COMMERCE/Business _____

DOMESTIC/Multiple Dwelling _____

DOMESTIC/Single dwelling _____

DOMESTIC/Secondary structure _____

COMMERCE/Organization _____

7. Description

Architectural Classification

(Enter categories from instructions.) Boundary increase buildings only

MODERN MOVEMENT/International Style

MODERN MOVEMENT/Other: Highrise

MODERN MOVEMENT/Art Deco

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH AND Early 20TH CENTURY AMERICAN MOVEMENTS/Other: Four

Square

LATE 19TH AND 20TH CENTURY REVIVALS /Dutch Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundation: Concrete and not visible below grade

Walls: METAL/Aluminum

Walls: GLASS

Walls: CONCRETE PANELS/Stone chips

Walls: BRICK

Roof: ASPHALT SHINGLES and not visible (flat roofs)

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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

The existing general description of the town and setting apply to this Boundary Increase as well. The Boundary Increase consists of two sections. The eastern section extends the district to the east along Kanawha Boulevard with an extension north to Virginia Street. This section predominantly contains low rise buildings dating mid to late 20th Century. The western section consists of one block bordered by Kanawha Boulevard on the south, Virginia Street on the north, Summers Street on the west and Capital Street on the east. It contains on high rise building with associated plaza facing Kanawha Boulevard.

Additional information discussing the introduction of mid-century modern, Curtain Wall construction buildings, and International Style buildings was added to the 2006 nomination in 2024. These resources are associated with architectural styles and construction techniques prevalent in the period following the middle of the 20th Century. “Skyscraper” construction, large institutional high rises (bank buildings often) and period appropriate designs, such as the 1120 Kanawha Boulevard E reflect the continued architectural growth of Charleston that follows national trends of the period.

The resources in the Boundary Increase generally date from this post mid 20th Century period. There are some older resources located within the new boundaries, residential styles from the Late 19th and Early 20th Centuries. Many of these have been converted to office functions.

Resources in the existing district are more concentrated commercial style buildings. These give the district the ambience of a small to medium size city downtown commercial district. The boundary increase resources reflect the early to mid 20th Century suburban style commercial development, with front yards, low rise buildings, side yards and parking behind the buildings. The exception to this description are the high rise Chase Tower (182) and adjacent plaza, reflecting downtown commercial office building vocabulary of the Urban Renewal period.

Narrative Description

The Boundary Increase extends the historic district primarily east along Kanawha Boulevard. The boulevard faces the Kanawha River and serves Charleston as a ribbon park along the riverside. The boulevard is wide, two lanes in each direction. Most of the buildings face south to the river.

Within the Historic District Capitol Street has been the primary retail commercial, institutional and banking street in the downtown. Adjacent surrounding blocks contain small scale typical historic

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downtown commercial buildings. Buildings on Capitol Street are between 2 and 8 stories tall. Taller buildings are located more to the south on Capitol. With the exception of the former federal Post Office and Courthouse (now the library) buildings are on the property line at the sidewalk, with no setbacks. There are no side yards etc. typical commercial district ambience. The rhythm of storefronts, entrances, display windows, etc. is approximately 25-30' between entrances, most of which are recessed.

The Boundary Increase in the eastern section buildings are oriented more towards an early 20th Century vocabulary of suburban commercial sites. The buildings are set back from the lot line, creating front and side yards. This is consistent with the boulevard ambience of Kanawha Boulevard. The buildings are generally 1-2 stories tall, especially the International Style commercial buildings. Taller buildings such as the seven story multifamily residential, 1200 Kanawha Boulevard East (174) and the nine story apartment building 1 Morris Street (179) are located on corner lots, anchoring the street line. In the western section the building is a high rise and associated plaza. The building and plaza are aligned along the lot lines with no setbacks. This is consistent with the downtown commercial character of the majority of the district. The plaza is raised above the sidewalk elevation approximately one story. The entrance to the parking garage is on the first floor.

The Boundary Increase retains its historic integrity. The setting is consistent with the historic period of significance and includes elements such as the siting of the buildings on the property and the suburban ambience of the east section. The setting for the west section is consistent with downtown high-rise construction of the period. The materials and craftsmanship also reflect the period. These include glass walls, metal façade panels, aluminum windows and framing etc. all consistent with late 20th Century architecture. The design of the buildings within the Boundary Increase reflects the historic period. The feeling also reflects the period of significance, with the lawns, massing and ambience of the area. The combination of these aspects of integrity conveys the sense of history of the Boundary Increase and retains the historic association with the district's significance.

The following chart illustrates the resource count, number and type of resources, and the changes as a result of the Boundary Increase to the Downtown Charleston Historic District.

<u>Contributing</u>		<u>Noncontributing</u>		
Current	Boundary Increase	Current	Boundary Increase	
119	15	32	0	buildings
1	0	0	0	sites
1	0	0	0	structures
2	0	0	0	objects
123	15	32	0	Total

Total Resources in the combined historic district: 138 Contributing, 32 Noncontributing

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Resource Inventory

173

1120 Kanawha Boulevard E

International Style

1959 - Contributing

Photo Number 1

One story with raised basement commercial building. The front façade is divided into five bays separated with white brick vertical bands. The brick is in a 6 row Flemish bond pattern. The bays contain blue glazed block in a stacked bond pattern between windows. There is a wide metal coping. Windows are fixed panels with hopper segments on the bottom. There is a wide metal coping. The entrance is in the west bay of the front façade. It has the glazed block above it. There is a metal flat awning. Aluminum storefront system doors and sidelight are the entrance with a storefront system transom above.

The side elevation has the same detailing as the front. It is seven bays with a secondary entrance at the north end/bay. That entrance is within a solid brick bay. The rear elevation is a six row common red brick. It has the same windows.

The white brick returns on the west side elevation for one bay. The remainder of the elevation is the red brick. There are windows only in the basement of the west elevation.

174

1202 Kanawha Boulevard E

Modern Movement, Brutalism

1964 - Contributing

Photo Number 2

7 story residential apartment building. Lower level is open parking and entrance lobby. Upper floors are residential units.

Corners of building are cut so that there is a balcony at each corner. 6 bays on south elevation, 7 bays on west elevation. Windows are sliders, white metal. Vent grill beneath many windows, likely original configuration. Façade is large jumbo brick in a stretcher bond pattern. Metal cap at parapet. Garage enclosed with decorative scroll pattern block. Typical of this period of construction.

174 A

Garage

Dutch Colonial Revival

ca. 1945 - Contributing

Photo Number 3

This is a side gambrel roof building with heavy textured stucco facades. The roof has a gambrel extension on the south elevation and a gable dormer on the north elevation. Beneath the gambrel roof extension on the south is a bay entrance. Windows are six over one on the upper level within the gambrel and similarly on the first floor. The west elevation has two paired door entrances with multi

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pane doors. Between these are short windows. Sills are stone. The roof is modern architectural asphalt shingles.

175

1204 Kanawha Boulevard E, HFS

International Style

1966 - Contributing

Photo Number 4

Two story flat roof masonry building. There are wide vertical panels creating vertical divisions in the façade. They are stone chip concrete panels. Between the vertical elements are brick bands with stretcher bond pattern. There are pairs of windows in the brick bands that fill the space between the vertical elements. The front façade has five bays, the side is nine bays deep. The west bay on the front is the entrance bay and it is fully veneered with the stone chip panels. There is an aluminum storefront entrance with side lights and a flat metal canopy above the entrance. Lower basement level with partial exposed windows.

176

Mountain State Insurance

1206 Kanawha Boulevard E.

Curtain Wall Construction

1966 - Contributing

Photo Number 5

Two story curtain wall construction commercial building. There are 15 window bays on the front façade and one solid brick bay at the east corner. There is a flat roof with aluminum wide coping. Windows are fixed tall panes with a short hopper beneath. There are colored metal spandrel panels beneath the windows and above the second floor windows. Entrance has large flat roof portico supported by brick columns. Raised entrance. Seven bays deep. Side facades are brick with punched openings for the windows. Window openings have stone sills and no visible lintels. The lintels are likely steel angles. There is a chimney in the center of the east elevation.

177

1208 Kanawha Boulevard E

Four Square

ca. 1900 - Contributing

Photo Number 6

Large two and one-half-story, hip gable roof house with end gable dormer on the front and hip dormers on the side. Interior red brick chimneys. Dormer has four windows with Roman grills in the upper sash and above is a fanlight. Asbestos shingle roof. Dentilated cornice. Red brick façade. 1/1 windows with stone lintels and sills. Two Palladian windows on the second floor in the front. One-story, hip roof, full length, front porch with gable entrance pediment and Doric columns on brick piers and a stone urn shaped spindled balustrade. Two-story, projecting, curved tower on west side. Two-story, rear porch with second floor enclosed. Stone water table and foundation. 2 X 3 bays. Colonial Revival style.

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178

1210 Kanawha Boulevard E

Colonial Revival

ca. 1891 - Contributing

Photo Number 7

Two and one-half-story, hip gable roof house with two-story, three-sided projecting bay on the front. Interior painted brick chimney. Asphalt shingle roof. Front gable end has wood shingles and semi-lunette louver. Painted brick facade. Wide frieze. Novelty and 1/1 windows with painted stone lintels and sills; projecting roundels above the lintels. some of the windows are curved and several have stained glass. One-story, hip roof, entrance porch with a corner section on the west end. Porch has square wood posts with cut-out verge work and a wrought iron railing. Stone water table and foundation. 3 bays wide. Brick driveway

Originally the home of businessman Frank Woodman. UMWA bought the house in 1950; they sold it to Old Colony Realty in 1976. At some point the property's carriage house was renovated as a rental property. Frank Woodman, born in Wisconsin in 1846, moved to Charleston in 1875. He invested in multiple businesses in the area and was active in politics and civic activities until his death in 1918.

178A

Carriage House

ca. 1891 - Contributing

1-1/2 half story in rear on alley. Painted brick facade. Gable roof with shingles in the gables. Gable dormer on east side with a pair of windows, scalloped shingles in the gable end, scroll brackets supporting the roof extension. There are panels beneath the windows mimicking what may have originally been doors to a hay loft. Roof is fiberglass shingle.

179

1 Morris Street

Art Deco

ca. 1945 - Contributing

Photo Number 8

9 story apartment building with stepped massing on all elevations. The main mass is seven stories, then steps back and up for the eight floor and steps again for the ninth floor. The façade is blond brick in a seven row common bond pattern. There is a horizontal band of red brick at the second floor level accenting the window band. This brick band has horizontal belt courses one course tall creating a horizontal band surrounding the building. The front entrance is on the east elevation behind a short brick wall with a port coche driveway. The first floor entrance bay projects with a flat roof and wide metal fascia. Beneath the tall wide windows flanking the entrance doors is a marble veneer. The same red brick horizontal band forms the raised first floor façade on all sides. There are porches on some of the elevations on the raised first floor. Windows are metal one over one, likely not original. On the south elevation central two bays, windows are ganged into five wide, with raised brick bands at the sill and lintel of the windows creating a horizontal window band. Windows on the east elevation are variously arranged into four or two wide. The roof is flat and there are wide stone frieze bands beneath

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a stone coping. A vertical stepped pilaster is in the center of the south elevation and runs to the seventh floor. At the parapet this pilaster has a stepped stone capital.

180

Brooks Manor

23 Brooks Street

International Style

ca. 1975 - Contributing

Photo Number 9

Five story residential apartment building. Blond brick in stretcher course bonding with stone belt course above second floor on side elevations. Front elevation has a projecting center entrance bay with a recessed vertical accent with red granite between windows. The windows are surrounded with a brick accent that creates a tall vertical bend. The only other windows on the front elevation are at the top floor, where there are a gang of six windows on each side with horizontal band above and below the windows. This creates a strong International Style effect. Entrance is red granite bay with aluminum entrance door with sidelight and a flat aluminum canopy with of the center projection. The horizontal banding wraps around the side elevations from the front at the fifth floor. Windows on the side elevations are punched window openings with stone sills. Windows are metal sliders. 3X8 bays.

181

Bone and Joint Surgeons Building

1123/1125 Virginia Street, (33 Brooks St.)

International Style

1965 - Contributing

Photo Number 10

Two story flat roof commercial building with metal coping which appears to be copper. Blond brick façade in a six row English or Flemish bond pattern. The front elevation on Virginia Street is two bays. The west bay appears to be original. It has a two story stone surround creating a entrance portico. There is all glass infill in the entrance on both floors. The first floor on the west is raised. The east bay is a copy of the west, though with a stucco material surround. The east bay is not original to the building. (HPI-1571, July 1989) Framing in both bays is dark anodized aluminum storefront framing. The lower façade is brown brick. The side is 10 bays deep. It has one over one windows on the second floor in a brown brick horizontal band that is picture framed by stone surround. The first floor windows within brown brick façade. There are sections of the first floor that have stucco veneer. There is a brown brick projecting entrance on the south bay of east elevation, not original. The second floor brown brick band creates a horizontal aesthetic and the windows are enclosed within this band. Windows are one over one. This building was originally constructed as the Bone & Joint Surgeons building. Dr Robert Ghiz, Dr Sale and Dr Prakash Bangani practiced here until around 1996. The building has a former ambulance entrance on the Brooks Street side that is still extant. Dr. Ghiz graduated Northwestern University and interned in Chicago. He located to Charleston in 1970. Dr. Bangani joined him in 1972. Dr. Ghiz was the orthopedic specialist for many of the Charleston Charlies baseball players in the 1970s. The building retains sufficient integrity despite the east bay alteration.

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182

Charleston National Bank and Plaza

707-710 Virginia Street E

Skeleton Steel High Rise/Curtain Wall Construction

1969 - Contributing

Architect - CE Silling Associates

Photo Number 11, 13

16 story steel and glass skyscraper. The façade is divided into vertical panels by metal mullions with windows or spandrel panels between them. A tall top louvered section contains equipment at the roof. The first floor entrance is on the north elevation. There is a two story banking section in the northeast corner of the lot. The plaza and garage occupy the south half of the block. This is concrete construction with a plaza atop the garage. The space between the plaza and the tower provides access to the plaza, as well as access from Kanawha Boulevard through monumental stairs on the south elevation.

182A

Garage and Plaza

1969 - Contributing

Photo Number 12

The landscaped plaza sits atop the garage, a full story above sidewalk level, and is accessible only from steps along Kanawha Boulevard E or between the bank tower and the garage, when the metal entrance gates are unlocked. The window-wall office tower, in characteristic International Style, rises in unadorned sameness on all four sides, though narrow metal fins acting as mullions between dark-tinted glazing afford a nice sense of verticality.

183

UMW District 17

1300 Kanawha Boulevard E

Classical Revival

ca 1900 - Contributing

Architect – H. Russ Warne (later became CE Silling Associates)

Photo Number 14

Large Two and one-half-story, truncated hip roof house with end gable dormers; three on the front. Dormers have partial return cornice and fluted pilasters flanking paired semi-lunette multi-paned windows. Interior brick chimneys. Asphalt shingle roof. Wide entablature with block modillions. Painted brick facade. 9/1 windows with painted sills. Corners of building are three-sided. Large projecting, hip roof, entrance portico with two-story tall Doric columns with Corinthian capitals. Entrance door has divided fanlight with divided semi-lunette transom and sidelights. Parged foundation. 3 bays wide. Classical Revival style.

H. Russ Warne was a notable West Virginia architect and influenced the architecture in Charleston and throughout West Virginia.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- 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

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

ca. 1877 - 1974

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Boundary increase buildings only

C.E Silling Associates

Vlastimil Koubek

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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.)

The significance section of the original national register nomination is applicable to this Boundary Increase as well. The significance section of the 2024 Additional Documentation also applies.

The Boundary Increase is significant under Criterion A for its association with the continued commercial development of Charleston during this period and Criterion C for its association with architectural styles of the mid to late 20th Century. The significance is local. The 2024 nomination amendment did not consider the significance of properties and their association with the Statement of Significance that are adjacent and abut the boundaries delineated in the 2024 amendment. The boundaries in the 2006 nomination were retained. As the resources within the proposed Boundary Increase contribute to the historic district and fall within the POS and Criteria of Significance of the district these resources should be incorporated into the historic district. The proposed Boundary Increase expands the existing boundaries of the Downtown Charleston Historic District to include these resources.

Purpose of Boundary Increase

The purpose of the Boundary Increase to the Downtown Charleston Historic District is to amend the boundaries of the Historic District to include properties that are associated with the POS and the Criteria of Significance. It will also meet the needs of property owners who are working to preserve these buildings, especially by making available tax credits and other National Register incentives for rehabilitating historic structures.

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

The Downtown Charleston Historic District (2006, amended in 2024) is significant under Criterion A for Commerce and Criterion C for Architecture. From the 2024 Additional Documentation nomination: "Charleston's downtown is significant for its association with and reflection of the commercial growth of the city from a small village in the mid-nineteenth century to the capital of West Virginia. Many events pivotal to the state and region's history took place in Charleston's downtown." For Criterion C, "downtown Charleston is significant for its collection of historic architectural landmarks exhibiting architectural styles such as Italianate, Classical Revival, Renaissance Revival, Art Deco, and International." The architectural styles included the Early 20th Century American Movements and the Modern Movement. Regarding the Mid-Century development and significance of Charleston, the development of the transportation systems including the National Interstate system and West Virginia turnpike brought increased retail and office opportunities to downtown Charleston. Developers capitalized on this access and constructed buildings.

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The Downtown Charleston Historic District Additional Documentation (2024) also discusses the impact of the Urban Renewal movement on Charleston's downtown. From the nomination: "Charleston's first urban renewal project involved the Summers Street/Boulevard Project, a three block area bounded by Kanawha Boulevard, Capitol, Virginia and Court Streets. CURA was studying these blocks by 1960, and by 1966, construction was underway on CURA-owned land that resulted in the development of the Charleston National Bank Building and the Charleston House Holiday Inn. The edge of this urban renewal area abuts the historic district along Capitol Street."

The Boundary Increase is associated with the same criteria and significance as noted above. The architectural styles are the same as included in the Additional Documentation. The significance of the development of commerce and the Urban Renewal programs also included the Boundary Increase areas, especially the Charleston National Bank site, which constitutes the western section of the Boundary Increase.

The historic district's Period of Significance (POS) was amended in 2024 to bring the period up to 1974. Development activities and resources constructed in years beyond the previous period of significance (1877-1956) supported the proposed period of significance amendment. These activities and resources are now considered historically significant and their documentation and inclusion in the historic district was reasonable. The boundaries were not amended at the time of the POS amendment, though there are resources abutting the existing district that fall into the new POS.

The increased commuting workforce in the Kanawha Valley followed trends seen across the nation, as city centers became centers of commerce. Though Charleston had always been a commercial center, the downtown began to change with more office commercial and a lessening of retail commercial. Office towers emerged in Charleston's downtown historic district and immediately adjacent to it. These included the National Bank of Commerce building, 17 stories tall, constructed in 1969. Also included were the Charleston National Bank and Plaza, constructed in 1969. It is reported that the Charleston National Bank Plaza and National Bank of Commerce ushered in a new era of high rise construction. Another significant development, though slightly later, was the Kanawha Valley Bank Plaza constructed in 1975.

Commerce

With the compact geography of Charleston's downtown and the construction of the above discussed high rises within the downtown, sites for additional commercial buildings became scarce. The area to the west of the downtown, towards the Interstate highway and the West Side, was already full of significant resources, such as the Kanawha County Courthouse, Charleston City Hall, and the Charleston Municipal Auditorium. In addition, new construction being planned, including the Charleston Civic Center and the Charleston Town Mall limited remaining land availability. These sites are associated with the Charleston Urban Renewal Authority establishment and work.

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The neighborhood to the east of the downtown, between the downtown and the Capital Complex was comprised mostly of single family residences. These proved susceptible to purchase and demolition to provide new sites for Charleston's commercial expansion. Evidence of this activity appears in the deeds for properties within the Boundary Increase. The land lease for 1120 Kanawha Boulevard E. (1959) and 1204 Kanawha Boulevard E (1966) included clauses that the lessee was required to demolish the extant buildings and construct commercial buildings. As an example, the lease for 1120 includes: *"Tenant agrees...demolish existing improvements...begin...erection of commercial or office building...approximately 66X100... cost and value of not less than ...\$150,000.00...one story in height...partial basement."*

As an indicator of the construction boom of the time period, Charleston's building commissioner cited February 1967 for its soaring construction permits. It was described as the greatest amount for February in years. Taking the year to date amount of 1967, the commissioner noted they were in a "good construction year" outpacing the last year record. This also included remodeling of one of Charleston's existing office buildings, the Atlas. He also noted 1965 and 1966 as boom years.

On Kanawha Boulevard, to the east of the existing historic district boundary, three of the four resources abutting the boundary to the east are commercial buildings constructed in the time period between 1959 and 1966. All are related to the International Style of architecture and are the low rise commercial buildings envisioned by the lease for 1120. Additionally, 33 Brooks Street (181), 1965, was constructed during this time period and matches the architectural vocabulary.

Charleston continued to grow as a commercial center through the 1970s. The boundaries of the historic district are expanded in order to include construction of resources associated with the continued historical development of downtown Charleston as indicated by the new POS.

Architecture

Many of the resources in the Boundary Increase are associated with architectural styles of the mid to late 20th Century. These include the International Style (resources 172, 174, 176, 177, 181), Art Deco (resources 179 and 180), and High Rise/Curtain Wall Construction (resource 182). The buildings along Kanawha Boulevard are good examples of the International Style as interpreted for low rise small commercial development. These reflect the "suburban" vocabulary of the automobile commuter development of Charleston in this time period with residential activity moving to Charleston's neighboring towns and counties. This development is extensively documented in the 2024 Additional Documentation nomination.

Also at play in Charleston during the Period of Significance was the establishment of the Charleston Urban Renewal Authority (CURA) in 1952. Their first project in 1958 included the block that now houses the Charleston National Bank Building and Plaza (182, 1969). The Housing Act of 1949 and 1954 authorized federal assistance in the elimination of urban blight. CURA issued a resolution declaring the area to be of concern and petition City Council to declare the area slum and blighted. They were then authorized to acquire funds from HHFA to

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finance planning. The block also included the Charleston House Holiday Inn. Their next focus was on the Government Square and Triangle projects, beginning in 1965 and 1966.

The current Charleston National Bank was constructed in 1969 and is sometimes noted as one of West Virginia's first Urban Renewal projects. The building was renamed the Chase Tower after J.P. Morgan branches were changed to Chase in 2006.

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9. Major Bibliographical References

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

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Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State

Virginia State Historic Preservation Office. December 31, 2023. https://wvculture.org/wp-content/uploads/2024/04/WV_KanawhaCo_DowntownCharlestonHistoricDistrictAD_form.pdf.

Stollings, Carrie "Charleston National Bank." *e-WV: The West Virginia Encyclopedia*. 25 March 2014. Web. 21 November 2022.

West Virginia Secretary of State Office

Business Organization Detail: GBS Orthopedic Association; Drs. Ghiz and Bangani, Inc.; Bone and Joint Surgeons, Inc.; GBS Orthopedic Associates, Inc.

<https://apps.sos.wv.gov/business/corporations/organization.aspx?org=54688>

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:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Downtown Charleston Historic District -
Boundary Increase
Name of Property

Kanawha, WV
County and State

10. Geographical Data

Acreeage of Property 16 acres (Boundary Increase enlarges the district to a total of 59 acres)

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 NAD 1983

East Increase

1. Zone: 17N	Easting: 444662	Northing: 4244242
2. Zone: 17N	Easting: 444865	Northing: 4244051
3. Zone: 17N	Easting: 444643	Northing: 4244016
4. Zone: 17N	Easting: 444903	Northing: 4244135
5. Zone: 17N	Easting: 444917	Northing: 4244152
6. Zone: 17N	Easting: 444769	Northing: 4244298
7. Zone: 17N	Easting: 444817	Northing: 4244342
8. Zone: 17N	Easting: 444802	Northing: 4244357
9. Zone: 17N	Easting: 444763	Northing: 4244323
10. Zone: 17N	Easting: 444690	Northing: 4244404

West Increase

1. Zone: 17N	Easting: 444369	Northing: 4244833
2. Zone: 17N	Easting: 444287	Northing: 4244751
3. Zone: 17N	Easting: 444336	Northing: 4244705

Downtown Charleston Historic District -
Boundary Increase
Name of Property

Kanawha, WV
County and State

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

Amended as per attached Proposed Boundary Increase Charleston Downtown Historic District Map

Boundary Justification (Explain why the boundaries were selected.)

Remains the same for original historic district. The Boundary Increase is intended to incorporate the resources adjacent to the existing historic district that are associated with the period of significance and the areas of significance for the historic district.

11. Form Prepared By

name/title: Michael Gioulis
organization: Historic Preservation Consultant, Inc.
street & number: 614 Main Street
city or town: Sutton state: WV zip code: 26601
e-mail mike@michaelgioulis.com
telephone: 304-545-4881
date: February 24, 2026

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.)

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State

Photo Log

Name of Property: Downtown Charleston Historic District Boundary Increase

City or Vicinity: Charleston

County: Kanawha

State: WV

Photographer: Michael Gioulis

Date Photographed: Dec. 6, 2024; February 20, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 16: Resource 173 looking northwest
- 2 of 16: Resource 174 looking northeast
- 3 of 16: Resource 174A looking east
- 4 of 16: Resource 175 looking northeast
- 5 of 16: Resource 176 looking north
- 6 of 16: Resource 177 looking north
- 7 of 16: Resource 178 looking north
- 8 of 16: Resource 179 looking northwest
- 9 of 16: Resource 180 looking west
- 10 of 16: Resource 181 looking southwest
- 11 of 16: Resource 182 looking southwest
- 12 of 16: Resource 182 looking north
- 13 of 16: Resource 182 looking east on Kanawha Boulevard
- 14 of 16: Resource 183 looking northeast
- 15 of 16: Kanawha Boulevard looking east from Morris Street
- 16 of 16: Kanawha Boulevard looking west at Morris Street

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Downtown Charleston Historic District -
Boundary Increase
Name of Property

Kanawha, WV
County and State

PHOTOGRAPHS



Photo 1
Resource 173

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 2
Resource 174

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 3
Resource 174A

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 4
Resource 175

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 5
Resource 176

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 6
Resource 177

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 7
Resource 178

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 8
Resource 179

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 9
Resource 180

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 10
Resource 181

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 11
Resource 182

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 12
Resource 182

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 13
Resource 182. Looking east on Kanawha Boulevard

Downtown Charleston Historic District -
Boundary Increase

Kanawha, WV

Name of Property

County and State



Photo 14
Resource 183

Downtown Charleston Historic District -
Boundary Increase
Name of Property

Kanawha, WV
County and State



Photo 15
Kanawha Boulevard looking east from Morris Street

Downtown Charleston Historic District -
Boundary Increase

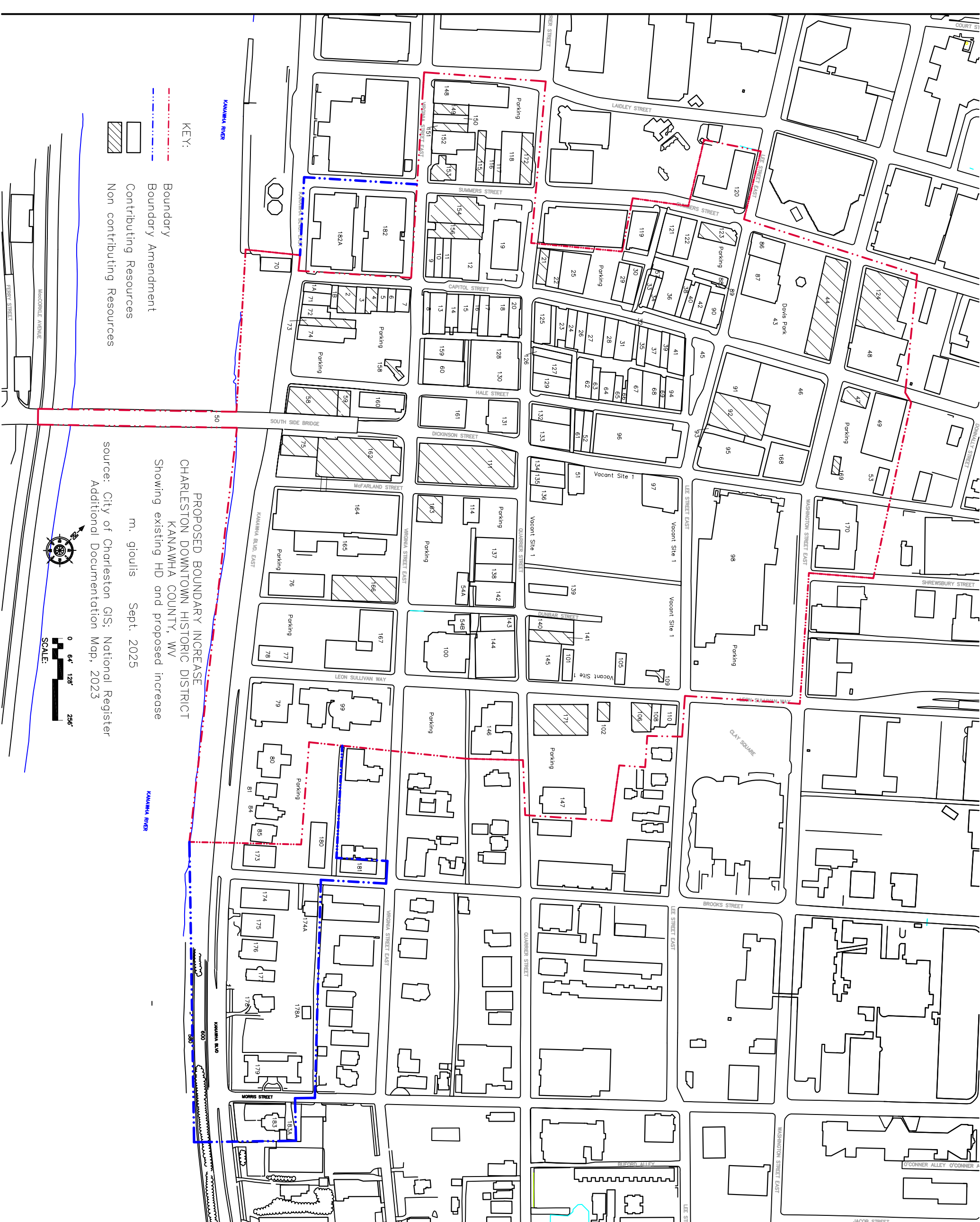
Kanawha, WV

Name of Property

County and State



Photo 16
Kanawha Boulevard looking west at Morris Street

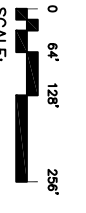


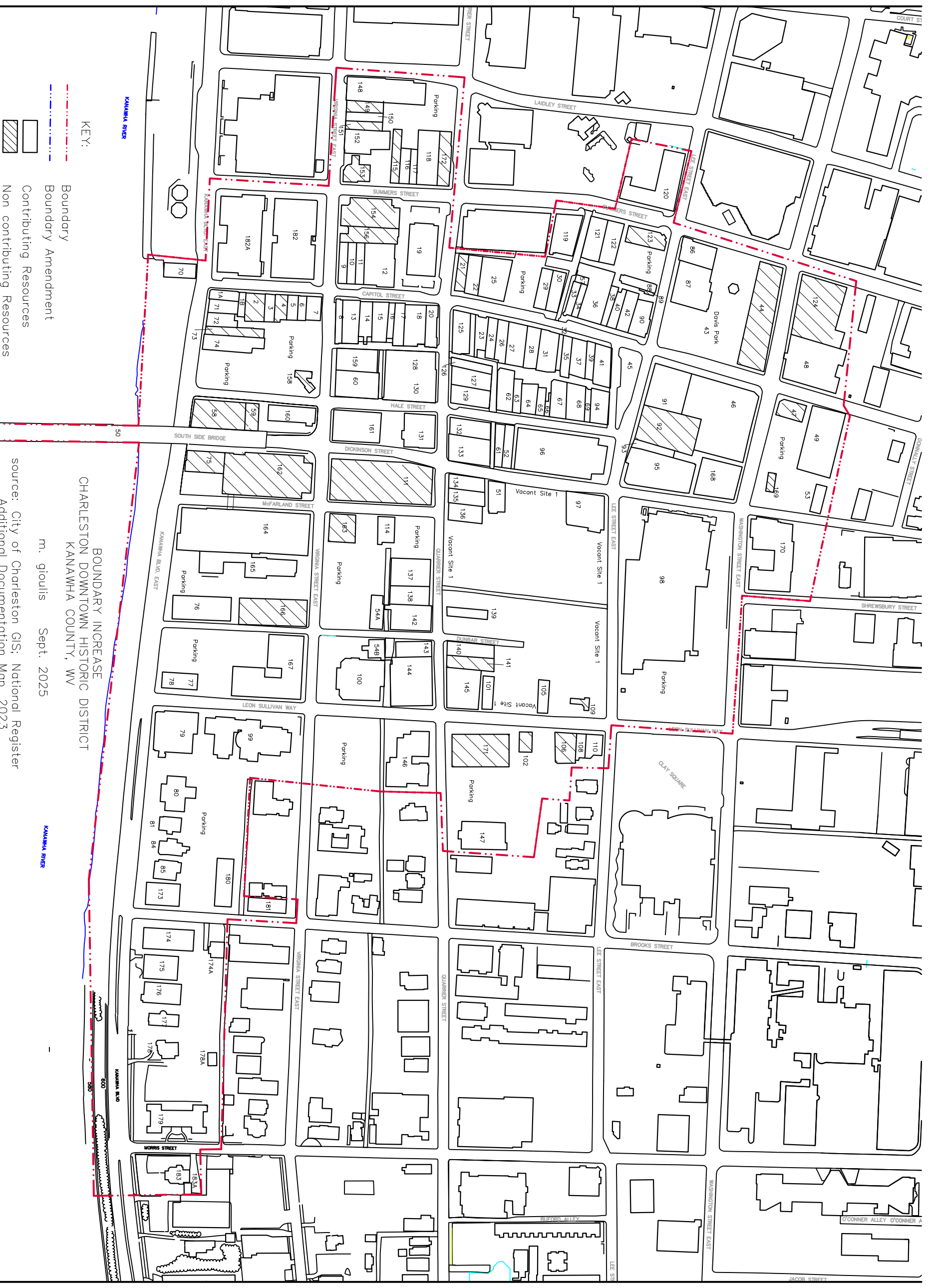
KEY:

- - - Boundary Increase
- - - Boundary Amendment
- Contributing Resources
- Non contributing Resources

PROPOSED BOUNDARY INCREASE
 CHARLESTON DOWNTOWN HISTORIC DISTRICT
 KANAWHA COUNTY, WV
 Showing existing HD and proposed increase
 m. gioulis Sept. 2025

source: City of Charleston GIS; National Register
 Additional Documentation Map, 2023





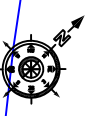
KEY:

- - - Boundary
- - - Boundary Amendment
- Contributing Resources
- Non contributing Resources

BOUNDARY INCREASE
 CHARLESTON DOWNTOWN HISTORIC DISTRICT
 KANAWHA COUNTY, WV

m. gioulis Sept. 2025

source: City of Charleston GIS; National Register
 Additional Documentation Map, 2023

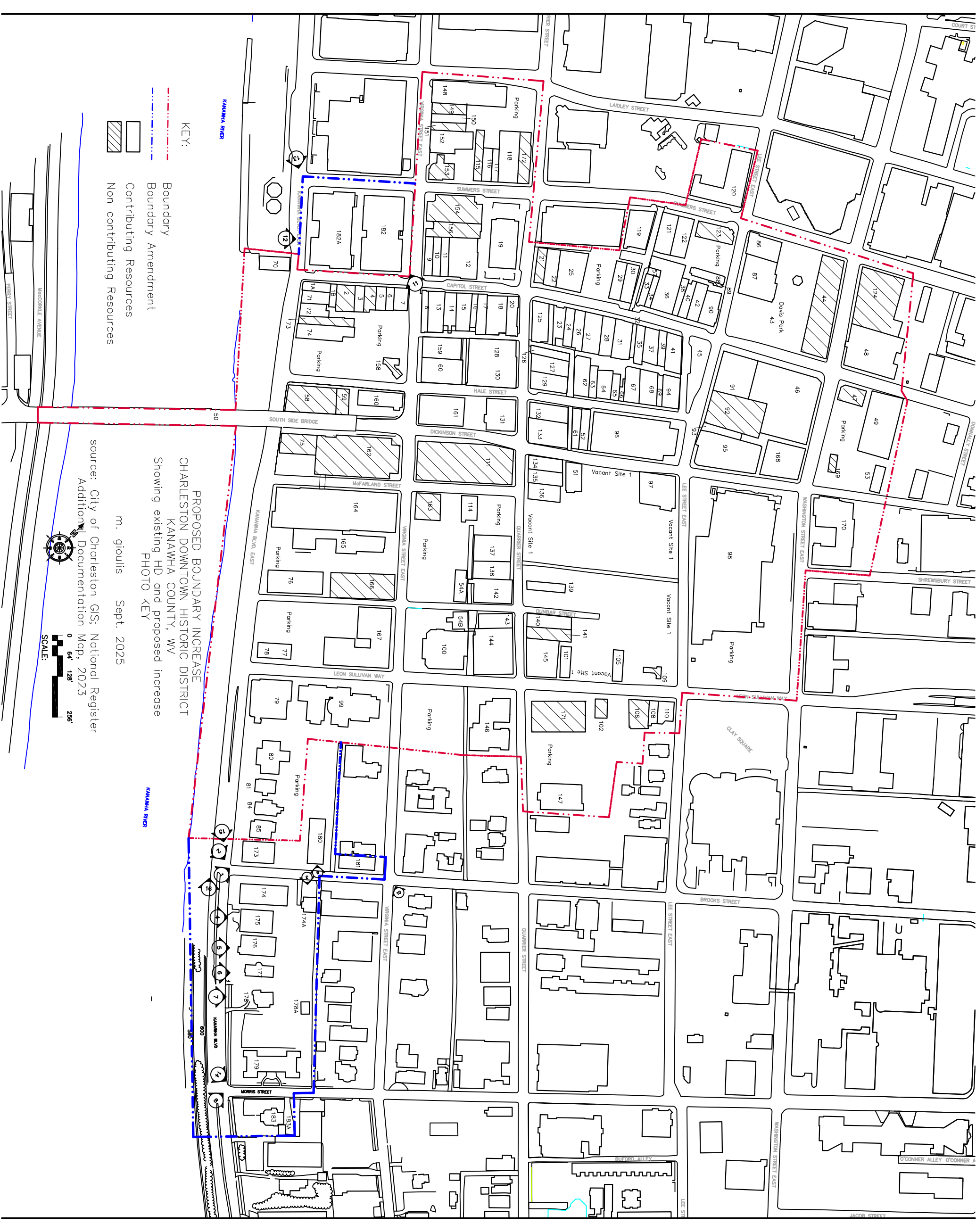
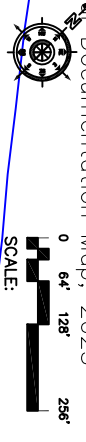


- KEY:
- - - Boundary Increase
 - - - Boundary Amendment
 - Contributing Resources
 - Non contributing Resources

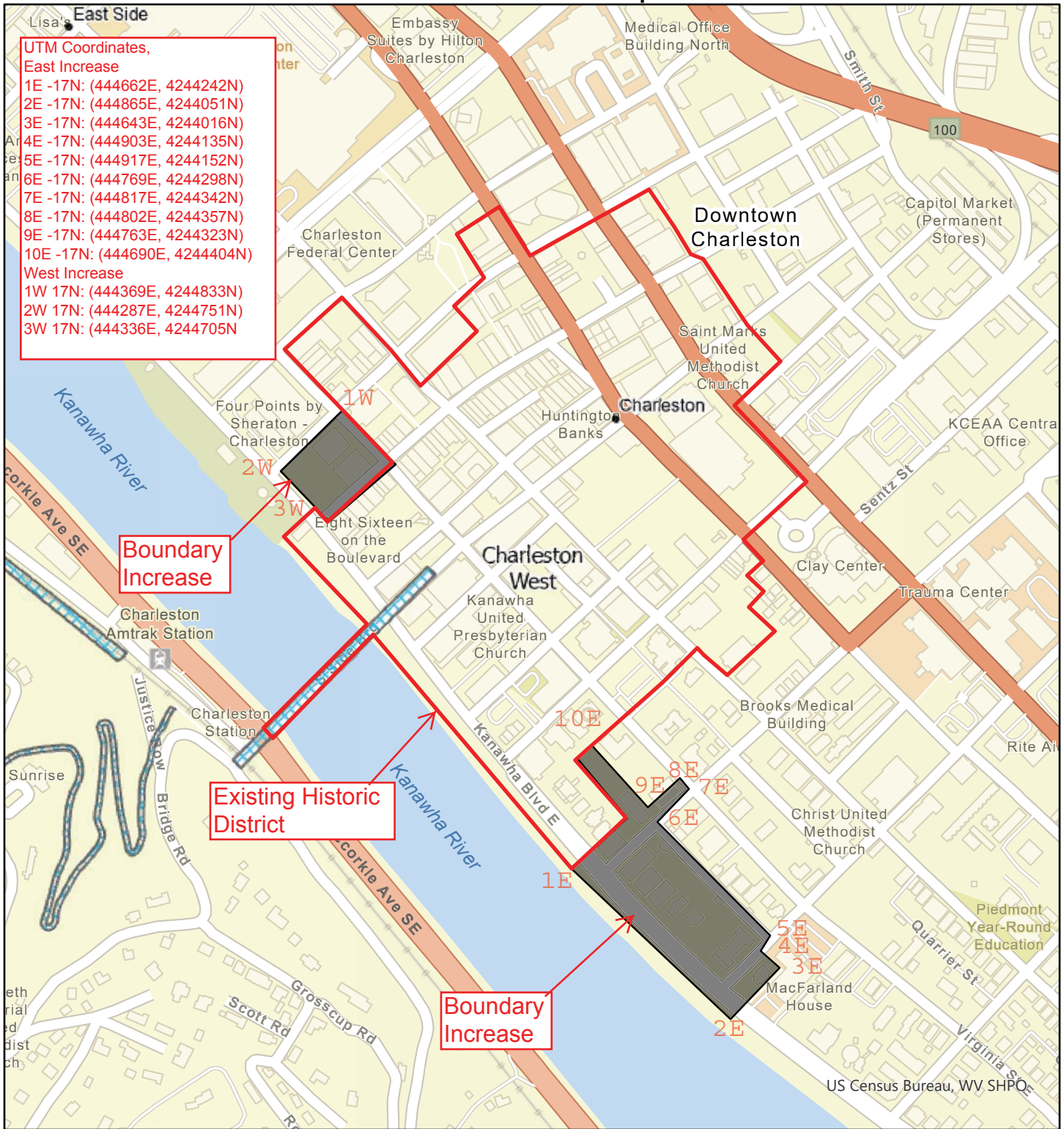
PROPOSED BOUNDARY INCREASE
 CHARLESTON DOWNTOWN HISTORIC DISTRICT
 KANAWHA COUNTY, WV
 Showing existing HD and proposed increase
 PHOTO KEY

m. glioullis Sept. 2025

source: City of Charleston GIS; National Register
 Addition Documentation Map, 2023



WV SHPO Map



U.S. 250th Anniversary – Predates 1800 (National Register Polygon)

Year	Symbol
Pre-1730	★★★★
1730-1739	★★★★
1740-1749	★★★★
1750-1759	★★★★
1760-1769	★★★★
1770-1779	★★★★
1780-1789	★★★★
1790-1800	★★★★

U.S. 250th Anniversary – Predates 1800 (National Register Point)

Year	Symbol
Pre-1730	★

★	1730-1739
★	1740-1749
★	1750-1759
★	1760-1769
★	1770-1779
★	1780-1789
★	1790-1800

Architecture Sites - Area

Condition

■	Demolished
■	Active

● Cemeteries - Point

Notes:

Charleston Downtown Historic District
Boundary Increase

WVGSTC, WVSHPO