OMB Control No. 1024-0018
expiration date 03/31/2026

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: Point Pleasant Historic District (Additional Documentation)
Other names/site number: _____
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: Bounded by Kanawha River to Thirteenth St., Ohio River to Viand St.
City or town: Point Pleasant State: West Virginia County: Mason
Not For Publication: ☐ Vicinity: ☐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**

Point Pleasant Historic District (Additional Documentation) | Mason County, WV
Name of Property | County and State

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	X
Public – State	x
Public – Federal	x

Category of Property

(Check only **one** box.)

Building(s)	
District	x
Site	
Structure	
Object	

Point Pleasant Historic District (Additional Documentation) | Mason County, WV
Name of Property | County and State

Number of Resources within Property: ADDITIONAL DOCUMENTATION

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
90	24	buildings
1	1	sites
3	5	structures
7	10	objects
101	40	Total

Number of contributing resources previously listed in the National Register 1

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/hotel
COMMERCE/financial
COMMERCE/business
COMMERCE/professional
COMMERCE/specialty store
COMMERCE/restaurant
RELIGION/religious facility
RELIGION/church-related residence
FUNERARY/cemetery
SOCIAL/meeting hall
GOVERNMENT/post office
GOVERNMENT/courthouse
RECREATION AND CULTURE/theatre
HEALTHCARE/hospital
LANDSCAPE/park
TRANSPORTATION/rail-related

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
DOMESTIC/hotel
COMMERCE/financial

COMMERCE/business
COMMERCE/specialty store
COMMERCE/restaurant
RELIGION/religious facility
FUNERARY/cemetery
GOVERNMENT/post office
GOVERNMENT/courthouse
RECREATION/theatre
RECREATION/museum
RECREATION/monument
LANDSCAPE/park
TRANSPORTATION/rail-related

7. Description

Architectural Classification
(Enter categories from instructions.)

EARLY REPUBLIC
LATE VICTORIAN/Italianate
LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Renaissance Revival
LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Late Gothic Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Prairie School
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman
MODERN MOVEMENTS/Moderne
MODERN MOVEMENTS/Art Deco
MODERN MOVEMENTS/Other/Mid-Century Modern
OTHER/Foursquare

Materials: (enter categories from instructions.)
Principal exterior materials of the property: MASONRY/Brick, WOOD/Log, WOOD/weatherboard/ SYNTHETICS/vinyl, SYNTHETICS/asbestos

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 Point Pleasant Historic District is located on the east bank of the Ohio River in Mason County, West Virginia, and encompasses the historic residential, commercial, civic, and ecclesiastical core of the community. Originally listed in the National Register of Historic Places on May 14, 1985, the district included 36.73 acres with a Period of Significance from 1796 to 1935 and contained 94 contributing and 22 non-contributing resources. This additional documentation updates the original nomination by extending the Period of Significance to 1976, reevaluating the contributing status of previously recorded resources, and documenting buildings that have reached the fifty-year threshold since the 1985 listing. Modern day measurements of the existing boundary resulted in a new area of 43.67 acres. The district retains a cohesive collection of buildings, sites, and structures dating from the late eighteenth through the late twentieth centuries and is characterized by a linear development pattern centered on Main Street, where two- and three-story masonry commercial buildings form a dense corridor surrounded by residential blocks, churches, schools, and civic buildings. The individually listed Point Pleasant Battleground (1970) forms the southern boundary of the district and is included within the amended nomination. Despite some demolition, alterations, and limited modern infill, the district retains its historic street grid, traditional lot patterns, and overall architectural character. The current district contains 101 contributing and 40 non-contributing resources.

Narrative Description

This additional documentation nomination updates the 1985 National Register nomination by extending the Period of Significance, reevaluating the contributing status of previously recorded resources, and documenting buildings constructed after the original nomination that now meet the fifty-year threshold.

The Point Pleasant Historic District is located on the east bank of the Ohio River in Mason County, West Virginia. This district encompasses the historic residential, commercial, civic, and ecclesiastical core of the community and retains a cohesive collection of buildings, sites and structures dating from the late eighteenth century through the late twentieth century.

The Point Pleasant Historic District was listed in the National Register of Historic Places on May 14, 1985. The original Period of Significance extended from 1796 to 1935 and encompassed

36.73 acres with 94 contributing and 22 non-contributing buildings. The existing original district contains 68 contributing and 16 non-contributing resources that have not been demolished and remain intact.

This amended nomination (Additional Documentation) extends the Period of Significance from 1796 to 1976 and provides additional documentation relating to the history and architectural development of the town. As a result, additional contributing resources have been identified within the existing National Register district boundaries that have achieved significance since the 1985 nomination. Properties that were demolished have been removed from the district and resources that lost their architectural integrity have been re-evaluated as non-contributing. Several new buildings have been constructed within the limits of the boundary and since they have not reached the fifty-year threshold for listing in the NRHP, they are recommended as non-contributing.

Remeasurement of the existing boundary increased the area to 43.67 acres which is larger than the original 1985 boundary area. This discrepancy can be explained through advances in measurement technology. While the original 1985 verbal boundary description identified the Kanawha River as the southern border, the map included with the original nomination did not fully depict the totality of the district and left the southern boundary lines open. The 1985 verbal boundary description also described the district boundary as inclusive of Tu-Endie-Wei Park with an estimated size of approximately 300 feet by 300 feet, however, its original map does not appear to incorporate the whole of the Park within the existing district. To determine a more accurate area, aerial and tax parcel mapping were georeferenced into CAD software which provided improved measurement precision while depicting the original 1985 verbal boundary description.

One former contributing resource, the Captain Burnside House (Resource #56) was moved within the district and relocated to a lot at 300 Main Street. According to 36 CFR 60, the relocation of a listed resource without prior authorization from the National Park Service automatically delists the property from the National Register. This amended nomination includes an argument to redesignate the property as a contributing resource.

The linear district is characterized by a dense commercial corridor along Main Street composed primarily of two and three-story masonry buildings, with residential blocks, churches, and civic buildings extending to the north and east. Despite some alterations and limited modern infill, the district retains the historic street grid, traditional lot patterns, sidewalks and a concentration of historic resources that continue to define the historic character of Point Pleasant.

The Point Pleasant Battleground, which forms the southern boundary of the district, was individually listed in the National Register of Historic Places in 1970, was included in the original district nomination and is included within the boundary of this amended nomination.

This district now includes 101 contributing and 40 non-contributing resources.

Setting and Location

Point Pleasant is situated at the confluence of the Ohio River and the Kanawha River in Mason County, West Virginia which flank the western and southern boundaries of the district. The narrow district centers on Main Street and occupies generally level ground extending west toward the riverfront and east to Viand Street. Its historic character is defined by the relationship between the Main Street commercial corridor, the river, the adjacent residential neighborhood, prominent ecclesiastical and civic landmarks, and transportation features including the railroad corridor and associated infrastructure. The floodwall (Resource #2), which runs along the south and west side of the district, is also a key feature. Buildings within the district reflect successive phases of development from the late-eighteenth century through the late-twentieth century and include a range of commercial, residential, institutional and religious buildings that together convey the physical development of the community over time.

District Layout, Street Pattern, Topography and Landscape Features

Point Pleasant is organized on a rectilinear street grid oriented along north-south/east-west axes. The district occupies generally level terrain at the confluence of the Ohio and Kanawha Rivers, a location that influenced the community's development and circulation patterns. Main Street forms the principal north-south corridor through the district and historically served as the primary commercial and residential thoroughfare. Main Street, which is bricked south of the floodwall, terminates at the Kanawha River, a former ferry access point. Sixth (6th) Street functions as the primary east-west route, connecting the Main Street commercial corridor with points east and is anchored by the County Courthouse. Historically, this road provided access to the riverfront and ferry access.

Street widths varied by function. Main Street measures approximately 32 feet in width. East-west streets, including 2nd Street and 6th Street, are 25 feet in width. Narrow service alleys extend behind some properties along Main Street, providing secondary access to rear yards, carriage houses and later, garages. The majority of these alleys remain intact and continue to function as service corridors within the commercial district. While the historic rectangular street grid is fairly orderly and remains intact, 4th Street and 7th Street have a distinct wedge-shape which may account for the curvature of the river.

Within the district are five asphalt paved parking lots. With the exception of the Sixth Street lot which was established after the closure of the Silver Bridge approach ca. 1970 (Resource #121),

each parking lot was created on private property lining Main Street to accompany existing businesses, social/fraternal organizations and nearby school facilities.

The district's topography is generally flat, supporting a pedestrian-oriented environment characterized by rectangular lots, consistent setbacks and continuous sidewalks. The former Kanawha & Michigan Railroad line passes through the district on an elevated trestle extending west across the Ohio River. A secondary railroad line, the historic Ohio River Railroad, is located just outside of the district boundary to the east and north. The large concrete floodwall (Resource #2), which lines much of the downtown, is a key element that has altered the physical appearance and circulation of Point Pleasant and became an important feature in the community's later development.

Landscape features within and adjacent to the district include the Ohio River waterfront, public walkways along the riverbank, and civic landscape elements such as monuments, murals, and public art installations that mark prominent public spaces. The Tu-Endi-Wei State Park on the south side of the district includes three prominent gravesites for Chief Cornstalk, "Mad" Anne Bailey and Col. Charles Lewis, all of whom were associated with the early frontier history of the region. The park also includes monuments and interpretive features relating to the Battle of Point Pleasant, as well as Native American and regional maritime history.

This district also contains the Pioneer Cemetery (Resource #116) along Viand Street, a historic burial ground associated with early settlement in Point Pleasant.

Commercial Resources

Main Street developed as Point Pleasant's principal commercial corridor during the early nineteenth century and remains as the primary street within the district. Early development clustered in the southern portion of the district near the "Point," where access to river transportation influenced the location of early commercial activity. As the town expanded, commercial development extended northward along the riverfront and near the courthouse, forming a continuous streetscape along Main Street.

Commercial buildings within the district are predominantly of masonry construction and are typically two or three stories in height. Buildings are generally constructed on lots with zero-lot-line setbacks and feature traditional storefront configurations at the ground level with offices or residential apartments above. Character-defining architectural features include double hung sash fenestration and decorative cornices, parapet walls and brick or cast-iron facades. These elements contribute to the cohesive appearance of the Main Street commercial corridor.

Early Commercial Buildings

The Walter Newman Mansion House (Resource #1), constructed in 1796, is the earliest extant structure within the district. The two and-one-half-story log structure functioned both as a residential dwelling, ferry landing and licensed ordinary. The building was altered in the early twentieth century when modern additions were removed, a wraparound porch was added to protect the log walls and square Palladian windows were added to the gable ends; however, these changes have also achieved significance within the past 50 years. Although most late eighteenth- and early nineteenth-century buildings in Point Pleasant were constructed of log and are no longer extant, the Walter Newman Mansion House represents an early phase of commercial activity within the community.

Late Nineteenth and Early Twentieth Century Commercial Growth

The majority of the extant commercial building stock along Main Street date from the late nineteenth and early twentieth centuries, when brick construction replaced wood and log buildings. Buildings from this period typically feature corbelled cornices, decorative brickwork, and vernacular interpretations of Victorian commercial design.

Notable buildings within the district include the Independent Order of Odd Fellows Building (Resource #59), Hooff's Opera House (Resource #14) and Livery (Resource #15), the Mercy Hospital (Resource #81) and the Barbee Building (Resource #28) which share architectural characteristics with corbelled cornices and vernacular interpretations of popular Victorian designs. The First National Bank (Resource #70) and the Hein Building (Resource #76) also illustrate the architectural development of Point Pleasant's commercial district. The landmark Spencer Hotel (Lowe Hotel, Resource #18), is one of the largest and most prominent commercial buildings within the district. The builders of the Spencer Hotel also transformed neighboring buildings by altering their facades to create a consistent setback (Resource #19). Several buildings in the commercial district retain datestones, historic names or, in some cases, were designed by architects.

The United States Post Office (Resource #17) and the County Courthouse (Resource #79), offer a distinct visual contrast to the surrounding red brick masonry and show the wealth and prestige of the growing 20th century commercial corridor.

Additional commercial resources reflect the twentieth century development and architectural trends. The State Theatre (Resource #26) is the only surviving known example of an entertainment venue that contributed to the vitality of downtown Point Pleasant.

Mid-to Late-Twentieth Century Commercial Changes

Commercial development in the mid-twentieth century reflects the increasing influence of automobile transportation. New construction during this period often consisted of one-story commercial buildings with large plate glass storefront windows oriented toward automobile

traffic. The G.C. Murphy Building (Resource #64), constructed in 1969, is an example of this type of commercial infill development. The infill building at 305 Main Street (Resource #12) is also a typical example of one-story commercial infill.

Other buildings from this period include small commercial infill structures, service stations and drive-through bank buildings (Resource #20) that changed the physical development of the district. These buildings were typically constructed of concrete block and finished with a brick veneer or other modern materials.

Parking areas also became a new feature in the district in the mid-twentieth century. Many parking areas were incorporated behind the commercial buildings, often accessed via an alley. Another mid-century development was the Gene Salem Senior Center, at 101 2nd Street (Resource #8). This early modern building is constructed of concrete block and has a stepped, parapet roof. This resource reflects the changing architectural tastes in mid-century Point Pleasant.

Some non-contributing modern infill has also occurred within the district. The American Legion Post 23 (Resource #7) constructed a modern lodge for their group in 2000; the architecture and placement of which are clearly distinct from the surrounding historic development. A significant infill project occurred within the downtown with the new construction of the Point Pleasant River Museum (Resource #57). The museum's previous home on Main Street suffered a fire in 2018 and now remains vacant (Resource #48). A number of modern buildings were constructed along Viand Street, causing the demolition of formerly contributing buildings. The Dollar General Building (Resource #113), located at 901 Viand Street, replaced the Livia Poffenbarger House. The Advance Auto Parts Store (Resource #115) at 812 Viand Street was built in the district in 1999. The Parrack Insurance and Financial Building at 809 Viand Street (Resource #109) was built in 2005.

Point Pleasant's location along the Ohio River exposed the downtown to repeated flooding events throughout its history. In response to these conditions, a reinforced concrete floodwall was constructed along the riverfront in the mid-twentieth century to protect the downtown from future flooding. The floodwall extends along the western and southern edge of the district and represents a significant infrastructure feature associated with mid-twentieth century flood control efforts.

Despite localized storefront alterations, including replacement windows, recessed entrances or modern cladding typical of mid-twentieth-century commercial modernization, some demolition and some modern infill, the commercial corridor along Main Street retains its historic scale, rhythm and massing.

Residential Resources and Architectural Styles

Residential development within the district reflects Point Pleasant's late nineteenth-and early twentieth-century expansion beyond the commercial core. Residential blocks extend primarily north of the Main Street commercial corridor and consist of detached, single-family dwellings constructed on flat, rectangular lots with consistent setbacks.

Development occurred incrementally through individual property owners rather than large-scale planned subdivisions, resulting in a neighborhood that contains a variety of late-nineteenth and early-twentieth century architectural styles while maintaining a consistent scale and streetscape pattern.

Residential areas within the district retain a consistent pattern of front-yard setbacks, sidewalks and mature street trees. Houses are typically two and-one-half stories in height and are almost all oriented toward the street with front porches facing the sidewalk. Rear yards frequently contain garages or former carriage houses originally accessed by alleys.

Aside from the Walter Newman Mansion House (Resource #1), constructed in 1796, and some modern, late twentieth-century infill (south of Seventh Street), most extant residential buildings within the district date from the late nineteenth and early twentieth centuries. These residences include both architect-designed dwellings and vernacular houses that reflect changing architectural trends during this period.

Italianate architecture is represented in both residential and commercial buildings within the district. Common characteristics include shallow hipped roofs, wide overhanging eaves with decorative brackets, tall, narrow window openings and ornamental crowns. An example of this residential style is the English-Patterson-Bittle-Berry House at 902 Main Street (Resource #97) constructed circa 1870.

Late 19th century residential architecture within the district also includes examples of the Queen Anne style. These dwellings typically feature complex roof forms, asymmetrical facades, projecting bays, and varied textures and decorative woodwork. Within the district, the dwelling at 906 Main Street (Resource #98) and the Daniel McCulloch House at 903 Main Street (Resource #40) are typical examples of the Queen Anne style. The location of the Kisner House at 105 3rd Street (Resource #13) is a late Victorian masonry dwelling built in 1889 whose location shows its close relationship to the Ohio River and later, its confinement by the floodwall.

Early twentieth century residential development included various types of Colonial Revival dwellings. Colonial Revival houses often incorporate symmetrical facades, classical detailing and columned porches. Early Free classic examples incorporate classical detailing onto Victorian forms, as illustrated by the dwelling at 1002 Main Street (Resource #102).

Dutch Colonial Revival dwellings, with gambrel roofs, further reflect the popularity of revival styles and are typically recognizable by their distinctive gambrel roof as illustrated by the building at 704 Main Street (Resource #86).

Center-hall Colonial Revival style dwellings also are found in the residential neighborhood, including the Episcopal Rectory at 810 Main Street (Resource #93). Resource #34, at 709 Main Street, is a representative example of a front gable cottage straddling between the Victorian and Colonial Revival styles. The Edward Heiner House at 1006 Main Street (Resource #103) is an architect-designed Colonial Revival style dwelling built in the middle of the Great Depression.

Foursquare house forms appear less frequently but still contribute to the district's architectural diversity and are represented by 105 Main Street (Resource #105), and 629 Main Street (Resource #31). The building at 300 Main Street (Resource #56) is a representative example of an American Foursquare house constructed with hand-pressed concrete blocks. A similar design with more architectural detail can be seen in the dwelling at 4 Main Street (Resource #44).

The Barbee House at 615 Main Street (Resource #29) is unusual in its Prairie-influenced design, although its tall, three-story height also is indicative of its construction in a flood-prone zone.

Point Pleasant has several modern infill residential buildings constructed within the southern end of the historic district including Twin Rivers Towers, a seven-story Brutalist residential apartment structure located at 200 Second Street (Resource #51) built ca. 1980. Several one-story buildings at the southern end of Main Street were also constructed to provide residential apartment housing, including 105, 123, 125, 127 Main Street (Resources #3, #4, #5, #6). These units, constructed ca. 1980, are clad in brick with gabled roofs. The residential building at 625 Main Street (Resource #30) is an anomaly within the district as it incorporated several parcels, has an irregular setback and is surrounded by a fence. The construction of this building (ca. 2010) caused the relocation of the Captain Burnside House (Resource #56) and interrupts the otherwise rhythmic cadence of the streetscape. This building is the most modern residential structure within the district and is considered non- contributing.

The dwelling at 809 Main Street (Resource #38) was built in 1999, resulting in the demolition of a previously contributing resource. Although it is set back slightly farther from the street than the surrounding historic buildings, it was designed with revival-inspired features that allow it to blend more easily into the residential district than other modern infill.

In 2010, the building at 300 Main Street (Resource #56) was moved within the district and located on a separate plot to avoid demolition. This resource is discussed further in the "Moved Resources" section.

Ecclesiastical, Civic, and Institutional Resources

The Point Pleasant Historic District contains several architecturally significant ecclesiastical structures representing a range of denominations. These resources are generally located within adjacent residential blocks and are visually prominent due to their scale, materials and architectural detailing.

The Point Pleasant Presbyterian Church (Resource #90), located at 208 8th Street, was constructed between 1925 and 1926. The church was designed by Charleston architect Fred Crowther in the Neoclassical style and features a symmetrical façade, classical detailing, and a prominent entrance oriented toward the street. Its yellow brick construction and full-height columns give the building an air of prominence.

The Main Street Baptist Church (Resource #107), at 1100 Main Street was constructed in 1924 and represents the Gothic Revival style. The building features pointed-arch openings, steep rooflines, and masonry construction typical of early twentieth-century ecclesiastical architecture. Christ Episcopal Church (Resource #92), located at 804 Main Street, is a Gothic Revival-inspired church constructed of Indiana limestone designed by architect Ralph Adams Cram. The building features pointed-arch openings, buttresses and stained-glass windows, including a triple-lancet chancel window. The church occupies a prominent location along Main Street and contributes to the architectural diversity of the district.

The only church within the southern portion of the district is the Church of Christ in Christian Union at 206 Main Street, was built in 1889, which is recognizable by its Gothic Revival form, tower and central oculus (Resource #54).

Institutional and civic resources are also present within the district and reflect the community's role as the county seat. The United States Post Office (Resource #17) at 329 Main Street was constructed in 1913. The building is designed in a Neoclassical style and constructed of stone, with classical detailing that distinguishes it from the surrounding brick commercial buildings.

The Mason County Courthouse (Resource #79), constructed in the mid-twentieth century, occupies a prominent site at 200 Sixth Street and serves as the primary governmental building within the district. Similar to the Post Office, the gray stone of the courthouse contrasts with the surrounding red brick commercial buildings.

The former Kanawha & Michigan Railroad line (Resource #117) is elevated above the district at Seventh Street, creating a visual barrier between the residential and commercial districts. The

trestle, built in 1886 and updated in 1919, retains its original design and materials and creates a distinctive visual feature in Point Pleasant.

Moved Resource

The Captain Burnside House, Resource #56, was originally located near 625 Main Street. Facing demolition, the building was relocated to 300 Main Street in 2010 using six Buckingham Dollies.[1]

According to National Register regulations (36 CFR 60.14.b.4), a listed property that is moved without prior documentation and approval from the National Park Service is considered removed from the National Register. To regain National Register status, the property must be reevaluated in its new location. As no approval was requested from the National Park Service, this amended nomination evaluates the resource and recommends it as contributing to the district despite its relocation.

The dwelling originally sat on the west side of Main Street on the outskirts of the commercial district and now it is situated three blocks south on the east side of Main Street. The building's original **design** and **workmanship** remain largely intact as the concrete block walls, front porch and fireplace, constructed by WF Fowler in 1909, were retained. The building's setback from the main road was increased by approximately 30 feet and the property currently has two concrete parking spaces in front of the building; however, the property is surrounded by a flat, grassed lawn, similar to the original setting.

The resource's original site ca. 1930 was surrounded by residential resources, however, at the time of the building's relocation, the area had lost a number of its neighboring historic residential buildings. The **setting** of the new placement of the building does not severely detract from the historic character of the building.

Although moved from its original **location**, the building still possesses good architectural integrity. The resource retains much of its original **materials** including several original leaded glass windows. Where windows were removed, replacement vinyl windows were installed to match the original one-over-one double-hung sash style.

Other alterations include a reconstruction of a one-story frame addition on the rear (east) elevation of the building that matches the footprint of the original which was removed prior to the move. The building continues to retain the **feeling** and **association** of an early turn of the century house constructed of locally made concrete block, a material well suited to Point Pleasant's recurrent flooding.

[1] Wolfe House and Building Movers, "Block House Move," https://www.wolfehousebuildingmovers.com/project/block-house-move/, accessed March 10, 2026.

The site to which Resource #56 was moved to was originally occupied by a contributing resource (Resource #13 in the 1985 nomination), which was demolished prior to the relocation. Please see Figure 1.

This resource was originally documented as a contributing resource to the Point Pleasant Historic District (1985). Despite its relocation, the resource continues to contribute to the district's historic significance.



Plate 1. Original site of Resource #56, as shown during the 1937 Flood, (Historic Photograph, Source Unknown).



Plate 2. Main Street facing northwest. Resource #56 was originally located left (south) of this brick dwelling at 629 Main Street.



Plate 3. Main Street, facing northwest. Approximate original location of Resource #56 is marked by an arrow.

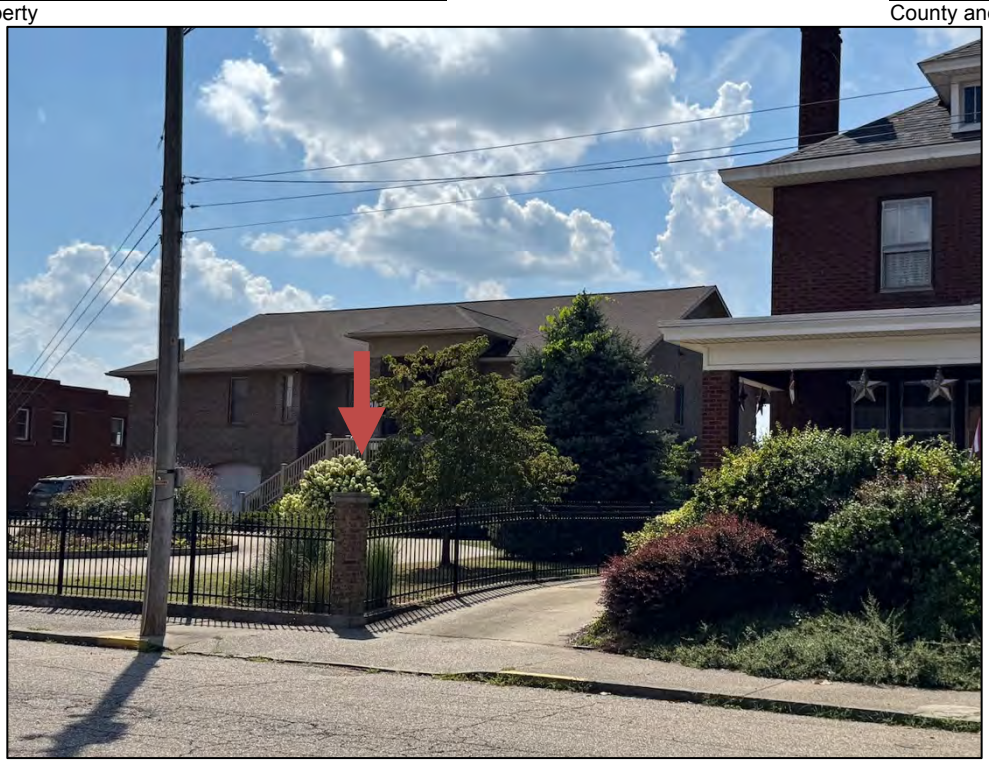


Plate 4. Former location of Resource #56, marked by arrow. The historic building was relocated to avoid demolition.



Plate 5. Existing site at 300 Main Street, facing east.

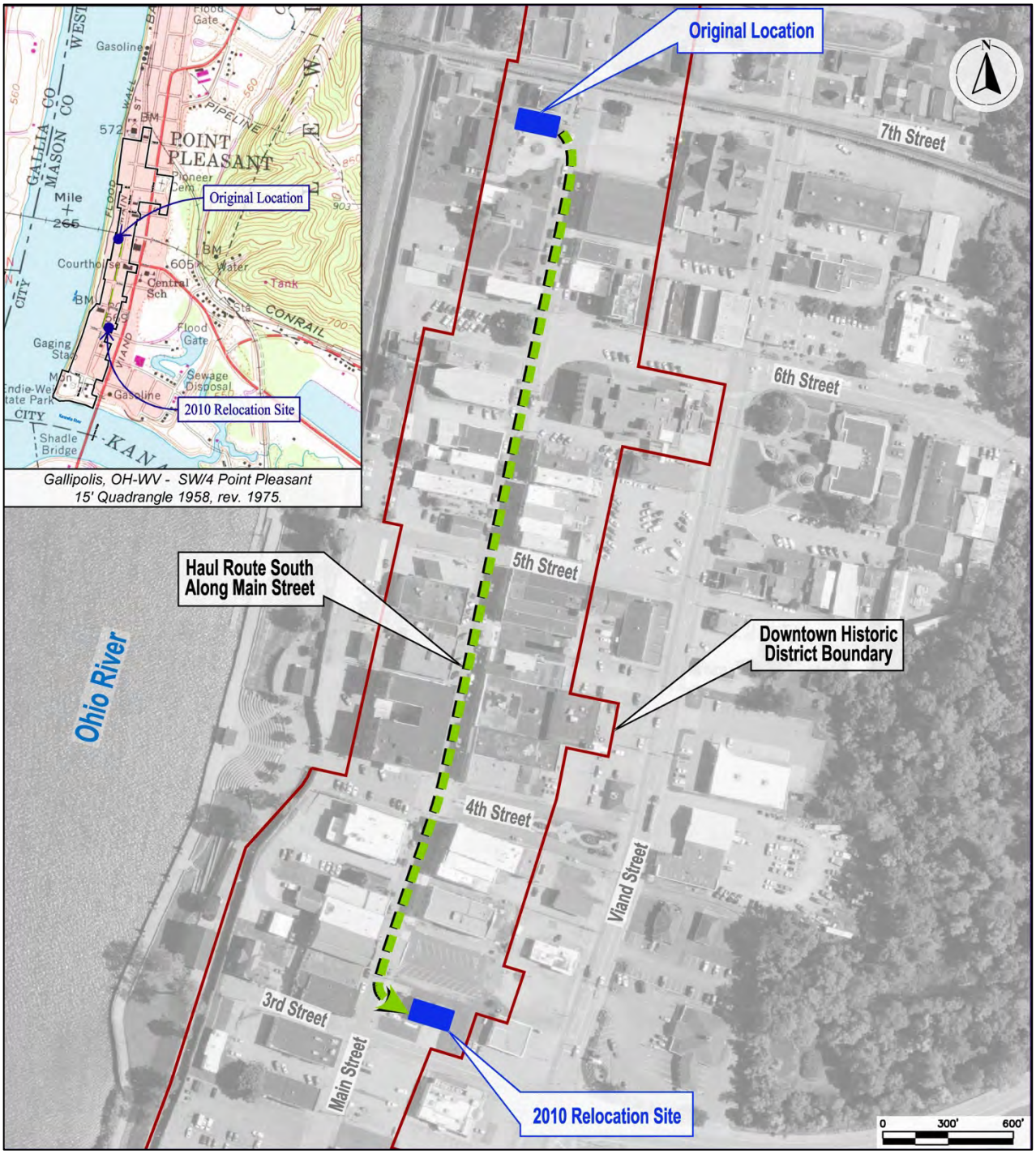


Figure 1. Original and Relocated Site of the Captain Burnside House.

Modern Infill and Alterations

Modern development within the district is limited and generally occurs on the southern edge of the historic core or on lots where earlier buildings were lost to flooding, fire, or demolition. These later buildings include a mix of residential and commercial structures and are generally constructed of concrete block or clad in contemporary brick veneer. In addition to new construction, some historic commercial buildings have experienced storefront alterations, including replacement windows, modern cladding, or updated signage typical of mid-twentieth century commercial modernization. Some residential buildings within the district also display common alterations such as replacement siding, window changes or porch modifications. Despite these changes, the overall scale, lot pattern and spatial organization of the district remain intact.

Collectively, the district's commercial, residential, ecclesiastical and civic buildings illustrate the historic physical development of Point Pleasant from the late eighteenth century through the late twentieth century.

Integrity

The Point Pleasant Historic District retains integrity of location, setting, design, materials, workmanship, feeling and association.

Although the community has experienced growth and change over the past two centuries, the district continues to convey the historic significance of Point Pleasant as a county seat and primary commercial center of Mason County. Integrity of location is retained, as the vast majority of contributing resources remain in their original locations. One building, the Captain Burnside House (Resource #56), was relocated within the district in 2010 but continues to occupy a compatible location within the historic streetscape.

Integrity of **setting** is reflected in the intact historic street grid, traditional lot patterns, and sidewalks that define the district's spatial organization. The relationship between the Main Street commercial corridor, the residential neighborhood and the prominent ecclesiastical and civic landmarks remain clearly evident.

The district retains a strong integrity of **design**, visible in the survival of historic building forms, massing, rooflines, and setbacks across the district. Main Street continues to function as the community's primary commercial corridor. Upper Main Street extends into the residential neighborhood, and religious resources remain visually and spatially prominent within the district.

Integrity of **materials** and **workmanship** is evident in the commercial buildings, civic structures and residential dwellings that retain their historic masonry, decorative detailing and traditional

construction techniques. Some buildings exhibit common alterations including replacement windows, or the application of later siding materials, however, these changes generally do not obscure the character-defining features or compromise the overall architectural integrity of the district.

The district also retains integrity of **feeling** and **association**, which is conveyed through the concentration of historic buildings, continuity of the streetscapes and presence of civic and institutional landmarks which allow the district to be readily understood as a county seat and regional center of commerce and education.

Thirty-four (34) resources identified in the 1985 nomination have been demolished. Four resources within the district boundary were demolished that were not surveyed. One resource was moved. The demolished and relocated resources include the following:

Table 1: Resources within the Point Pleasant Historic District Demolished Since 1985

Original Resource #	Address	Original Nomination Status	Notes
7	100 Second Street	Contributing	
11	218 Main Street	Non-Contributing	
12	224 Main Street	Non-Contributing	
13	300 Main Street	Contributing	
14	310 Main Street	Contributing	
15	312/314 Main Street	Contributing	
16	318 Main Street	Contributing	
24	420 Main Street	Contributing	
24	422 Main Street	Contributing	
36	218 Main Street	Contributing	
43	612 Main Street	Non-Contributing	
44	626 Main Street	Non-Contributing	
45	630 Main Street	Contributing	
46	702 Main Street	Contributing	
52	802 Main Street	Contributing	
68	211 Main Street	Contributing	
68	213 Main Street	Contributing	
69	219 Main Street	Contributing	
73	313 Main Street	Not Surveyed	
86	619 Main Street	Contributing	
87	627 Main Street	Contributing	moved in 2010
89	703 Main Street	Contributing	

Original Resource #	Address	Original Nomination Status	Notes
94/112	209 9th Street	Non-Contributing	
97	807 Main Street	Contributing	
98	811 Main Street	Contributing	
100	208 Ninth Street	Non-Contributing	
105	1015 Main Street	Contributing	
106	200 Tenth Street	Contributing	
107	913 Viand Street	Contributing	Poffenbarger House
108	911 Viand Street	Contributing	
109	909 Viand Street	Contributing	
110	907 Viand Street	Contributing	
111	905 Viand Street	Contributing	
114	307 Eighth Street	Contributing	Formerly Langston School, built 1848.
115	306 Ninth Street	Contributing	
116	812 Viand Street	Contributing	
Not Surveyed	220 Main Street	Not Surveyed	
Not Surveyed	308 Ninth Street	Not Surveyed	
Not Surveyed	310 Ninth Street	Not Surveyed	

Modern infill and non-contributing resources are limited in number and scale and do not disrupt the overall historic character of the district. Within the downtown district, some vacant lots exist, including the former Ben Franklin store lot at 422 Main Street, which is now occupied by a grassed area. Only the Terrazzo entry flooring remains which reads, “Ben Franklin.” Another vacant lot has been incorporated into the neighboring restaurant near 507 Main Street (Resource #22). These vacant lots are not included within the resource count since they do not contribute to the significance of the district.

Resources classified as non-contributing were either constructed outside of the period of significance or have experienced alterations that substantially diminish their historic design, materials and/or workmanship. Approximately 70% of the extant resources in the district are classified as contributing and the district as a whole retains sufficient integrity to meet the criteria for listing in the National Register of Historic Places.

Methodology

This nomination was prepared with guidance from the *National Register Bulletin: How to Complete the National Register Registration Form*. However, guidance was also incorporated from the NPS bulletins which were published with specific guidance as related to small objects and sites, parking lots and resource counts.

Utilizing *Bulletin 16A, How to Complete the National Register Registration Form*, resources were classified as buildings, sites, structures, objects or as a district. While most resources were easily classified, Downtown Point Pleasant also has numerous monuments, markers and statues. Within Tu-Endie-Wei Park and along Fourth Street, headstones, historic markers and statues were recorded as objects, evaluated as contributing or non-contributing and depicted on the accompanying map by a point. While Bulletin 16A states, "…Do not count minor resources, such as small sheds or grave markers, unless they strongly contribute to the property's historic significance," several objects within Point Pleasant remain significant.[2] Small, landscaped areas and pocket parks were also documented in the same manner and were identified as either objects or sites. The Pioneer Cemetery and the Tu-Endie-Wei Park each were recorded as a site.

This nomination also aims to incorporate the *Best Practices Review* in "Considering Parking Lots," as published by the National Park Service in April 2025. Surface parking lots are now categorized as either a structure (improved) or site (unimproved). The parking lots that are considered as a structure typically have been engineered and include curbs, surfacing and contain pavement markings. Unimproved parking lots considered as sites generally do not have these features. Individual surface parking lots within the district were identified and evaluated as a contributing or non-contributing resource and is included in the resource count.

This nomination also utilized the *Best Practices Review: Amending National Register Documentation*. This nomination is a substantive amendment, as it changes the period of significance and the area of significance.

The brief, *Best Practices Review: Evaluating Garages and Outbuildings in Historic Districts,* also provides a better understanding of how to evaluate outbuildings. While the survey did not allow for the entry onto private property, garages were documented and evaluated when able to be accessed. Within the Point Pleasant Historic District, most ancillary buildings or garages were incorporated into the evaluation of the main structure, however, one garage resource was identified individually within the district as its main structure was demolished prior to the re-evaluation of the district.

[2] National Park Service, "National Register Bulletin 16A: How to Prepare National Register Registration Forms," 17 as found in *National Register of Historic Places Best Practices Review*, January 2023, Page 1.

These guides aided in the resource count which reflects all extant resources within the existing district. Of the 94 contributing resources identified in the original 1985 nomination, only 68 remain intact (in addition to the previously NRHP-listed Tu-Endie-Wei Park). Within the current nomination, resources within the Tu-Endie-Wei Park are counted individually.

Inventory List

The inventory list of the Point Pleasant Historic District (Additional Documentation) identifies all resources within the proposed district boundary.

Resource numbers from the original 1985 nomination were retained within the table to maintain continuity with earlier documentation. Contributing status was reevaluated as part of this update to reflect current integrity and the revised period of significance. Buildings or sites listed individually in the National Register are identified in the inventory and are considered contributing to the district. Resource numbers correspond to the maps in Section 9. Demolished resources are not included in the current resource count but remain documented in the inventory for reference.

There are 101 contributing resources and 40 non-contributing resources within the Point Pleasant Historic District (Additional Documentation). The following table provides the complete inventory of resources within the Point Pleasant Historic District. The resource numbers correspond to a map in Section 11.

Table 2. Inventory of Resources within the Point Pleasant Historic District (Amended Documentation)

Original Resource No.	Resource Information	Photograph
Resource No.	1	
Original Resource No.	1	
SHPO Site No.	MS-0961-0001	
Address	11 Main Street, Tu-Endi-Wei Park	
Name/Description	Point Pleasant Battleground/Mansion Ho.	
Date	1774/1796/1901/1908	
Style	Log/Stone	
Architect/Builder	Walter Newman/DAR/State of WV	
Description	A two and a half-story log home is the original centerpiece of this state park which is marked by a large obelisk, headstones and commemorative monuments and trees.	
Original Eligibility	Individually Listed/Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Associated with the 1774 Battle of Point Pleasant and early frontier history. The park retains integrity of location and setting.	
Resource Type	Site	
Resource No.	1A	
Original Resource No.	N/A	
SHPO Site No.	MS-0961-0001	
Address	11 Main Street, Tu-Endi-Wei Park	
Name/Description	Chief Cornstalk Monument	
Date	1954	
Style	Granite Monument	
Architect/Builder	Unknown	
Description	This granite obelisk was erected to mark the burial location of Chief Cornstalk, whose body was reinterred in 1954 during the construction of the present Courthouse.	
Original Eligibility	N/A	
Contributing to Updated District	Contributing Object	
Eligibility Summary	Marker commemorating the Native American Chief who participated in the 1774 Battle of Point Pleasant and early frontier history.	
Resource Type	Object	

Resource No.	1B
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Water Panther Monument
Date	Prehistoric; Added to Park in 1963
Style	Stone with log shelter
Architect/Builder	Unknown



Description	The water panther petroglyph, which is a Native American artwork carved into a large stone, was originally found in Mason County near Thirteenmile Creek. It was donated to the Tu-Endie-Wei Park in 1963 by Mrs. Burdette.[1] This petroglyph is housed in a small log shelter.
Original Eligibility	N/A
Contributing to Updated District	Contributing Object
Eligibility Summary	
Resource Type	Object

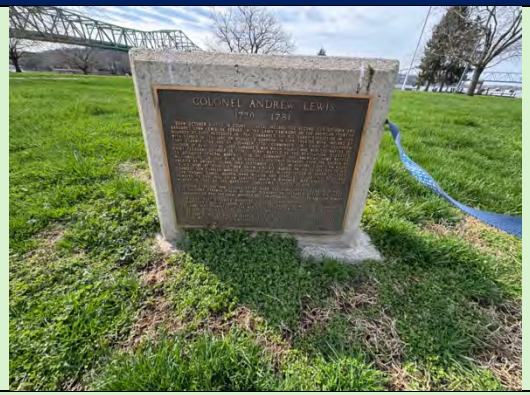
Resource No.	1C
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 North Main Street, Tu-Endi-Wei Park
Name/Description	Battle Monument
Date (ca.)	1909
Style	Granite Monument
Architect/Builder	Van-Amringe Granite Company of Boston; Charles Frederick Hess (local contractor)



Description	The DAR commissioned the construction of an obelisk of Balfour granite with a base of 24 feet square and a height of 82 feet. The monument would also contain a statue of a Virginia soldier constructed of Westerly granite.
Original Eligibility	Listed
Contributing to Updated District	Contributing
Eligibility Summary	
Resource Type	Object

[1] Main Street Point Pleasant, "The Panther Petroglyph," http://pointpleasantwv.org/MasonCoHistory/ARCH/Arch_7.htm#:~:text=A%20large%20stone%20bearing%20the,enhanced%20with%20a%20harmless%20powder, accessed April 5, 2026.

Resource No.	1D
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 North Main Street, Tu-Endi-Wei Park
Name/Description	Andrew Lewis' Grave Marker
Date	1977
Style	Granite Monument
Architect/Builder	Point Pleasant Rotary Club and the Point Pleasant Bicentennial Commission



Description	Rectangular granite stone with bronze plaque
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This monument was installed to commemorate the original gravesite of Col. Lewis. As it was erected in 1977, it does not meet the minimum age criteria for listing in the NRHP.
Resource Type	Object

Resource No.	1E
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 North Main Street, Tu-Endi-Wei Park
Name/Description	Liberty Tree Marker
Date	2020
Style	Granite Marker
Architect/Builder	Donated by the Point Pleasant WV Chapter of the Sons of the American Revolution



Description	This monument was installed at the base of a tree to symbolize the original liberty tree in Boston, Massachusetts and to honor the patriots who fought for freedom.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Because this marker was erected in 2020, it does not meet the minimum age criteria for listing in the NRHP.
Resource Type	Object

Resource No.	1F
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	The Magazine Marker
Date	1997
Style	Granite Marker
Architect/Builder	Donated by the Point Pleasant Chapter of the Sons of the American Revolution and the Jackson Foundation.



Description	This round granite monument was installed to recognize the building that previously stored gun powder, grain, and food. After the battle of Point Pleasant, it was used as a tomb for the body of Col .Lewis and others who died in the battle.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This marker was erected in 1997 and therefore, does not meet the minimum age for listing in the NRHP.
Resource Type	Object

Resource No.	1G
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Mason County Revolutionary War Soldiers Marker
Date	1934
Style	Granite Marker with Bronze Plaque
Architect/Builder	Erected by the Col. Charles Lewis Chapter of the DAR



Description	Rectangular stone with bronze marker identifying names of Mason County residents who fought in the Revolutionary War.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	This marker is considered a contributing object to the Tu-Endie-Wei Park and the Point Pleasant Battlefield.
Resource Type	Object

Resource No.	1H
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Tu-Endie Wei Garden Club in Recognition of Past, Present and Future Members Marker
Date	Unknown
Style	Granite Marker
Architect/Builder	Tu-Endie Wei Garden Club



Description	Small rectangular granite marker placed at the base of a tree
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This granite marker appears to be a recent addition to the park. Its design appears to be more modern and does not appear to meet the minimum age criteria for NRHP listing or have a connection to the historic significance of the Tu-Endie-Wei Park.
Resource Type	Object

Resource No.	1I
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Sallie Marmet Anchor/Flagpole
Date	1929
Style	Anchor
Architect/Builder	Unknown



Description	The Sallie Marmet was a steamship which sank in the port of Cincinnati in 1925 after hitting this anchor. Diver Tom McGuffin raised the anchor and placed it against this flagpole in 1929. The anchor was identified as belonging to an early clipper ship. It was added to the Tu-Endie-Wei Park in recognition of the region's riverboat history.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	This marker is considered a contributing object to the Point Pleasant Historic District.
Resource Type	Object

Resource No.	1J	
Original Resource No.	N/A	
SHPO Site No.	MS-0961-0001	
Address	11 Main Street	
Name/Description	Date Stones Oct 10 1774"	
Date	Unknown	
Style	Granite Monument	
Architect/Builder	Unknown (may be a part of the Magazine Monument)	
Description	Small, granite datestone	
Original Eligibility	N/A	
Contributing to Updated District	Non-Contributing	
Eligibility Summary	These two datestones commemorate the date of the Battle of Point Pleasant. At this time, their history is unknown	
Resource Type	Object	
Resource No.	1K	
Original Resource No.	N/A	
SHPO Site No.	MS-0961-0001	
Address	11 Main Street, Tu-Endi-Wei Park	
Name/Description	Survey Marker	
Date	Unknown	
Style	Concrete with bronze marker	
Architect/Builder	US Coast Guard Survey	
Description	US Coast and Geodetic Survey Marker	
Original Eligibility	N/A	
Contributing to Updated District	Non-Contributing	
Eligibility Summary	More information is necessary to determine the eligibility of this survey marker.	
Resource Type	Object	

Resource No.	1L
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Almost Heaven Swing
Date	2024
Style	Wood
Architect/Builder	State of West Virginia



Description	Freestanding wood swing and camera stand
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This swing was installed in August of 2024 by the WV Division of Tourism. It does not meet the minimum age criteria for listing in the NRHP.
Resource Type	Object

Resource No.	1M
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	French Leaden Plate Recognition Marker
Date	1931
Style	Granite with bronze plaque
Architect/Builder	Colonial Dames of America



Description	This marker remembers the French leaded plates which were buried along the Ohio River in 1749. The plate was removed in 1849 near Point Pleasant.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	Historic marker placed by Colonial Dames of America
Resource Type	Object

Resource No.	1N
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	"Mad" Ann Bailey Monument
Date	2002
Style	Black Granite Monument
Architect/Builder	This monument was erected by the Charles Lewis Chapter of the DAR in 2002.
Description	It marks the gravesite of Ann Bailey, a frontierswoman who was reinterred at this site in 1901.
Original Eligibility	N//A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This does not meet the minimum age requirement for listing in the NRHP.
Resource Type	Object



Resource No.	1O
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Merci Tree Marker
Date	1984
Style	Bronze Plaque on Concrete
Architect/Builder	Donated by WV Federation of Women's Clubs
Description	Rectangular monument placed at the base of a tree. This plaque recognizes the French Oak saplings sent to West Virginia as part of the Merci Train from grateful French citizens in 1949.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	The marker was placed in 1984, which does not meet the minimum age for NRHP eligibility.
Resource Type	Object



Resource No.	1P
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Stone Retaining Wall
Date	1915
Style	Stone wall
Architect/Builder	Unknown



Description	In 1915, the State of West Virginia appropriated $2,500 to "protect and improve the riverbank around the Point Pleasant monument."[2] It is assumed that as part of this effort, a short stone wall was added on the west and south perimeter of the property.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	Contributing to the Point Pleasant Historic District
Resource Type	Structure

Resource No.	1Q
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street, Tu-Endi-Wei Park
Name/Description	Public Restroom
Date	Ca. 2000
Style	Front Gable
Architect/Builder	State of West Virginia



Description	This one-story front gable frame building houses two restroom facilities. The base of the building is clad in stone while the upper portion of the building is clad in wood siding.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This modern building does not meet the minimum age criteria for the NRHP.
Resource Type	Building

[2] Acts of the Legislature of West Virginia, (Charleston, WV: J. Frew, Public Printer, 1915), 25.

Resource No.	1R
Original Resource No.	N/A
SHPO Site No.	MS-0961-0001
Address	11 Main Street
Name/Description	Walter Newman House
Date	1796
Style	Log Cabin
Architect/Builder	Walter Newman



Description	Two and a half-story side gable log structure with a wraparound shed porch. This building was rehabilitated by the Charles Lewis Chapter of the DAR ca. 1911 and includes minor incompatible alterations, however, the building still retains much of its original design and materials.
Original Eligibility	Listed
Contributing to Updated District	Contributing
Eligibility Summary	This historic building contributes to the district under Criterion A for its association with the early development of Point Pleasant.
Resource Type	Building

Resource No.	2
Original Resource No.	N/A
SHPO Site No.	MS-0961-0002
Address	East Bank of the Ohio River
Name/Description	Concrete Flood Wall
Date	1951
Style	Poured Concrete Wall
Architect/Builder	Army Corps of Engineers



Description	Concrete Flood Wall
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing structure constructed in 1951 by the U.S. Army Corps of Engineers, significant for its role in mid-20th-century flood control and civic infrastructure along the Ohio River. The wall retains integrity of design, materials, and function and reflects the engineering practices and federal investment that shaped Point Pleasant's postwar development.
Resource Type	Structure

Resource No.	3
Original Resource No.	N/A
SHPO Site No.	N/A
Address	105 Main Street
Name/Description	Apartment Complex
Date	1980
Style	N/A
Architect/Builder	Unknown



Description	One-story front gable masonry clad multi-family dwelling.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1980 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	4
Original Resource No.	N/A
SHPO Site No.	N/A
Address	123 Main Street
Name/Description	Apartment Complex
Date	1980
Style	N/A
Architect/Builder	Unknown



Description	One-story side-gable masonry clad multi-family dwelling.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1980 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold. *Oblisk is noted as resource 118.
Resource Type	Building

Resource No.	5
Original Resource No.	N/A
SHPO Site No.	N/A
Address	125 Main Street
Name/Description	Apartment Complex
Date	1980
Style	N/A
Architect/Builder	Unknown



Description	One-story front gable masonry clad multi-family dwelling.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1980 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	6
Original Resource No.	N/A
SHPO Site No.	N/A
Address	127
Name/Description	Apartment Complex
Date	1980
Style	N/A
Architect/Builder	Unknown



Description	One-story side gable masonry clad multi-family dwelling.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1980 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold
Resource Type	Building

Resource No.	7
Original Resource No.	7
SHPO Site No.	N/A
Address	100 2nd Street
Name/Description	American Legion Post 23
Date	2000
Style	N/A
Architect/Builder	Original Building Demolished



Description	Three and a half-story gabled clubhouse clad in brick veneer and dry-vit.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Three and a half-story gabled clubhouse clad in brick veneer and dry-vit. Noncontributing due to its 2000 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	8
Original Resource No.	N/A
SHPO Site No.	MS-0961-0003
Address	101 2nd Street
Name/Description	Gene Salem Senior Center
Date	1953
Style	Early Modern
Architect/Builder	Unknown



Description	One-story concrete block building with glass block windows and stepped parapet roof.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	Contributing building constructed in 1953, representing the Modern Movement through its concrete block construction, glass block windows, and distinctive rounded roofline and stepped parapet. It retains integrity and is significant under Criterion C for its mid-century architectural design.
Resource Type	Building

Resource No.	9
Original Resource No.	70
SHPO Site No.	MS-0961
Address	221 Main Street
Name/Description	KVC
Date	1920
Style	Early Commercial
Architect/Builder	Unknown



Description	Two-story, six-bay concrete block building with a sloped roof.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing early-20th-century commercial building that historically served as an auto and machine shop. It retains integrity and is significant under Criteria A and C for its role in Point Pleasant's commercial development and as a representative example of the Early Commercial style.
Resource Type	Building

Resource No.	10
Original Resource No.	71
SHPO Site No.	MS-0961-0005
Address	233 Main Street
Name/Description	Main Street Apartments
Date	1930
Style	Early Commercial
Architect/Builder	Unknown



Description	Two-story clay tile storefront building with a central entry.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing ca. 1930 Early Commercial building that historically supported Point Pleasant's commercial and automotive development. It retains integrity and is significant under Criteria A and C for its early-20th-century function and characteristic clay-tile and brick-veneer construction.
Resource Type	Building

Resource No.	11
Original Resource No.	72
SHPO Site No.	MS-0961-0006
Address	301/303 (Rear) Main Street
Name/Description	Kiser Building
Date	1892
Style	Italianate
Architect/Builder	Unknown



Description	Two-story masonry building with a sloped roof with a pressed metal cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing ca. 1892 Italianate six-bay commercial building significant under Criteria A and C for its late-19th-century commercial associations and characteristic brick construction with an ornate pressed-metal cornice. Despite storefront alterations, it retains sufficient integrity to convey its architectural and historical significance.
Resource Type	Building

Resource No.	12
Original Resource No.	72
SHPO Site No.	MS-0961-0007
Address	305 Main Street
Name/Description	COC/EDA/Main Street
Date	1965
Style	Mid-Century Commercial
Architect/Builder	Unknown



Description	One-story flat roof, masonry infill building with a recessed entry.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing ca. 1965 building associated with Point Pleasant's mid-century commercial expansion and civic investment. It retains integrity and reflects post-war architectural trends in its materials and form, meeting Criteria A and C.
Resource Type	Building

Resource No.	13	
Original Resource No.	35	
SHPO Site No.	MS-0961-0008	
Address	105 3rd Street	
Name/Description	Kisner House	
Date	1889	
Style	Late Victorian	
Architect/Builder	Unknown	
Description	This two and a half-story dwelling has a projecting front gable flanked by canted bay windows.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	The 1889 Late Victorian residence retains integrity and is characterized by its stone foundation, brick detailing, and slate roof. Significant under Criterion C for its architectural craftsmanship. Contributing.	
Resource Type	Building	

Resource No.	14	
Original Resource No.	73	
SHPO Site No.	MS-0961-0009	
Address	313 Main Street	
Name/Description	Hoof's Opera House	
Date	1896	
Style	Romanesque Revival	
Architect/Builder	James Neighbors	
Description	Three story, ca. 1890 Romanesque Revival building associated with Point Pleasant's cultural and social life as the Hooff Opera House. Distinct for arched window openings and stepped, corbelled parapet.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Alterations are present but it retains integrity and is significant under Criteria A and C for its historic function and architectural distinction. Contributing	
Resource Type	Building	

Resource No.	15	
Original Resource No.	74	
SHPO Site No.	MS-0961-0010	
Address	315 Main Street	
Name/Description	Bordman Furniture (Livery)	
Date	1896	
Style	Late Victorian Commercial	
Architect/Builder	James Neighbors	
Description	Two-story brick structure with corbelled parapet	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Contributing ca. 1896 building historically functioning as Hooff's Livery and supporting early transportation and commercial activity in Point Pleasant. Alterations are present, but the upper façade retains integrity, and the resource is significant under Criteria A and C.	
Resource Type	Building	

Resource No.	16	
Original Resource No.	75	
SHPO Site No.	MS-0961-0011	
Address	317 Main Street	
Name/Description	The Flawed Frog	
Date	1930	
Style	Early 20th Century Commercial	
Architect/Builder	Unknown	
Description	Two-story concrete block building clad in brick veneer.	
Original Eligibility	Non-Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Early-20th-century vernacular commercial building retaining integrity in massing and brick detailing. Significant under Criteria A and C for its role in downtown development and characteristic architectural form.	
Resource Type	Building	

Resource No.	17
Original Resource No.	76
SHPO Site No.	MS-0023_Rev01
Address	329 Main Street
Name/Description	United States Post Office
Date	1913
Style	Neo-Classical
Architect/Builder	Crane, Keene, Jackerman, James Knox Taylor
Description	Two-story stone building with four reset Ionic columns.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	1913 Neo-Classical Post Office retaining integrity in its limestone façade, recessed Ionic portico, and early-20th-century civic design. Significant under Criteria A and C for its longstanding governmental function and architectural distinction.
Resource Type	Building



Resource No.	18
Original Resource No.	77
SHPO Site No.	MS-0961-0013
Address	401 Main Street
Name/Description	The Lowe Hotel/The Hotel Spencer
Date	1903
Style	Second Renaissance Revival
Architect/Builder	Mutual Realty Company
Description	Four-story commercial masonry building with several storefronts clad in stone, with quoins accenting the corner and a decorative cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Early-20th-century Renaissance Revival hotel whose scale, corner siting, and architectural detailing reflect Point Pleasant's commercial ambition. The building has a prominent stone storefront, quoins and cornice. It retains integrity and is significant under Criteria A and C for its role in regional hospitality and its commanding architectural presence.
Resource Type	Building



Resource No.	19	
Original Resource No.	78	
SHPO Site No.	MS-0961-0014	
Address	417 Main Street	
Name/Description	Victoria's /H&R Block, Handley Law Office	
Date	1890	
Style	Renaissance Revival	
Architect/Builder	Mutual Realty Company (Rehabilitation)	
Description	Tripartite two-story masonry building with detailed corbelled cornice.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Ca. 1890 commercial building reflecting Point Pleasant's early commercial growth retains integrity despite storefront modifications. Significant under Criteria A and C for its longstanding commercial function and representative late-19th-century architectural character.	
Resource Type	Building	

Resource No.	20	
Original Resource No.	79	
SHPO Site No.	MS-0961-0016	
Address	421 Main Street	
Name/Description	People's Bank	
Date	1957	
Style	Mid-Century Modern	
Architect/Builder	Unknown	
Description	Two-story, three-bay bank building clad in stone panels.	
Original Eligibility	Non-Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Two-story, three-bay bank building clad in stone panels. Ca. 1957 Modern commercial building whose streamlined materials, recessed entry, and automobile-oriented site planning reflect mid-century shifts in downtown development. It retains integrity and is significant under Criteria A and C.	
Resource Type	Building	

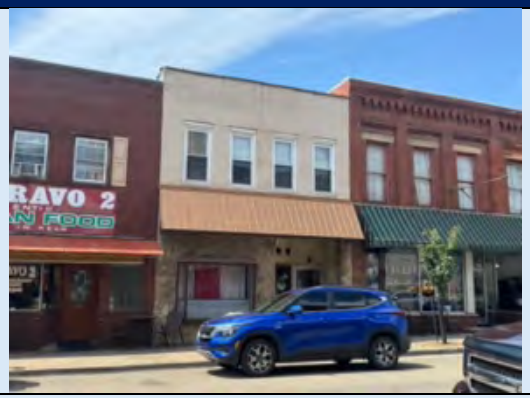
Resource No.	21
Original Resource No.	N/A
SHPO Site No.	N/A
Address	501 Main Street
Name/Description	Erie Insurance
Date	1986
Style	N/A
Architect/Builder	Unknown
Description	Two-story front gable masonry building clad in brick veneer.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1986 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building



Resource No.	22
Original Resource No.	80
SHPO Site No.	MS-0961-0017
Address	507 Main Street
Name/Description	Kustom Kuts Barber Shop
Date	1955
Style	Mid-Century Commercial
Architect/Builder	Unknown
Description	Two-story concrete block building with brick veneer façade. Paired vinyl replacement windows on façade.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Ca. 1955 commercial building reflecting mid-century infill development. It retains integrity and is significant under Criterion C for its modest but representative mid-20th-century commercial architecture.
Resource Type	Building



Resource No.	23	
Original Resource No.	80	
SHPO Site No.	MS-0961-0017	
Address	509 Main Street	
Name/Description	Rio Bravo 2 Mexican Restaurant	
Date	1938	
Style	Early 20th Century	
Architect/Builder	Unknown	
Description	Two-story, three bay masonry building with brick façade. Ca. 1948 commercial building whose recessed entry, large display windows, and brick detailing exemplify mid-century small-town commercial design.	
Original Eligibility	Non-Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Despite window replacements, it retains integrity and is significant under Criterion C for its architectural character and contextual fit within the downtown corridor.	
Resource Type	Building	

Resource No.	24	
Original Resource No.	81	
SHPO Site No.	MS-0961-0019	
Address	511 Main Street	
Name/Description	Solid Rock Studios	
Date	1948	
Style	Mid-20th Century Commercial	
Architect/Builder	Unknown	
Description	Two-story masonry building with faux stone storefront façade.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Ca. 1938 commercial building reflecting Point Pleasant's mid-20th-century economic vitality and characterized by its streamlined form and minimal ornamentation. Alterations do not diminish its integrity, and it remains significant under Criteria A and C.	
Resource Type	Building	

Resource No.	25
Original Resource No.	81
SHPO Site No.	MS-0961-0020
Address	515 Main Street
Name/Description	Tillie's Salon and Spa
Date	1889/1902
Style	Late 19th Century Commercial
Architect/Builder	Unknown
Description	Two-story, six bay brick building with two storefronts.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	A corbelled cornice accents the façade. Ca. 1889–1902 commercial building retaining integrity and significant under Criteria A and C for its early commercial role and characteristic brick detailing. A ghost mark is located on the north elevation.
Resource Type	Building



Resource No.	26
Original Resource No.	82
SHPO Site No.	MS-0961-0022
Address	523 Main Street
Name/Description	State Theatre
Date	1945
Style	Art Deco
Architect/Builder	Unknown
Description	Two-story yellow brick Art Deco theatre with a stepped parapet façade, original marquee and central ticket booth.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing ca. 1945 Art Deco theater that served as a cultural anchor in downtown Point Pleasant, retaining integrity in its stepped façade, vertical sign tower, and streamlined brickwork. Significant under Criteria A and C for its role in community entertainment and its distinctive architectural expression.
Resource Type	Building



Resource No.	27
Original Resource No.	83
SHPO Site No.	MS-0961-0023
Address	525 Main Street
Name/Description	Mason County Sheriff
Date	1930
Style	Art Moderne
Architect/Builder	Unknown



Description	Three-story buff brick building with a sloped roof with a stepped parapet. Fenestration includes 1/1 double hung sash vinyl windows. New exterior stairwell added to west elevation.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing mid-century Art Moderne commercial building retaining integrity and significant under Criterion C for its streamlined modernist design.
Resource Type	Building

Resource No.	28
Original Resource No.	84
SHPO Site No.	MS-0961-0023
Address	601 Main Street
Name/Description	Iron Gate Restaurant/Dr. Barbee Building
Date	1901
Style	Late Victorian Commercial
Architect/Builder	Unknown



Description	Three-story masonry building with a recessed, cast-iron façade, paired fenestration and a detailed metal cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Alterations do not diminish its integrity, and it remains significant under Criteria A and C for its architectural craftsmanship and contribution to the growth of Point Pleasant's commercial district.
Resource Type	Building

Resource No.	29	
Original Resource No.	85	
SHPO Site No.	MS-0961-0026	
Address	615 Main Street	
Name/Description	Barbee House	
Date	1917	
Style	Prairie School/Craftsman	
Architect/Builder	Unknown	
Description	Three-story masonry residence with a hipped roof. Two story addition on rear.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Three-story masonry residence built for Dr. Hugh Barbee and reflecting Point Pleasant's early-20th-century residential growth. Its Prairie- and Craftsman-influenced vernacular design retains integrity despite some later additions, supporting significance under Criteria A and C.	
Resource Type	Building	

Resource No.	30	
Original Resource No.	87	
SHPO Site No.	N/A	
Address	625 Main Street	
Name/Description	Residential Home	
Date	2010	
Style	Raised Ranch	
Architect/Builder	Unknown	
Description	Modern, two-story side gabled ranch dwelling with integrated two bay garage.	
Original Eligibility	N/A	
Contributing to Updated District	Non-Contributing	
Eligibility Summary	Noncontributing due to its 2010 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.	
Resource Type	Building	

Resource No.	31	
Original Resource No.	88	
SHPO Site No.	MS-0961-0027	
Address	629 Main Street	
Name/Description		
Date	1920	
Style	American Foursquare	
Architect/Builder	Unknown	
Description	Two and a half-story, two bay brick American Foursquare residence with a pyramidal hipped roof and full width porch.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Two and a half-story, two bay brick American Foursquare residence with a pyramidal hipped roof and full width porch. It retains integrity and significant under Criteria A and C for its early-20th-century residential role and Prairie/Craftsman-influenced architectural character.	
Resource Type	Building	

Resource No.	32	
Original Resource No.	90	
SHPO Site No.	N/A	
Address	705 Main Street	
Name/Description		
Date	1980	
Style	Saltbox style	
Architect/Builder	Unknown	
Description	Two-story frame, side gable saltbox style dwelling clad in vinyl siding.	
Original Eligibility	Contributing	
Contributing to Updated District	Non-Contributing	
Eligibility Summary	This building is recommended noncontributing due to its 1980 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold. It was incorrectly listed as contributing in the original nomination.	
Resource Type	Building	

Resource No.	33	
Original Resource No.	91	
SHPO Site No.	MS-0961-0029	
Address	707 Main Street	
Name/Description	John Hall House	
Date	1895/1905/1910	
Style	Late Victorian	
Architect/Builder	Unknown	
Description	Late Victorian vernacular residence distinguished by its steep front gable, fish-scale shingles, and wrap-around porch with classical detailing.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Despite being moved slightly within its parcel in 1999, it retains integrity and is significant under Criterion C for its well-preserved Victorian-era design and continued residential character.	
Resource Type	Building	

Resource No.	34	
Original Resource No.	92	
SHPO Site No.	MS-0096-0030	
Address	709 Main Street	
Name/Description		
Date	1908	
Style	Victorian	
Architect/Builder	Unknown	
Description	One and a half-story front gable dwelling clad in asbestos shingles and situated on a brick foundation. The steeply pitched metal roof has shed dormers.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Craftsman-vernacular dwelling retaining integrity and significant under Criterion C for its early-20th-century residential character and transitional architectural detailing.	
Resource Type	Building	

Resource No.	35
Original Resource No.	N/A
SHPO Site No.	MS-0961-0031
Address	711 Main Street
Name/Description	Virginia Risk House
Date	1880/1967
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two-story, three-bay front gable dwelling with brick veneer on façade. Significant alterations ca. 1967,now historic, illustrate mid-20th-century modernization within the district.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Despite reduced material integrity, it retains its original massing, setting, and residential use and contributes to the district's layered architectural character.
Resource Type	Building

Resource No.	36
Original Resource No.	93
SHPO Site No.	MS-0961-0032
Address	715 Main Street
Name/Description	
Date	1890/1950
Style	19th Century Vernacular
Architect/Builder	

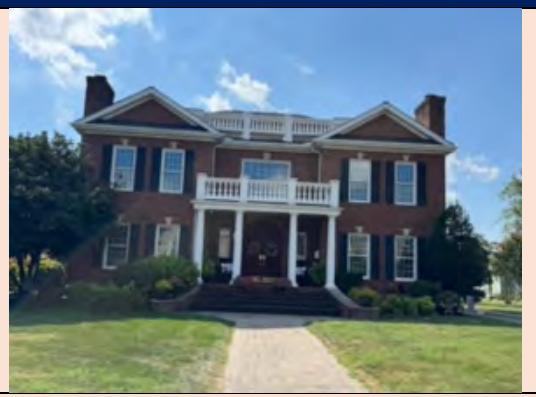


Description	Two-story frame building with a steeply pitched front gable roof. Façade is clad in multi-color brick veneer with a flat roof porch supported by metal trellis. Original fenestration replaced with paired 1/1 double hung sash flanked with faux shutters as well as a bow window.
Original Eligibility	Non-Contributing
Contributing to Updated District	Non-Contributing
Eligibility Summary	Extensive mid-to-late 20th century alterations have compromised its historic character and integrity.
Resource Type	Building

Resource No.	37
Original Resource No.	96
SHPO Site No.	MS-0961-0033
Address	803 Main Street
Name/Description	G.P. Gardner House
Date	1892
Style	Italianate
Architect/Builder	Unknown
Description	Two-story frame Italianate dwelling is clad in wood siding with a shallow hipped roof accented with bracketed eaves. Fenestration includes 1/1 double hung sash windows.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This building retains integrity and significant for its characteristic roof form, bracketed eaves, and preserved entry detailing.
Resource Type	Building



Resource No.	38
Original Resource No.	97
SHPO Site No.	N/A
Address	809 Main Street
Name/Description	
Date	1999
Style	N/A
Architect/Builder	Unknown
Description	Two-story brick clad Neo-Renaissance dwelling.
Original Eligibility	Original resource was demolished and replaced with this structure.
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1999 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building



Resource No.	39
Original Resource No.	N/A
SHPO Site No.	MS-0961-0035
Address	102 9th Street
Name/Description	(only garage remains)
Date	1900
Style	Colonial Revival
Architect/Builder	Unknown
Description	One-story, two bay garage constructed of clay tile with a pyramidal roof clad in asbestos shingles.
Original Eligibility	Originally contributing, however main resource demolished since listing
Contributing to Updated District	Non-Contributing
Eligibility Summary	Non-contributing property; demolition of the primary residence in 2017 and the limited significance of the remaining garage result in insufficient integrity for NRHP eligibility.
Resource Type	Building



Resource No.	40
Original Resource No.	101
SHPO Site No.	MS-0961-0037
Address	903 Main Street
Name/Description	John Daniel McCulloch House
Date	1887
Style	Victorian
Architect/Builder	
Description	Two and a half-story frame Victorian residence distinguished by its decorative stickwork, projecting gables, spindle work, and preserved wood cladding.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Despite past interior subdivision, it retains integrity and is significant under Criterion C and A for its exceptional Victorian-era craftsmanship and strong architectural presence within the district.
Resource Type	Building



Resource No.	41
Original Resource No.	102
SHPO Site No.	MS-0961-0038
Address	1003 Main Street
Name/Description	J.M.H. Beale House
Date	1890
Style	Victorian
Architect/Builder	Unknown



Description	This two-story frame Victorian dwelling is clad in vinyl siding, with 1/1 double hung sash windows and a highly decorative full width porch.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This dwelling retains its integrity and significance under Criterion C for its characteristic gables, segmental pediment crowns, and preserved ornamental detailing.
Resource Type	Building

Resource No.	42
Original Resource No.	103
SHPO Site No.	MS-0961-0039
Address	1007 Main Street
Name/Description	N/A
Date	1900
Style	Gable Front Cottage
Architect/Builder	Unknown



Description	One and a half-story front-gable dwelling has a flat roof porch supported by wrought iron trellises. Original leaded fenestration remains on façade.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	The building retains much integrity and is significant under Criterion C for its early-20th-century residential form and continued contribution to the residential development of Main Street corridor.
Resource Type	Building

Resource No.	43
Original Resource No.	104
SHPO Site No.	MS-0961-0040
Address	1009 Main Street
Name/Description	James Meneger/Taliaferro and Margaret Stribling House
Date	1882
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two-story frame dwelling clad in vinyl siding. A partially recessed porch supported by columns and Palladian windows indicate Colonial Revival influences and eclectic 19th-century detailing.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource retains much of its original design with some loss of integrity of materials. This building is significant under Criterion C for its architecture and under Criterion A for its contribution to the development of the Main Street Corridor.
Resource Type	Building

Resource No.	44
Original Resource No.	2
SHPO Site No.	MS-0961-0047
Address	4 Main Street
Name/Description	
Date	1915
Style	Foursquare
Architect/Builder	Unknown



Description	Two and a half-story Foursquare dwelling constructed of smooth pressed concrete with a pyramidal hipped roof. Decorative quoins and a full-width front porch accent the building. A one-story bay window is located on the north elevation.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource retains much of its original design with some loss of integrity of materials. This building is significant under Criterion C for its architecture and under Criterion A for its contribution to the development of the Main Street Corridor.
Resource Type	Building

Resource No.	45
Original Resource No.	3
SHPO Site No.	MS-0026_Rev01
Address	12 Main Street
Name/Description	Captain Stone House
Date	1885
Style	Victorian/Colonial Revival
Architect/Builder	Unknown
Description	Two-story frame Victorian/Colonial Revival dwelling clad in wood siding. Fenestration includes 1/1 double hung sash windows while the cross-gable roof is accented with returning eaves. A full-width porch with concrete columns extends across the façade.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource retains much of its original design with some loss of integrity of materials. This building is significant under Criterion C for its architecture and under Criterion A for its contribution to the development of the Main Street Corridor.
Resource Type	Building



Resource No.	46
Original Resource No.	N/A
SHPO Site No.	N/A
Address	20.5 Main Street
Name/Description	
Date	1980
Style	Front Gable
Architect/Builder	Unknown
Description	One-story front gable frame building is clad in vinyl siding and has a shallow roof. This infill building has a central entry flanked by vinyl double hung sash windows.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 1980 construction date, does not meet the 50-year age threshold.
Resource Type	Building

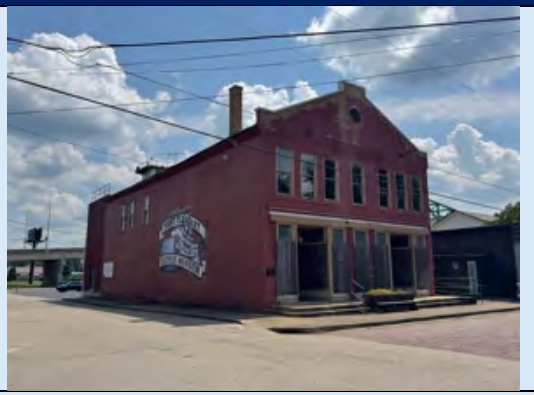


Resource No.	47
Original Resource No.	4
SHPO Site No.	MS-0961-0048
Address	20 Main Street
Name/Description	
Date	1880
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two-story, three-bay frame dwelling clad in vinyl siding with a side-gable roof. A two-story rear ell extends from the rear (east) elevation.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource is recommended as contributing under Criterion C to the Point Pleasant Historic District.
Resource Type	Building

Resource No.	48
Original Resource No.	5
SHPO Site No.	MS-0611_Rev01
Address	28.5 Main Street
Name/Description	Former River Museum, Currently Vacant
Date	1875
Style	Laye 19th Century Commercial
Architect/Builder	Unknown



Description	Two-story brick commercial building which formerly housed the River Museum prior to a fire in July 20198. The masonry building retains its storefront design as well as its characteristic parapet, corbel detailing, and enduring presence at the Main and First Street corner.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource retains much of its original integrity, even after a devastating fire affected the building. It is recommended eligible under Criterion C for its architecture and Criterion A for its association with the development of Point Pleasant.
Resource Type	Building

Resource No.	49
Original Resource No.	N/A
SHPO Site No.	N/A
Address	1st and Main Streets
Name/Description	Pilot House/Ice Cream Store
Date	2009
Style	N/A
Architect/Builder	Unknown



Description	This one-story structure previously served as part of a ship. It was transformed into an ice-cream stand with a rear porch.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	The structure is noncontributing due to its 2009 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	50
Original Resource No.	N/A
SHPO Site No.	MS-0961-0049
Address	104 Main Street
Name/Description	Fisherman's Net
Date	1920
Style	Early 20th Century Commercial
Architect/Builder	Unknown



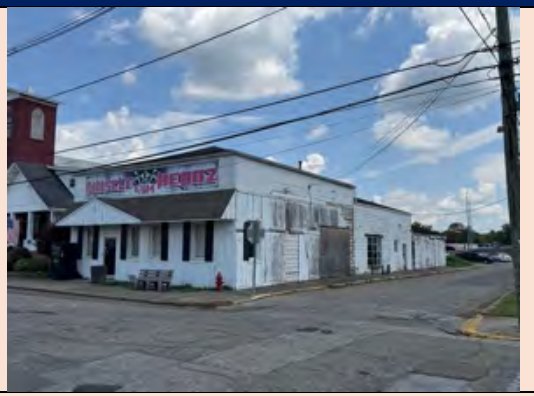
Description	This two-story, two-bay gabled commercial building is clad in stucco with a central entry and two double hung sash vinyl windows.
Original Eligibility	Non-Contributing
Contributing to Updated District	Non-Contributing
Eligibility Summary	Its architectural integrity has been compromised through the addition of stucco siding, the installation of a gable roof, replacing a stepped parapet roof and the installation of replacement windows which do not fill the historic window openings. Therefore, this building is recommended non-contributing to the NRHP.
Resource Type	Building

Resource No.	51
Original Resource No.	6
SHPO Site No.	N/A
Address	200 2nd Street
Name/Description	Twin Rivers Apartments
Date	1980
Style	Brutalist
Architect/Builder	Unknown



Description	Seven story apartment building constructed of concrete with recessed, vertically oriented windows.
Original Eligibility	Non-Contributing
Contributing to Updated District	Non-Contributing
Eligibility Summary	This seven-story masonry structure is recommended noncontributing due to its 1980 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold
Resource Type	Building

Resource No.	52
Original Resource No.	8
SHPO Site No.	MS-0961-0050
Address	200 Main Street
Name/Description	Muscle Heads Gym
Date	1926
Style	Early 20th Century Commercial
Architect/Builder	Unknown



Description	One story rusticated pressed concrete block building with a pent roof across the façade. The roof was raised and the original window openings enclosed.
Original Eligibility	Non-Contributing
Contributing to Updated District	Non-Contributing
Eligibility Summary	This one-story masonry commercial structure has undergone some alteration including the addition of a pent roof and the removal of the commercial entry as well as the addition of a hipped roof, obscuring its historic character. This resource is recommended not eligible for listing in the NRHP as it no longer retains its integrity of materials, design, workmanship or feeling.
Resource Type	Building

Resource No.	53
Original Resource No.	9
SHPO Site No.	MS-0961-0051
Address	204 Main Street
Name/Description	
Date	1925
Style	Front Gable Cottage
Architect/Builder	Unknown



Description	One and a half-story gable-front cottage situated on a pressed concrete foundation with clay tile walls. A shed roof dormer is located on the southern slope of the roof.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	The building retains integrity and is significant under Criterion C for its clay-tile construction and representative early-20th-century residential character.
Resource Type	Building

Resource No.	54
Original Resource No.	10
SHPO Site No.	MS-0961-0052
Address	206 Main Street
Name/Description	Church of Christ in Christian Union/ Methodist Episcopal Church
Date	1889
Style	Gothic Revival
Architect/Builder	Unknown



Description	One story, front gable Gothic Revival church constructed of brick with a side tower.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	The window openings have been infilled with replacement windows; however, the building remains significant for its distinctive ecclesiastical form, bell tower, and longstanding contribution to downtown Point Pleasant.
Resource Type	Building

Resource No.	55
Original Resource No.	11
SHPO Site No.	N/A
Address	218 Main Street (Main Street at Third Street)
Name/Description	Parking Lot for Ichiban 2 Restaurant
Date	Ca. 2004
Style	N/A
Architect/Builder	N/A



Description	Asphalt parking lot accessible via Main Street. Parking lot was installed ca. 2004 after the demolition of an existing building (ca. 2000). It is now used as overflow parking for a restaurant. The lot is paved in asphalt and striped with paid. [Building is outside of district boundary and not included in this nomination.]
Original Eligibility	Eligible Original Building Demolished.
Contributing to Updated District	Non-Contributing
Eligibility Summary	This resource was built outside the period of significance and does not appear to meet the minimum age or integrity requirements for listing in the NRHP.
Resource Type	Structure

Resource No.	56
Original Resource No.	13
SHPO Site No.	MS-0961-0053
Address	300 Main Street
Name/Description	Captain Burnside House Blaine Surveying (was moved within the district in 2010
Date	1909 moved 2010
Style	Foursquare
Architect/Builder	JW Fowler



Description	Two and a half-story pressed concrete block Foursquare building with some original windows.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Retains integrity of design and materials; eligible under Criteria A and C within the district. Was moved to current location in 2010.
Resource Type	Building

Resource No.	57
Original Resource No.	N/A
SHPO Site No.	N/A
Address	316 Main Street
Name/Description	Point Pleasant River Museum
Date	2022
Style	N/A
Architect/Builder	The Thrasher Group, Architect



Description	Two story concrete block museum building with a parapet roof.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 2022 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	58
Original Resource No.	18
SHPO Site No.	Ms-0961-0054
Address	324/326 Main Street
Name/Description	WV Adult Ed
Date	1905
Style	Italianate
Architect/Builder	Unknown



Description	Two story brick Italianate commercial building with a pilastered and corbelled façade, pressed-metal cornice, and characteristic early-20th-century storefront composition. The south elevation reveals a sloped roof and has a ghost mark painted advertisement.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is eligible under Criterion A for its association with the development of the downtown commercial district and under Criterion C for its architectural significance.
Resource Type	Building

Resource No.	59
Original Resource No.	19
SHPO Site No.	MS-0961-0055
Address	328 Main Street
Name/Description	The Coffee Grinder/Bunker 304, (The Odd Fellows Building)
Date	1900
Style	Italianate
Architect/Builder	Unknown



Description	This three-story brick Italianate commercial building has an ornate pressed-metal cornice, pilastered façade, and three sets of paired, 1/1 double hung sash windows on the façade. The building retains an enduring role in the Main and Fourth Street commercial core.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is eligible under Criterion A for its association with the development of the downtown commercial district and under Criterion C for its architectural significance.
Resource Type	Building

Resource No.	60
Original Resource No.	N/A
SHPO Site No.	MS-0961-0056
Address	408 4th Street
Name/Description	What's the Scoop?
Date	1960
Style	Mid-Century Commercial
Architect/Builder	Unknown



Description	This two-story modern commercial building is constructed of concrete block with a brick veneer on the façade
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	The minimalist design expresses its mid-century character and reinforces the district's architectural continuity. Resource is eligible under Criterion A for its association with the development of the downtown commercial district and under Criterion C for its architectural significance.
Resource Type	Building

Resource No.	61
Original Resource No.	N/A
SHPO Site No.	MS-0961-0057
Address	328 4th Street
Name/Description	
Date	1920/1960 remodel
Style	Mid-Century Commercial
Architect/Builder	Unknown



Description	Two-story concrete block commercial building with a brick veneer. The building was renovated which obscures the original design and includes a single recessed entry door and replacement fenestration including a bow window. A wood deck is located on the east elevation
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This building is recommended Non-Contributing for the NRHP due to its loss of integrity of design, materials and workmanship.
Resource Type	Building

Resource No.	62
Original Resource No.	20
SHPO Site No.	MS-0961-0058
Address	400 Main Street
Name/Description	Mothman Museum/Hayes Building
Date	1935
Style	Art Moderne
Architect/Builder	Unknown



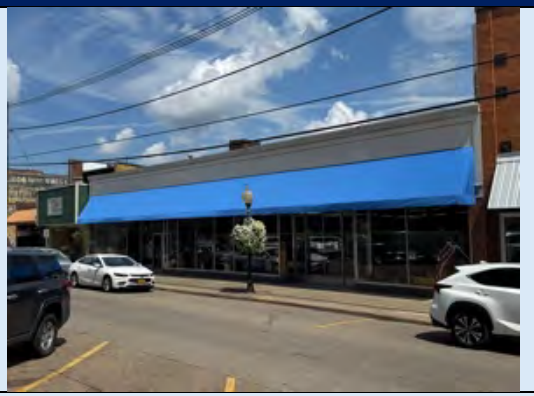
Description	This two-story yellow brick Art Moderne commercial building has a single aluminum framed glass storefront and five double hung sash windows on the second-floor façade.
Original Eligibility	Eligible
Contributing to Updated District	Eligible
Eligibility Summary	The building is recognized for its streamlined design, intact materials, and enduring civic and cultural presence and is contributing under Criterion A and C.
Resource Type	Building

Resource No.	63
Original Resource No.	21
SHPO Site No.	MS-0961-5559
Address	404 Main Street
Name/Description	Point Pleasant Trading Company
Date	1895
Style	Late Victorian Commercial
Architect/Builder	Unknown



Description	Two-story masonry storefront with an aluminum framed glass storefront with a shed roof awning. The upper level has been enclosed with brick with exposed tie-rod ends.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is eligible under Criterion A for its association with the development of the downtown commercial district and under Criterion C for its architectural significance.
Resource Type	Building

Resource No.	64
Original Resource No.	22
SHPO Site No.	MS-0961-0060
Address	408 Main Street
Name/Description	The Mason Jar (Formerly GC Murphy Building)
Date	1969
Style	Mid-20th Century
Architect/Builder	Unknown



Description	One-story mid-century commercial building with an aluminum framed glass storefront, parapet roof and cloth awning. This building is recognizable for its mid-century modern design.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is recommended as contributing under Criterion A for its association with the mid-20th century economic development of downtown Point Pleasant as well as under Criterion C for its mid-century architecture.
Resource Type	Building

Resource No.	65
Original Resource No.	23
SHPO Site No.	MS-0961-0061
Address	416 Main Street
Name/Description	Willa's Bible Bookstore
Date	1965
Style	Mid-20th Century Commercial
Architect/Builder	Unknown



Description	One-story masonry storefront with aluminum framed glass storefront with brick veneer. The sign band is clad in vertical aluminum siding.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource is recommended eligible under Criterion A for its association with the mid-20th century economic development of downtown Point Pleasant.
Resource Type	Building

Resource No.	66
Original Resource No.	24
SHPO Site No.	MS-0961-0062
Address	418 Main Street
Name/Description	Sider's Jewelry
Date	1885
Style	Vernacular
Architect/Builder	Unknown



Description	This two-story masonry vernacular Italianate building is unusual due to its transformation from a domestic-to-commercial use. The storefront now has a one-story square base with a two-story brick building attached to the west. The storefront has round arched windows topped with a pent roof.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource is recommended as contributing to the Point Pleasant Historic District under Criterion A as it demonstrates the transition between the original 19th century buildings and the 20th century commercial use within the district.
Resource Type	Building

Resource No.	67
Original Resource No.	24
SHPO Site No.	MS-0961-0063
Address	424 Main Street
Name/Description	Counter Point
Date	1985
Style	Late 19th Century Commercial
Architect/Builder	Unknown



Description	This two-story brick vernacular commercial building has a simple restrained façade with minimal detailing. The building has a glass storefront and two double hung windows on the upper level. A Mail Pouch advertisement ghost mark is on the south elevation.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource is recommended as contributing to the Point Pleasant Historic District under Criterion A as it demonstrates the transition between the original 19th century buildings and the 20th century commercial use within the district.
Resource Type	Building

Resource No.	68
Original Resource No.	25
SHPO Site No.	MS-0961-0064
Address	426 Main Street
Name/Description	S.H. Kang's Taekwondo Academy
Date	1903
Style	Early 20th Century Commercial
Architect/Builder	Unknown



Description	This two-story, three bay masonry building has a glass storefront, three double hung sash windows and a corbelled cornice
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is recommended as contributing to the Point Pleasant Historic District under Criterion A for its association with the development of commerce as well as under Criterion C for its architecture.
Resource Type	Building

Resource No.	69
Original Resource No.	26
SHPO Site No.	MS-0961-0065
Address	5th and Main Streets
Name/Description	The Sweetest Shop in Town (The Smith Building)
Date	1900/1903
Style	Late Victorian Commercial
Architect/Builder	Jason Neighbors Designer/ John Dale Brickwork



Description	This two-story brick Late Victorian commercial building has distinct brick detailing, corbelled cornice and storefront. The roof slopes to the east.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is recommended as contributing to the Point Pleasant Historic District under Criterion A for its association with the development of commerce as well as under Criterion C for its architecture.
Resource Type	Building

Resource No.	70
Original Resource No.	27
SHPO Site No.	MS-0961-0066
Address	500 Main Street
Name/Description	Brown's Corner (First National Bank Building)
Date	1904
Style	Second Renaissance Revival
Architect/Builder	William Clinger



Description	Three-story Second Renaissance Revival commercial building constructed of brick on a stone foundation. The building is accented by a corbelled cornice, quoins, and decorative stained-glass windows.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is recommended as contributing to the Point Pleasant Historic District under Criterion A for its association with the development of commerce as well as under Criterion C for its architecture.
Resource Type	Building

Resource No.	71
Original Resource No.	39
SHPO Site No.	MS-0961-0067
Address	209 5th Street
Name/Description	Bill's Bail Bonds
Date	1965
Style	Mid-20th Century
Architect/Builder	Unknown



Description	One-story brick infill building with a large aluminum framed glass storefront window. The parapet has been clad with horizontal siding.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is recommended as contributing to the Point Pleasant Historic District under Criterion A for its association with the development of commerce as well as under Criterion C for its mid-century architecture.
Resource Type	Building

Resource No.	72
Original Resource No.	39
SHPO Site No.	MS-0961-0068
Address	207 5th Street
Name/Description	Three story masonry building
Date	1915
Style	Victorian Eclectic
Architect/Builder	Unknown



Description	Three-story masonry commercial building with a corbelled cornice. The brick building has been painted and the original storefront has been enclosed. Fenestration includes 1/1 double hung sash windows.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Resource is recommended as contributing to the Point Pleasant Historic District under Criterion A for its association with the development of commerce.
Resource Type	Building

Resource No.	73
Original Resource No.	28
SHPO Site No.	MS-0961-0069
Address	502 Main Street
Name/Description	New Life Apostolic
Date	1903
Style	Italianate
Architect/Builder	J. William Clinger



Description	This two-story masonry Italianate commercial building is distinct for its oriel window and decorative bracketed cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	The building retains its integrity and is significant under Criteria A and C for its early-20th-century commercial associations.
Resource Type	Building

Resource No.	74
Original Resource No.	29
SHPO Site No.	MS-0961-0071
Address	504 Main Street
Name/Description	Victoria's on Main
Date	1900
Style	Italianate
Architect/Builder	Unknown



Description	This two-story brick Italianate commercial building has a single aluminum framed glass storefront and four double hung sash vinyl windows on the second level. A wide decorative cornice extends across the façade.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This building is significant under Criteria A and C for its continued contribution to the Main Street streetscape.
Resource Type	Building

Resource No.	75
Original Resource No.	30
SHPO Site No.	MS-0961-0071
Address	506 Main Street
Name/Description	Angie Zimmerman, Realty Group
Date	1910
Style	Italianate
Architect/Builder	Mutual Realty Company (assumed)
Description	This two-story Italianate commercial building is constructed of brick with a modern storefront and four tall, narrow windows topped with wood crowns. The building is finished with brick corbels and a decorative cornice. The storefront contains two separate storefronts as well as a single entry leading up to the second level.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	The building is significant under Criteria A and C for its architecture and role in the early-20th-century Main Street development.
Resource Type	Building



Resource No.	76
Original Resource No.	31
SHPO Site No.	MS-0961-0072
Address	510 Main Street
Name/Description	Captain Hein Building
Date	1890
Style	Italianate
Architect/Builder	James Neighbors
Description	Three-story brick Italianate commercial building with a distinctive cast-iron façade and intact upper-story detailing
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	significant under Criteria A and C for its architectural character and early commercial associations.
Resource Type	Building



Resource No.	77
Original Resource No.	32
SHPO Site No.	MS-0961-0073
Address	512 Main Street
Name/Description	
Date	1894
Style	Italianate
Architect/Builder	James Neighbors (assumed)



Description	Two-story Italianate brick masonry building with a commercial storefront on the first level and three, 1/1 double hung sash wood windows on second level. Accented by corbelled cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its characteristic upper-story detailing and continued association to the development of the Main Street commercial corridor.
Resource Type	Building

Resource No.	78
Original Resource No.	33
SHPO Site No.	MS-0961-0074
Address	514 Main Street
Name/Description	Stuckey's Guppies and More
Date	1894
Style	Italianate
Architect/Builder	Unknown



Description	Contributing ca. 1894 Italianate, two-story brick commercial building with a corbelled fall, bracketed cornice and storefront.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its architecture and continued association with the Main Street commercial corridor.
Resource Type	Building

Resource No.	79
Original Resource No.	34
SHPO Site No.	MS-0610_Rev01
Address	200 6th Street
Name/Description	County Court for Mason County
Date	1957
Style	Mid-20th Century Governmental
Architect/Builder	Virgil Love (contractor)
Description	1957 mid-century three-story courthouse with bas relief and replacement windows.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of government in Point Pleasant and its continuing civic and governmental functions.
Resource Type	Building



Resource No.	80
Original Resource No.	N/A
SHPO Site No.	MS-0961-0075
Address	201A/B 6th Street
Name/Description	Blush Lounge
Date	1966
Style	Mid-20th Century Commercial
Architect/Builder	Unknown
Description	One story mid-century concrete block commercial building with two aluminum framed storefronts.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its modest modernist form, recessed entry, and role in Point Pleasant's postwar commercial development.
Resource Type	Building



Resource No.	81
Original Resource No.	37
SHPO Site No.	MS-0961-0076
Address	207 6th Street
Name/Description	Hyer and Littlepage (Mercy Hospital)
Date	1898
Style	Second Empire
Architect/Builder	James Neighbors



Description	Two and a half-story brick Second Empire with a distinct Mansard roof, stone quoins and brick corbelling.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its medical history and distinctive architectural character as it associates to downtown Point Pleasant's development.
Resource Type	Building

Resource No.	82
Original Resource No.	38
SHPO Site No.	MS-0961-0077
Address	211 6th Street
Name/Description	River City Law
Date	1893
Style	Victorian Eclectic/Late 19th century Commercial
Architect/Builder	James Neighbors



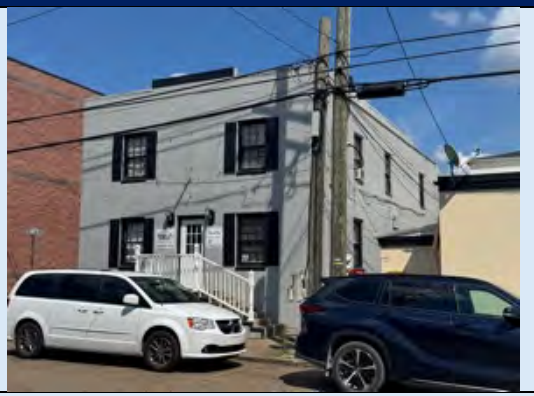
Description	Two-story brick late-Victorian commercial building with storefront accented by quoins and brick cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its architecture and its role in Point Pleasant's late-19th-century commercial development.
Resource Type	Building

Resource No.	83
Original Resource No.	N/A
SHPO Site No.	MS-0961-0078
Address	213 6th Street
Name/Description	
Date	1893
Style	Victorian Eclectic/Late 19th century Commercial
Architect/Builder	James Neighbors



Description	Two-story brick late-Victorian commercial building with storefront accented by quoins and a corbelled brick cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its architecture and its association in Point Pleasant's late-19th-century commercial growth.
Resource Type	Building

Resource No.	84
Original Resource No.	42
SHPO Site No.	MS-0961-0079
Address	610 Main Street
Name/Description	Damon Morgan Law
Date	1940
Style	Mid-20th Century Commercial
Architect/Builder	Unknown



Description	Two story mid-century office building with a flat roof and a streamlined glazed-tile façade.
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its architecture and its role in the development of Point Pleasant's mid-20th-century commercial district.
Resource Type	Building

Resource No.	85
Original Resource No.	43
SHPO Site No.	N/A
Address	612 Main Street
Name/Description	Trinity Christian Church Center
Date	2013
Style	N/A
Architect/Builder	Unknown
Description	Two-story concrete block recreation center with minimal ornamentation.
Original Eligibility	Original contributing building was demolished.
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 2013 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building



Resource No.	86
Original Resource No.	47
SHPO Site No.	MS-0961-0080
Address	704 Main Street
Name/Description	
Date	1894
Style	Dutch Colonial Revival
Architect/Builder	Unknown
Description	One and a half-story Dutch Colonial Revival dwelling with gambrel roof and wood cladding.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its characteristic Dutch Colonial Revival style architecture and continued contribution to the district's historic residential fabric.
Resource Type	Building



Resource No.	87	
Original Resource No.	48	
SHPO Site No.	MS-0961-0081	
Address	706 Main Street	
Name/Description		
Date	1910	
Style	Early 20th Century Cottage	
Architect/Builder	Unknown	
Description	One-story side gable frame vernacular cottage	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Significant under Criteria A and C for its modest domestic form and continued association to the residential character of upper Main Street within Point Pleasant.	
Resource Type	Building	

Resource No.	88	
Original Resource No.	49	
SHPO Site No.	MS-0961-0082	
Address	708 Main Street	
Name/Description	Eastmor	
Date	1876	
Style	Colonial Revival	
Architect/Builder	Unknown	
Description	Two-story frame Neoclassical residence with a gable roof, wood siding and wood windows.	
Original Eligibility	Contributing	
Contributing to Updated District	Contributing	
Eligibility Summary	Significant under Criteria A and C for its architectural distinction and continued association to the historic residential character of upper Main Street.	
Resource Type	Building	

Resource No.	89
Original Resource No.	50
SHPO Site No.	MS-0961-0083
Address	712 Main Street
Name/Description	
Date	1927
Style	Center Hall Colonial
Architect/Builder	Unknown



Description	Two story frame Center Hall Colonial residence clad in aluminum siding with a pyramidal hipped roof.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its architectural distinction and continued association to the historic residential character of upper Main Street.
Resource Type	Building

Resource No.	90
Original Resource No.	51
SHPO Site No.	MS-0961-0084
Address	714 Main Street
Name/Description	Point Pleasant Presbyterian Church
Date	1925
Style	Neo-Classical
Architect/Builder	Fred Crowthers



Description	Two-story Neo-Classical church constructed of buff brick with a gabled pediment supported by four columns.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and Criterion C for its classical temple-form design.
Resource Type	Building

Resource No.	91
Original Resource No.	41
SHPO Site No.	MS-0961-0085
Address	205 8th Street
Name/Description	
Date	1920
Style	Dutch Colonial Revival
Architect/Builder	Unknown



Description	One and a half story Dutch Colonial Revival dwelling clad in asbestos shingles with cross gambrel roof.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its characteristic Dutch Colonial Revival form and its association with Point Pleasant's early-20th-century residential development.
Resource Type	Building

Resource No.	92
Original Resource No.	53
SHPO Site No.	MS-0961-0087
Address	804 Main Street
Name/Description	Christ Episcopal Church
Date	1923
Style	Gothic Revival
Architect/Builder	Ralph Adams Cram



Description	One story, front gable stone church with central tower on the façade. Associated with adjacent building serving as the Episcopal Rectory.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Gothic Revival church significant under Criteria A and C for its architectural distinction and longstanding religious presence within Point Pleasant.
Resource Type	Building

Resource No.	93
Original Resource No.	54
SHPO Site No.	MS-0961-0088
Address	810 Main Street
Name/Description	Episcopal Rectory
Date	1910
Style	Center Hall Colonial
Architect/Builder	Unknown



Description	Two and a half-story brick dwelling with a stone foundation and a pyramidal hipped roof. Fenestration includes paired 1/1 double hung sash vinyl windows and a front porch extends across the façade.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This building is significant under Criterion A and C for its architecture and its association with the development of Point Pleasant.
Resource Type	Building

Resource No.	94
Original Resource No.	55
SHPO Site No.	MS-0961-0089
Address	814 Main Street
Name/Description	N/A
Date	1920
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two and a half-story dwelling with a stone foundation and a pyramidal hipped roof. Fenestration includes 1/1 double hung sash vinyl windows and a front porch extends across the façade
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This building is significant under Criterion A and C for its architecture and its association with the development of Point Pleasant.
Resource Type	Building

Resource No.	95
Original Resource No.	56
SHPO Site No.	MS-0961-0090
Address	816 Main Street
Name/Description	
Date	1890
Style	Colonial Revival
Architect/Builder	Unknown
Description	Two-story side gable Colonial Revival residence with 1/1 double hung sash vinyl windows and clad in vinyl siding.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and C for its characteristic massing, porch detailing, and prominent corner siting within the district.
Resource Type	Building



Resource No.	96
Original Resource No.	95
SHPO Site No.	MS-0961-0091
Address	204 9th Street
Name/Description	
Date	1898
Style	Victorian
Architect/Builder	Unknown
Description	Two story, frame Victorian dwelling with a T-plan and corner entry. Building is accented with paired double hung windows and decorative detailing.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its characteristic form and continued contribution to the district's late-19th-century residential fabric.
Resource Type	Building



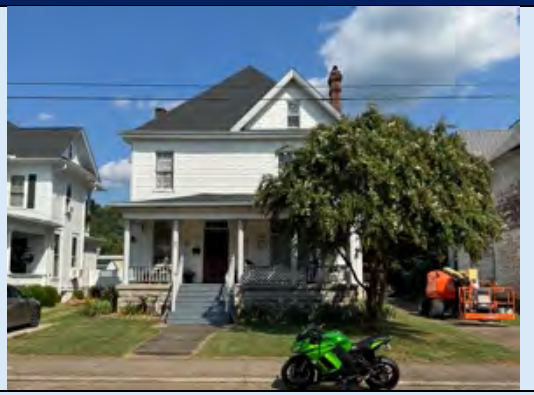
Resource No.	97
Original Resource No.	57
SHPO Site No.	MS-0961-0092
Address	902 Main Street
Name/Description	English-Patterson-Bittle-Berry House
Date	1870
Style	Italianate
Architect/Builder	Unknown
Description	Two story brick Italianate residence with 2/2 double hung sash wood windows and distinct bracketed cornice.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and Criterion C for its characteristic bracketed eaves, five-bay brick façade, and prominent corner setting.
Resource Type	Building



Resource No.	98
Original Resource No.	58
SHPO Site No.	MS-0961-0093
Address	906 Main Street
Name/Description	Guthrie/Heslop House
Date	1890
Style	Queen Anne
Architect/Builder	Unknown
Description	Two and a half-story Queen Anne residence with complex massing, cross-gabled roof, and patterned shingle detailing. The building is clad in wood siding and imbricated wood shingles.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This resource is contributing to the Point Pleasant Historic District Under Criterion A for its association to the residential development of Point Pleasant as well as under Criterion C for its architecture.
Resource Type	Building



Resource No.	99
Original Resource No.	59
SHPO Site No.	MS-0961-0094
Address	908 Main Street
Name/Description	
Date	1908
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two and a half-story Colonial Revival residence with pyramidal hipped roof , vinyl siding and full width porch.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its architecture and well as its association with the development of Point Pleasant.
Resource Type	Building

Resource No.	100
Original Resource No.	60
SHPO Site No.	MS-0961-0095
Address	910 Main Street
Name/Description	
Date	Ca. 1912
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two and a half-story gable on hip colonial revival dwelling situated on a stone foundation, clad in vinyl siding and an asphalt shingle roof. The building has a wrap-around shed roof porch supported by tapered columns.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This two-and a half-story Colonial Revival residence is significant under Criteria A and C for its continued association to Point Pleasant's early-20th-century residential landscape.
Resource Type	Building

Resource No.	101
Original Resource No.	61
SHPO Site No.	MS-0961-0096
Address	914 Main Street
Name/Description	
Date	Ca. 1880
Style	I-House
Architect/Builder	Unknown
Description	Two-story, three bay frame I-House clad in asbestos shingles with a side gable metal roof.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria C for its late 19th century vernacular architectural form and under Criterion A for its continued association to the district's late-19th-century residential landscape.
Resource Type	Building



Resource No.	102
Original Resource No.	62
SHPO Site No.	MS-0961-0097
Address	1002 Main Street
Name/Description	John McCullough House
Date	Ca. 1890
Style	Free Classic
Architect/Builder	Unknown
Description	This frame building has a central hipped core with a protruding gabled ell on the front facade. The entry is located within the ell and is topped with a shed roof porch supported by square posts. The fenestration includes single and paired, 1/1 double hung sash wood windows as well as a Palladian window in the upper gable.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Two and a half-story frame Free Classic residence significant under Criteria A for its association with the development of Point Pleasant and Criterion C for its characteristic architecture
Resource Type	Building



Resource No.	103
Original Resource No.	63
SHPO Site No.	MS-0961-0098
Address	1006 Main Street
Name/Description	Edward E. Heiner House
Date	1935
Style	Colonial Revival
Architect/Builder	Sidney Day
Description	One and a half-story Colonial Revival Cape Cod style residence clad in wood siding. The three bay structure has a side gable roof with two shed roof dormers. A one-bay garage is located in the rear of the dwelling.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant as well as under Criterion C for its characteristic massing, porch detailing, and dormer configuration of a home designed by Sidney Day.
Resource Type	Building



Resource No.	104
Original Resource No.	64
SHPO Site No.	MS-0961-0099
Address	1008 Main Street
Name/Description	
Date	Ca. 1950
Style	Colonial Revival
Architect/Builder	Unknown
Description	This one and a half-story dwelling has an “L” shaped plan with a protruding gabled ell with an end chimney centrally located. The building is clad in aluminum siding and has an asphalt shingle roof.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	This one and a half-story frame Colonial Revival residence is significant under C for its characteristic massing and simplified classical detailing of a mid-century home as well as under Criterion A for its association with the development of Point Pleasant.
Resource Type	Building



Resource No.	105
Original Resource No.	65
SHPO Site No.	MS-0961-0100
Address	1012 Main Street
Name/Description	
Date	Ca. 1915
Style	Colonial Revival/Four Square
Architect/Builder	Unknown



Description	Two-story frame Colonial Revival residence with a pyramidal roof and full width porch supported by tapered columns. The roof is clad in asphalt shingles and the building is clad in original wood siding.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and under Criterion C for its architecture.
Resource Type	Building

Resource No.	106
Original Resource No.	66
SHPO Site No.	MS-0961-0101
Address	1014 Main Street
Name/Description	N/A
Date	Ca.1915
Style	Craftsman
Architect/Builder	Unknown



Description	One-story brick Craftsman residence with hipped roof, recessed entry with fenestration laid in pairs and triplicate.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and Criterion C for its architecture.
Resource Type	Building

Resource No.	107
Original Resource No.	67
SHPO Site No.	MS-0961-0102
Address	1100 Main Street
Name/Description	Main Street Baptist Church
Date	1924
Style	Neo-Gothic Revival
Architect/Builder	Unknown



Description	One-story front gable masonry church with quoins and heavy stone lintels and sills.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and under Criterion C for its ecclesiastical architecture.
Resource Type	Building

Resource No.	108
Original Resource No.	40
SHPO Site No.	MS-0961-0113
Address	205 7th Street
Name/Description	205 7th Street
Date	1920
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two-story frame Colonial Revival residence two bays wide with shed roof porch.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and under Criterion C for its architecture.
Resource Type	Building

Resource No.	109
Original Resource No.	N/A
SHPO Site No.	N/A
Address	809 Viand Street
Name/Description	Parrack Insurance and Financial
Date	2005
Style	Front Gable
Architect/Builder	N/A



Description	One-story front gable commercial building clad in brick veneer.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Noncontributing due to its 2005 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	110
Original Resource No.	100
SHPO Site No.	MS-0961-0122
Address	208 9th Street
Name/Description	208 9th Street
Date	1958
Style	Colonial Revival
Architect/Builder	Unknown



Description	Two, story, three bay Colonial Revival inspired mid-century dwelling constructed of concrete block with a side gable roof. The fenestration includes 1/1 double hung sash vinyl windows and a one-bay garage is integrated into the façade.
Original Eligibility	(original building demolished, current not recorded in district)
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and under Criterion C for its architecture.
Resource Type	Building

Resource No.	111
Original Resource No.	99
SHPO Site No.	MS-0961-0123
Address	819 Viand Street
Name/Description	819 Viand Street
Date	1958
Style	Ranch
Architect/Builder	Unknown
Description	One story, front gable, stuccoed Ranch residence
Original Eligibility	Non-Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and under Criterion C for its architecture.
Resource Type	Building



Resource No.	112
Original Resource No.	94/112
SHPO Site No.	MS-0961-0124
Address	209 9th Street
Name/Description	
Date	1925
Style	Colonial Revival
Architect/Builder	Unknown
Description	Two-story, two-bay front gable dwelling constructed of brick on a stone foundation. Fenestration includes 1/1 double hung sash wood windows in pairs, triplicates and singles. A one-bay front gable garage is located to the east.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A for its association with the development of Point Pleasant and under Criterion C for its architecture.
Resource Type	Building



Resource No.	113
Original Resource No.	N/A
SHPO Site No.	N/A
Address	901 Viand Street
Name/Description	Dollar General
Date	2022
Style	No-style
Architect/Builder	Unknown



Description	One-story concrete block building with a parapet roof on the façade.
Original Eligibility	N/A original building was demolished
Contributing to Updated District	Non-Contributing
Eligibility Summary	Non-contributing due to its 2022 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	114
Original Resource No.	N/A
SHPO Site No.	N/A
Address	309 8th Street
Name/Description	N/A
Date	2000
Style	Side-gable
Architect/Builder	Unknown



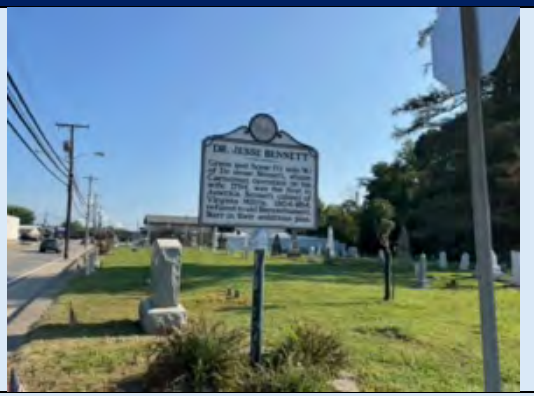
Description	One-story side gable brick cottage.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	Non-contributing due to its 2000 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	115
Original Resource No.	N/A
SHPO Site No.	N/A
Address	812 Viand Street
Name/Description	Advance Auto Parts
Date	1995
Style	No-Style
Architect/Builder	Unknown



Description	One-story concrete block commercial building with flat roof.
Original Eligibility	N/A Was not constructed at the time of the previous survey
Contributing to Updated District	Non-Contributing
Eligibility Summary	Non-contributing due to its 1995 construction date, which falls outside the district's period of significance and does not meet the 50-year age threshold.
Resource Type	Building

Resource No.	116
Original Resource No.	113
SHPO Site No.	46-MS-218_Rev01
Address	900 Viand Street
Name/Description	Pioneer Cemetery
Date	Ca. 1774
Style	Cemetery
Architect/Builder	N/A



Description	Flat parcel of ground bordered by the main route into town. Cemetery contains a mix of stone styles and sizes. The DAR installed an interpretive sign on the site.
Original Eligibility	Contributing
Contributing to Updated District	Contributing
Eligibility Summary	Contributing cemetery dating to ca. 1774 whose historic grave markers, early settler and veteran burials, and intact funerary landscape retain high integrity and reflect Point Pleasant's frontier origins, military history, and evolving commemorative traditions. The site includes an information sign. Identified as a resource of outstanding significance in the 1985 nomination, it is recommended individually eligible under Criteria A and C.
Resource Type	Site

Resource No.	117
Original Resource No.	N/A
SHPO Site No.	MS-0961-0149
Address	7th Street
Name/Description	Point Pleasant-Kanauga Railroad Bridge; Kanawha and Michigan Railroad
Date	1886/1919
Style	Victorian
Architect/Builder	J.S. Caseman & Co.
Description	Contributing ca. 1885–1889 elevated railroad segment rebuilt in 1919 with riveted steel girders and concrete piers.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	significant under Criteria A and C for its association with regional rail history and its intact early-20th-century engineering.
Resource Type	Structure



Resource No.	118
Original Resource No.	N/A
SHPO Site No.	N/A
Address	105 Main Street
Name/Description	Fort Randolph Oblisk
Date	1925
Style	Colonial Revival
Architect/Builder	Installed by the Charles Lewis Chapter of the DAR
Description	Approximately 7’ tall granite monument commemorating the location of Fort Randolph, which was established in 1776. The plaque at the base of the stone reads, “Site of Fort Randolph/1776/ Col. Chas. Lewis Chapter of the Daughters of the American Revolution/ 1925.” A replica of the fort is located in Krodel Park.
Original Eligibility	N/A
Contributing to Updated District	Contributing
Eligibility Summary	Significant under Criteria A and C for its association with the development of Point Pleasant.
Resource Type	Object

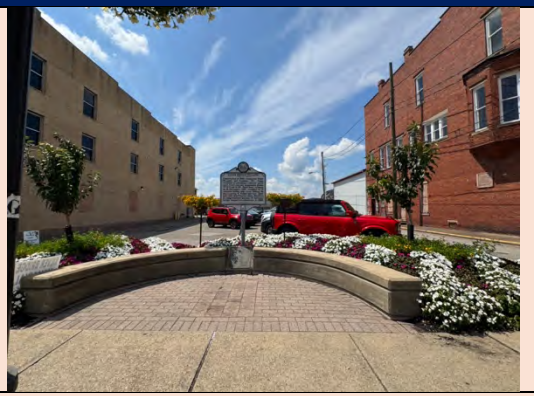


Resource No.	119
Original Resource No.	N/A
SHPO Site No.	N/A
Address	Main Street
Name/Description	Parking Lot
Date	Ca. 1996
Style	N/A
Architect/Builder	Unknown



Description	This diagonal parking area is to the south of Third Street west of Main Street. The parking lot is paved with asphalt with striped markings. This parking areas was created ca. 1996 after the demolition of two buildings.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This structure does not meet the minimum age criteria for listing in the NRHP.
Resource Type	Structure

Resource No.	120
Original Resource No.	N/A
SHPO Site No.	N/A
Address	Sixth Street at Main Street
Name/Description	Silver Bridge Memorial
Date	2006/2019
Style	N/A
Architect/Builder	Unknown



Description	This monument is centered on the former approach to the Silver Bridge. The semi-circular planter has a historic marker in the center with commemorative brick.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This feature does not meet the minimum age for NRHP listing.
Resource Type	Site

Resource No.	121
Original Resource No.	N/A
SHPO Site No.	N/A
Address	Sixth at Main Street
Name/Description	Sixth Street Parking Lot
Date	After ca. 1970
Style	N/A
Architect/Builder	Unknown



Description	This diagonal parking area is to the west of the Silver Bridge Memorial. The parking lot has a one-way entry/exit with diagonal striped markings. This parking areas was created after the closure of the Silver Bridge ramp.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This resource does not meet the minimum age for listing in the NRHP.
Resource Type	Structure

Resource No.	122
Original Resource No.	N/A
SHPO Site No.	N/A
Address	North of 1009 Main Street
Name/Description	Parking Lot
Date	Ca. 1980
Style	Asphalt parking lot
Architect/Builder	Unknown



Description	This asphalt parking lot is most likely associated with the former school to the north. The flat parking lot is paved in asphalt and striped with paint with cobra lights in the center of the lot.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This resource does not appear to meet the minimum age criteria for listing in the NRHP.
Resource Type	Structure

Resource No.	123
Original Resource No.	N/A
SHPO Site No.	N/A
Address	Fourth Street at Main Street
Name/Description	Mothman Monument
Date	2003
Style	N/A
Architect/Builder	Bob Roach, sculptor



Description	This small median is accented with a statue of the Mothman, a local cryptid, as well as a modern freestanding clock. The statue was created by Bob Roach, a sculptor.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This feature does not appear to meet the minimum age criteria for listing in the NRHP.
Resource Type	Object

Resource No.	124
Original Resource No.	N/A
SHPO Site No.	N/A
Address	Main Street (north of 300 Main Street)
Name/Description	Parking lot adjacent to the River Museum on Main Street
Date	Ca. 2020
Style	Parking Lot
Architect/Builder	Unknown



Description	This parking lot was installed ca. 2020 after the demolition of a building (ca. 2020). It is now used as parking for the neighboring River Museum. The parking lot is paved in asphalt and striped with paint.
Original Eligibility	N/A
Contributing to Updated District	Non-Contributing
Eligibility Summary	This resource does not appear to meet the minimum age criteria for listing in the NRHP.
Resource Type	Structure

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.)
COMMERCE
POLITICS AND GOVERNMENT
ARCHITECTURE

Period of Significance
1796-1976

Significant Dates
1804-county seat
1833-incorporation
1896-fire
1951-floodwall construction
1967-Silver Bridge collapse

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

Cultural Affiliation

Architect/Builder
James Neighbors
US Treasury
US Army Corps of Engineers

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 Point Pleasant Historic District, located in Mason County, West Virginia, is significant at the local level under **Criterion A** in the areas of **Commerce** and **Politics and Government**, and under **Criterion C** in **Architecture**. The Point Pleasant Historic District developed over two hundred years as a riverside market town and county seat whose development was tied to the changing transportation industries of the period.

The original National Register nomination for the Point Pleasant Historic District was completed in 1985 and listed architecture, exploration and settlement, military, social/humanitarian and state and local history as areas of significance. The original period of significance extended from 1796-1935.

This amendment to the original National Register nomination clarifies the areas of significance as well as expands the period of significance. The district's military association was associated with the Battle of Point Pleasant and the subsequent military occupation by forts in the region. While important to the history of the region, these events took place prior to the beginning

period of significance. The exploration/settlement area of significance likewise took place prior to the beginning period of significance. The reasoning behind the original nomination's listing of social/humanitarian and local history as areas of significance is unclear, however, NPS comments on the original nomination explain that these descriptions were not appropriate for this nomination. Therefore, Military, Exploration/Settlement and Social Humanitarian are being removed as Areas of Significance.

In addition to Criterion C: Architecture, this amendment to the original nomination adds Commerce and Politics and Government to the original areas of significance under Criterion A. The beginning date of the period of significance remains the same as in the original nomination (1796) and ends in 1976, which is 50 years prior to the date of this nomination.

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

The Point Pleasant Historic District is significant at the local level under **Criterion A** in the areas of **Commerce** and **Politics and Government**, and under **Criterion C** in **Architecture**. The district reflects more than two centuries of development shaped by the town's strategic location at the confluence of the Ohio and Kanawha Rivers, its role as the Mason County seat, and its evolution as a regional center of trade, transportation, civic life, and architecture. The period of significance, **1796–1976**, begins with the construction of the Walter Newman House, the earliest extant building in the district and extends through 1976, when the community's commercial, civic, and architectural character had shifted away from a river economy.

The district's significance under **Criterion A** is demonstrated through its long-standing role as a regional center of commerce and politics and government. Under **Criterion C**, the district is significant for its collection of nineteenth- and early twentieth-century commercial, civic, and residential architecture, including notable examples of Victorian, early twentieth-century commercial, and revival styles, as well as buildings that reflect mid-century modernization. Together, these resources illustrate the evolution of a small Ohio River town.

Historic Context

Point Pleasant's development reflects more than two centuries of adaptation to geography, transportation systems, civic functions, and environmental challenges. Located at the confluence of the Ohio River and the Kanawha River in Mason County, West Virginia, the town emerged in the late eighteenth century as a regional transportation center and later, a county seat. Its position at the junction of two major waterways shaped the community's early economy, encouraging the establishment of ferry crossings, taverns, and commercial enterprises that served travelers and the surrounding agricultural region. When Point Pleasant was designated the Mason County seat in 1804, governmental and legal functions concentrated

within the town, reinforcing its role as the county's administrative, commercial, and civic center.

Over time, successive transportation systems, including riverboats, railroads, bridges, and automobile travel, reshaped the town's economy and physical form. Repeated floods and fires prompted cycles of rebuilding that strengthened the established street plan while gradually transforming the architectural character of the downtown. By the late nineteenth and early twentieth centuries, Point Pleasant had developed into a compact county-seat community with a dense commercial corridor along Main Street, civic and institutional buildings adjacent to the courthouse, and a residential neighborhood expanding northward beyond the commercial district. Mid-twentieth-century changes, including federal flood control projects, highway development, and the collapse of the Silver Bridge in 1967, altered the town's relationship to the river and transportation patterns. Despite these changes, the historic district retains a high degree of integrity and preserves the physical evidence of the community's evolution as a regional market center and governmental seat.

Frontier and Early Settlement (1770-1830)

Point Pleasant occupies the east bank of the Ohio River at the mouth of the Kanawha River in present-day Mason County, West Virginia. Prior to Euro-American settlement, Indigenous peoples recognized the region as a fertile area which they used for hunting grounds and travel. The rivers served as major transportation routes; later, George Washington observed that the native people traveling the Ohio were "very dexterous, even their women, in the management of canoes," and noted their hunting camps and cabins were located along the river in order to transport skins to market.[3] A Shawnee settlement located approximately four miles north of present-day Point Pleasant, later called Old Town, further illustrates the early importance of this region.[4]

European powers quickly recognized the region's same strategic and economic potential.[5] In 1770, British surveyors traveled south from Fort Pitt to map lands promised to veterans of the French and Indian War. George Washington was so impressed by the region that he successfully petitioned the Colony of Virginia for 200,000 acres of land for himself and his fellow soldiers.[6] Another 9,876 acres were granted to Andrew and Thomas Lewis, upon whose

[3] George Washington, quoted in Robert Ferguson, A.M., *History of Mason County, WV* (Frederick, Maryland: Published by the Author, 1961), 12.
[4] Ethel Cunningham Simmons, "Historic Point Pleasant," in *The Historical Pageant and Homecoming, October 8,9,10, 1925 Commemorating the 151st Anniversary of the Battle of the Revolution Fought at Point Pleasant, West Virginia*, 1.
[5] Robert Ferguson, *History of Mason County, WV*, (Frederick, Maryland, 1961),16.
[6] Ferguson, *History of Mason County, WV,* 20.

land Point Pleasant would later arise.[7] George Washington's description of the "pleasant" weather in the area while surveying, may have helped give the community its name.[8]

The strategic importance of the location soon became more evident during the frontier conflicts of the late eighteenth century. On October 10, 1774, the Battle of Point Pleasant pitted roughly 1,000 Shawnee warriors against an equal number of Virginia militia led by Andrew Lewis. The day-long battle resulted in heavy casualties on both sides and is considered an important predecessor to the Revolutionary War.[9] Following the conflict, a series of fortifications were constructed (1774, 1776, 1785) in the area to protect settlers and the region.[10]

Even before a formal town existed, the economic potential of the site was evident. Thomas Lewis, in 1791, petitioned the Virginia legislature to allow him to establish a ferry across the Kanawha and Ohio Rivers.[11]

The Virginia legislature formally chartered the town of Point Pleasant on December 19, 1794, on 200 acres of Thomas Lewis' land. The site had already been surveyed into lots and streets, and its position between two major river systems gave it an immediate advantage.[12] Although the town was not formally incorporated until 1833, its early development reflected its emerging role as a transportation and commercial center along the Ohio River.

The "Point" quickly became valuable real estate. In 1796, Walter Newman constructed his "Mansion House" on the bluff above the river (Resource #1). The two-story log building, which contained a central brick chimney and glass windows, operated as a tavern while also supporting his ferry operation across the Ohio River.[13]

Early descriptions of Point Pleasant reflect its modest beginning and geographic potential. Georges-Henri Collot visited "Pleasant Point" in 1796, and observed that while the land was fertile, "the whole of the town consists only of fifteen or twenty wretched log-houses, inhabited by forty or fifty poor inhabitants."[14] Collot attributed the town's slow development

[7] Ferguson, *History of Mason County, WV,* 20.
[8] George Washington, *The Diaries of George Washington, Vol. 2, (1766-1770),* ed. Donald Jackson and Dorothy Twohig, (University Press of Charlottesville, 1976) accessed via Library of Congress: https://tile.loc.gov/storage-services/service/mss/mgw/mgwd/wd02/wd02.pdf.
[9] Ferguson, *History of Mason County, WV*, 27.
[10] Ferguson, *History of Mason County, WV*, 38.
[11] Ferguson, *History of Mason County, WV,* 45.
[12] *Acts Passed at a General Assembly of the Commonwealth of Virginia, begun and held at the Capitol, in the City of Richmond, on Tuesday, the Eleventh Day of November, One Thousand Seven Hundred and Ninety-Four (Richmond, 1795)*, 27. https://archive.org/details/bim_eighteenth-century_laws-etc-1794-c1-73_virginia_1795
[13] Livia Simpson-Poffenbarger, LLD., "The Mansion House- Point Pleasant, West Virginia," unpublished manuscript, Local History Collection, Mason County Public Library.
[14] Georges-Henri-Victor Collot, *A Journey in North America, Containing a Survey of the Countries Watered by the Mississippi, Ohio and Missouri, and Other Affluing Rivers*…(Paris: A. Bertrand, 1826), 79.

to the lack of fresh spring water. A decade later, Thomas Ashe, described Point Pleasant as a "handsome little town, well situated on the confluence of the Great Kenhaway [sic] with the Ohio and commanding a very extensive view of the latter river."[15] Ashe estimated the town contained 40 frame and log houses and suggested that river's flooding created unhealthy conditions which limited its growth.[16] These early accounts reflect the environmental challenges posed by the Ohio and Kanawha Rivers floodplains, which would continue to shape the town's growth through the next two centuries.

Despite these challenges, Point Pleasant continued to grow slowly, especially after it was selected as the Mason County seat in 1804. This designation concentrated governmental and legal functions within the town encouraged its growth as a commercial center. By 1811, the town contained approximately 20 families along with a log courthouse, jail, pillory and whipping post.[17] Before long, a new, two-story brick courthouse was completed in 1814 on Sixth Street.[18]

The physical layout of the town further reflected its commercial ambitions. Jonas Smith recorded a plan of Point Pleasant in 1819, revealing a deliberate town design focused on river commerce (Figure 2).[19] The plan shows a rectilinear grid superimposed on a flat landscape, aligned with the Ohio River, with perpendicular cross streets leading directly to the rivers. Orderly lots were spaced regularly along the streets. Because of the curvature of the riverbank, several cross streets, including Fourth and Seventh Streets, seemingly were widened into a wedge shape to reorient the grid to the topography. The commercial center developed along Main Street, intersecting with the civic core at Sixth Street near the courthouse.

By 1830, Mason County's population had grown to 6,534 residents. Within Point Pleasant, brick buildings began to replace earlier log structures, churches were established and civic institutions expanded.[20] The formal incorporation of the town in 1833 allowed the community to grow through taxation, municipal governance, and the initiation of public services. At the same time, improved transportation routes, including turnpikes to Charleston

[15] Thomas Ashe, *Travels in America, Performed in the Year 1806, For the Purpose of Exploring the Rivers Alleghany, Monongahela, Ohio, and Mississippi, and Ascertaining the Produce and Condition of their Banks and Vicinity*, (London: R. Phillips, 1809), 140. https://archive.org/details/travelsinamerica00asherich/page/140/.
[16] Ashe, *Travels in America*, 141.
[17] *The Navigator*, 10th edition, quoted in Ferguson, *History of Mason County, WV*, 65.
[18] Deed Recorded August 26, 1812, quoted in Ferguson, *History of Mason County,*126.
[19] Jonas Smith, *A Map of the Village of Point Pleasant Being the Seat of Justice for Mason County, State of Virginia Laid Down From Actual Survey In June 1819* (1819), McCulloch Family Collection, Ma187-2, West Virginia State Archives, https://westvirginiaarchiveshistory.zenfolio.com/p974981478/he4d24b02#he4d24b02.
[20] Ferguson, *History of Mason County, West Virginia,* 66.



Figure 2. Map of Point Pleasant by Jonah Smith, 1819. West Virginia State Archives.

and Clarksburg, further integrated Point Pleasant into regional transportation networks and laid the foundation for the town's continued development as a county seat and market center.

River Commerce and County Seat Development (1833-1870s)

Point Pleasant's early growth depended on its ability to capitalize on river traffic and the commercial services associated with it. During the mid-nineteenth century, the community developed as a modest county seat whose development focused on the riverfront.

As the community grew, additional civic infrastructure was constructed. Between 1854 and 1856, a larger brick courthouse was erected on Sixth Street by James Mullennaux, replacing the original courthouse built in 1814 (no longer extant).[21]

During this period, the Ohio River remained the region's primary transportation corridor. As river travel evolved from keel boats to steamboats, traffic increased dramatically. Boatyards and related enterprises emerged along the riverbanks, creating a small but active economy dedicated to construction, repair and supply. Despite these advantages, however, the town never experienced dramatic population growth, a limitation likely tied to the continual flooding of the Ohio River.

River traffic encouraged the clustering of taverns, hotels and warehouses near the river. The courthouse's proximity reinforced this commercial hub, as lawyers, jurors, and travelers relied on nearby lodging and services. Farmers from the surrounding countryside brought their grain and agricultural products to Point Pleasant for processing and shipment to distant markets, while the ferry landing connected Point Pleasant with nearby Gallipolis, Ohio and communities upstream and downstream.

Buildings constructed during this period often served multiple functions with commercial enterprises operating alongside or within family residences. As a result, early Main Street developed an eclectic appearance. Hotels such as the Union Hotel, advertised their proximity to the river landing to attract traveling steamboat passengers.[22] Other structures, like the Klein Hotel, housed multiple enterprises, such as B.F. Caldwell, for example, who operated a dental practice within the building.[23]

Residential architecture in mid-nineteenth century Point Pleasant generally remained modest and was primarily constructed of frame. More substantial houses began to appear, however, as the town's professional class expanded. One example was a residence constructed ca. 1860 on Viand Street by Daniel Hammond Polsley, the former lieutenant governor of the Restored Government of Virginia, Congressional Representative and Circuit Court Judge. Although this

[21] Ferguson, *History of Mason County, West Virginia,*127.
[22] "Union House," *The Weekly Register*, (Point Pleasant, WV), April 10, 1862.
[23] "B.F. Caldwell," *The Weekly Register*, (Point Pleasant, WV), April 10, 1862.

brick building is now clad in stucco and lies outside the existing historic district boundary, it illustrates the development of architectural styles within the community.

Contemporary observers portrayed mid-19th century Point Pleasant in conflicting terms: as a growing market town and one limited by internal divisions. An 1869 issue of the *Weekly Register* depicted Point Pleasant as a busy, self-confident river town, proud of its mills, shops, and professional class and eager to attract new settlers to the area. The article emphasized the diversified local economy, noting flour, saw and stone mills, small manufacturing enterprises, the river-based commerce, an expanding retail sector and a range of professional services provided by lawyers, physicians and tradesmen.[24] Even specialized businesses had appeared, such as the millinery shop, operated by Mrs. M.A. Booten who "receives a liberal patronage from the ladies."[25] Two substantial brick hotels with large stables (the Klein House and the Virginia House, both no longer extant) served travelers arriving by the river and reinforced Point Pleasant's role as a regional stopping point.[26]

Other accounts, however, offered a less optimistic view. A later newspaper article, reflecting back upon the previous decade, described Point Pleasant as struggling in the mid-nineteenth century, and deserving of the nicknames of "Old Town" and "Ragged Edge," and noting that approximately 193 buildings were constructed of wood.[27] According to this account, Point Pleasant competed with neighboring Ohio towns for river commerce and experienced only modest growth.[28]

That same article attributed some of the town's difficulties not to economic conditions but to social divisions. In a community of roughly 600 residents, political and religious disagreements reportedly ran so deep that "no two persons could, with any degree of friendly intercourse, meet and converse on any proposition tending to the public good."[29] Churches mirrored these divisions, further fragmenting the community into isolated groups.

By the 1870s, however, the town had begun to transform both physically and socially. New buildings and productive industries emerged, suggesting a renewed sense of civic unity and economic optimism. One writer remarked that the people of Point Pleasant were now, "happy and hopeful, industrious and thrifty, honest and unembarrassed, and on all subjects which are material to the public good, they are a unit."[30] This period of stabilization set the stage for the community's later development during the late nineteenth century, when railroad expansion,

[24] *Weekly Register* (Point Pleasant, WV), July 29, 1869.
[25] *Weekly Register* (Point Pleasant, WV), July 29, 1869
[26] *Weekly Register* (Point Pleasant, WV), July 29, 1869
[27] "Ten Years Ago," *Weekly Register* (Point Pleasant, WV), May 18, 1876.
[28] "Ten Years Ago," *Weekly Register* (Point Pleasant, WV), May 18, 1876.
[29] "Ten Years Ago," *Weekly Register* (Point Pleasant, WV), May 18, 1876.
[30] "Ten Years Ago," *Weekly Register* (Point Pleasant, WV), May 18, 1876.

industrial activity and rebuilding efforts would once again reshape the town's economy and built environment.

Railroad Expansion and Downtown Rebuilding (1870-1900)

By the late nineteenth century, Point Pleasant had developed into a compact, but diversified, small town whose economy was supported with agriculture, river transportation, small-scale manufacturing and trade. An 1873 lithograph by M. Wood White depicts a growing community with a mix of brick and frame buildings arranged within the distinctive "L"-shaped plan formed by the confluence of the Ohio and the Kanawha Rivers (Figure 3). Industrial activity clustered along the waterfront including a sawmill at the point, the Bubbler and Rhodes Wharf boat on the Ohio River, and the Ohio Barrel Factory and lumberyard along the north bank of the Kanawha River.[31] A brick works and a stone yard stood east of town and the K. Robinson Flouring Mill occupied the corner of Sixth and Water Street, adjacent to the river.

The 1873 town plan also revealed that downtown Point Pleasant contained a blend of residential and commercial structures, with the original brick Post Office and the Virginia House hotel occupying prominent sites along First Street. A brick bank and the Methodist Episcopal Church, South anchored Main Street near Second Street while the brick Presbyterian Church, North stood at the corner of Main and Third Streets. Fourth Street had already taken on its distinctive wedge shape, visually directing movement toward the brick Klein House and the wharf along the riverfront. The courthouse remained the center of civic life on Sixth Street, with the jail and the Methodist Episcopal Church siting farther east. The Episcopal Church originally occupied the corner of Main Street and Eighth Street, and the gridded street plan extended beyond 10th Street. The brick free school (no longer extant), the segregated school (no longer extant) and the Pioneer cemetery (Resource #116) were also illustrated on the map east of Viand Street. The resulting landscape was a mixed-use downtown typical of many Ohio River communities.

Although Point Pleasant maintained its role as a county seat, it increasingly served as a processing and shipping center for Mason County's agricultural products. As the county's agricultural output grew, Point Pleasant became the hub for milling manufacturing and river transport to market. In 1878, the Excelsior Mill, replaced the smaller, Robinson Flouring Mill and quickly became a prominent landmark.

[31] White, *Plan of Point Pleasant, Mason County, W. Va*.



Figure 3. Lithograph of Point Pleasant, WV, 1873.

Additional industrial development also expanded along the north bank of the Kanawha River including the Kanawha Lumber and Furniture Company, the Point Pleasant Machine Works, and other foundries and mills.[32] These enterprises remained modest in scale when compared with those of larger Ohio River cities, but they contributed to the development of a stable merchant and working-class population within Point Pleasant.

Despite these gains, the town remained vulnerable to whims of the rivers. In February 1884, the Ohio River flooded Point Pleasant, destroying buildings, displacing nearly 1500 residents and causing damage to schools, churches, businesses and private property.[33] Downtown merchants suffered heavy losses yet the town quickly recovered.[34] The local newspaper noted, "Point Pleasant has a black eye, but she will recover and be ready to tackle the next deluge."[35] The flood underscored both the opportunities and risks of a river-oriented town and foreshadowed the role that environmental pressures would continue to play in shaping Point Pleasant's built environment.

Railroad expansion soon transformed Point Pleasant's economy and physical form in the late nineteenth century. In 1882, the Ohio Central Railway contracted the J.S. Caseman Company to construct a railroad bridge across the Ohio River, a project completed and opened to traffic in 1886 (Resource #117).[36] Shortly thereafter, the Ohio Central dissolved, and three railroad lines merged to form the Kanawha & Michigan (K&M) Railroad. By 1888, the K&M connected Charleston with Point Pleasant, and later, carried coal, timber and passengers across the region.[37] The Union Depot, constructed ca. 1886 on the east side of town by James Neighbors and L.O. Wilson (outside the present district and no longer extant), served both the Ohio River Railroad as well as the Kanawha & Michigan Railway.[38] The elevated K&M Railroad line created a distinct physical boundary within the town, separating the increasingly residential area north of Seventh Street from the more commercial area to the south.

The B&O Railroad also passed through Point Pleasant (outside of the current district), along the east bank of the Ohio River, further linking the town to distant markets. These rail connections linked the town to regional salt, timber and coal industries and lowered the cost of building materials, making brick, stone and prefabricated architectural elements more accessible to local builders and investors.

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[32] *Weekly Register* (Point Pleasant, WV), December 13, 1892.
[33] "The Flood," *Weekly Register (Point Pleasant, WV),* February 27, 1884.
[34] The Flood," *The Weekly Register (Point Pleasant, WV),* February 27, 1884.
[35] The Flood," *The Weekly Register (Point Pleasant, WV),* February 27, 1884.
[36] Donald Mills, "Kanawha & Michigan Bridge and its Famous Female Investor," in *Kanawha & Michigan Railroad* (Huntington, WV: Publisher's Place, 2010, p-46-53 ; "The Bridge: Some Notes about the Coming Structure and Other Matters," *Journal,* [Gallipolis], February 28, 1882 as found in *Bridges and Tunnels*, Accessed February 13, 2025, https://bridgestunnels.com/location/point-pleasant-kanauga-railroad-bridge/.
[37] "The Kanawha and Michigan Railroad," *e-WV: The West Virginia Encyclopedia*, accessed February 13, 2026. https://www.wvencyclopedia.org/exhibits/27/sections/490.
[38] "A New Depot," *Weekly Register (Point Pleasant, WV)*, September 29, 1886.

These transportation improvements were reflected directly in the town's architecture. The 1889 *Sanborn Fire Insurance Maps* document a downtown composed of both brick and frame structures with commercial blocks concentrated along Main Street and industrial facilities still closely tied to the riverfront. At the northeast corner of First and Main Streets, a two-story masonry building was occupied by an IOOF lodge for the Black community (no longer extant). The Kline House Hotel remained a prominent masonry hotel on Fourth Street, while the Stortz House anchored the next block with multiple storefronts. [39] Farther north, the five hundred block of Main Street featured a three-story brick Masonic Temple surrounded by wood-framed dwellings (no longer extant). Viand Street (labeled as Vine in the Sanborn map), remained more sparsely developed, and included several frame dwellings, the First Baptist Church, the Trinity Methodist Church, two schools (one segregated and one not), and a large roller-skating rink (all outside of the current district).[40] By 1889, Point Pleasant had reached a population of 3,000.[41]

Just as the town recovered from the flood, more disasters occurred in Point Pleasant. Fires in 1891 and 1896 destroyed substantial portions of the commercial district, particularly the wood-framed buildings between Fourth and Fifth Streets.[42] The 1896 fire proved even more important, marking a turning point in the architectural development of Main Street. In its aftermath, earlier frame storefronts were replaced with two- and three-story masonry commercial buildings constructed directly to the sidewalk line. These new buildings projected permanence, fire resistance, and commercial confidence, while stone foundations reflected practical adaptations to the town's persistent flooding.

Some of the district's most significant buildings date from this period of rebuilding. The Hooff Opera House (Resource #14) and adjoining building (Resource #15) were erected after the 1896 fire to replace Hooff's earlier frame opera house, livery and blacksmith shop.[43] Designed by Captain James L. Neighbors and constructed with bricks from the Mountain State Brick and Tile Company, the new opera building became one of the most recognizable landmarks on Main Street.[44] Neighbors also designed the two-story brick building at the southeast corner of 5th and Main Streets for Mrs. F.M. Smith in 1899 and John Dale from Gallipolis completed the brickwork (Resource #69).[45] Replacing a structure lost in the fire, it was praised as "one of the handsomest, if not the handsomest business houses in town."[46]

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[39] Sanborn Map Company, *Point Pleasant, Mason County, West Virginia* (New York: Sanborn Map Company, January 1889), Map, Library of Congress, https://www.loc.gov/item/sanborn09443_001.
[40] *Weekly Register (Point Pleasant, WV),* February 25, 1885.
[41] Sanborn Map Company, *Point Pleasant, W.Va.*, (New York: Sanborn Map and Publishing Company, January 1889), Sheet 1.
[42] "Another Fire," *Weekly Register* (Point Pleasant, WV), January 28, 1891.
[43] "Hooff's New Buildings," *Weekly Register (Point Pleasant, WV)*, July 8, 1896.
[44] Mason County Historic Book Committee, *History of Mason County*, 416; "Hoof's New Buildings," *Weekly Register (Point Pleasant, WV)*, July 8, 1896.
[45] *Weekly Register* (Point Pleasant, WV), June 21, 1899.
[46] "New Building," *Weekly Register* (Point Pleasant, WV), April 26, 1899.

Another significant commercial structure was the three-story masonry building at 510 Main Street, (Resource # 76), constructed for Captain Joseph Hein.[47] James Neighbors and his partner L.O. Wilson constructed the building with a prefabricated cast iron façade, manufactured by L. Schreiber & Sons, Co. Iron Works from Cincinnati, Ohio.[48] Huntington architect Jason R. Stewart designed the new J. Friedman and Company's block on Main Street (no longer extant).[49] James Neighbors also constructed the new hospital opposite the courthouse for Dr. E.J. Mossman as well as several additional buildings along Sixth Street (Resource #81).[50]

Early Twentieth Century Growth and Civic Architecture (1900-1945)

The early twentieth century brought another period of growth to Point Pleasant. Although the community retained its small-scale character, its built environment became more substantial and architecturally cohesive.

Religious architecture also advanced during this period while residential construction expanded north of Seventh Street. The original Methodist Episcopal Church, South (Resource #54) at Main Street and Second Street remained one of the town's most prominent ecclesiastical buildings, while its sister congregation erected a new church on Viand Street (outside of the district).

Residential development reflected the social geography of the town, merchant and professional families increasingly occupied larger lots along Main Street north of the commercial district, while working-class and minority residents lived closer to Viand Street and the industrial areas (outside of the district). The architectural character of the residential section of Main Street reflects national tastes of the period including Queen Anne and Italianate styles. The John Daniel McCulloch House at 903 Main Street (Resource #40) stands as one of Point Pleasant's most ornate Queen Anne residences, distinguished by its asymmetrical massing, decorative shingles, spindles and brackets while the English-Patterson-Bittle-Berry House at 902 Main Street (Resource #97) reflected the Italianate style and craftsmanship.[51]

At the same time, Point Pleasant began to modernize its infrastructure. Concerns about sanitation, drainage and public order prompted local ordinances regulating livestock, privies, pavements, gutters and sidewalks.[52] The Water and Light Company introduced electricity and running water into Point Pleasant, although Sanborn Maps continued to note deficiencies in the

[47] "510 Main Street," *HMDB.org: The Historical Marker Database,* accessed February 27, 2026, http://www.hmdb.org/m.asp?m=189712.
[48] S. Allen Chambers, Jr., "Store," SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley (Charlottesville: University of Virginia Press, 2012-), accessed February 13, 2026, https://sah-archipedia.org/buildings/WV-01-MS4; *The Weekly Register* (Point Pleasant, WV), December 12, 1898.
[49] *Weekly Register* (Point Pleasant, WV), February 17, 1897.
[50] "Badly Hurt," *Weekly Register* (Point Pleasant, WV), May 6, 1903; *Weekly Register* (Point Pleasant, WV), December 7, 1898.
[51] The Mason County Historical Book Committee, *History of Mason County*, 412.
[52] "Cow Ordinance," *Weekly Register (Point Pleasant, WV)*, September 10, 1901.

water system.[53] Telephone service also appeared in town near the turn of the century.[54] These improvements improved the functionality and appearance of the town's commercial and residential districts.

As the town modernized, it also began to commemorate and preserve its past during this period. In 1901, the Town of Point Pleasant purchased the land which would eventually become the Tu-Endie-Wei State Park. Local leaders, including members of the Daughters of the American Revolution, erected monuments, hosted commemorative events and initiated the preservation of the Walter Newman Mansion House (Resource #1).[55] These early preservation efforts reflected a growing consciousness and recognition of the community's historic importance.

The Ohio River remained central to Point Pleasant's economy as the town entered the twentieth century. River-dependent industries such as the Point Pleasant Machine Works, the Point Pleasant Dry Dock Company, the Enterprise Dry Dock Company and the Kanawha Dry Dock Company built and repaired vessels serving commercial river traffic (no longer extant).[56] In 1915, the Marietta Manufacturing Company relocated to Point Pleasant and expanded its operations to include ship construction, later becoming a major wartime manufacturer (outside of the district).[57]

Downtown commercial architecture also flourished during this period. The most prominent early twentieth century addition to downtown Point Pleasant was the former Spencer Hotel, later the Lowe Hotel, constructed between 1903-1904, by the Mutual Realty Company (Resource #18). Located on the northwest corner of Main Street and Market (Fourth) Streets, the hotel was built of Cleveland sandstone and brick with its first floor raised approximately five feet above grade to reduce the impact of flooding.[58] Promoters described it as "modern and up to date" with its size and amenities reflecting the confidence of local investors.[59] The Mutual Realty Company continued to influence downtown development through real estate investment, storefront modernization, and compliance with building grade ordinances.[60]

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[53] Mason County History Book Committee, *History of Mason County, WV*, 464.; [53] Sanborn Map & Publishing Company, "Point Pleasant, W.Va.," (New York: Sanborn Map and Publishing Company, January 1889), Sheet 1; Sanborn Map & Publishing Company, "Point Pleasant, W.Va.," (New York: Sanborn Map and Publishing Company, November 1894), Sheet 1.
[54] "Council Proceedings," *Weekly Register (Point Pleasant, WV)*, June 16, 1897.
[55] "Passed," *Weekly Register* (Point Pleasant, WV), February 20, 1901; Livia Simpson-Poffenbarger, "Battle of Point Pleasant: First. Battle of the American Revolution, October 10, 1774," report to the West Virginia State Board of Control (1927), accessed February 20, 2026. https://pointpleasantwv.org/Parks&Campgrounds/StateParks/TuEndiWei/BattleStory.htm. The effort to establish the Col. Lewis Chapter of the DAR was initiated on February 11, 1901 by Livia Simpson-Poffenbarger. For the formation of the Chapter, see Livia Nye Simpson Poffenbarger, "The Battle of Point Pleasant, A Battle of the Revolution," (Point Pleasant, WV: *The State Gazette* 1909), 76.
[56] Ferguson, *History of Mason County, WV*, 87.
[57] The Mason County History Book Committee, *History of Mason County, WV*, 461.
[58] "The New Hotel," *Weekly Register* (Point Pleasant, WV), "July 1, 1903.
[59] "The New Hotel," *Weekly Register* (Point Pleasant, WV), July 1, 1903.
[60] "The Mutual Realty Company," *Weekly Register* (Point Pleasant, WV), August 23, 1905.

New materials also appeared in the built environment. Local newspapers praised concrete block as a durable and adaptable material particularly suited to protect against storms, floods and fire.[61] Several cement block plants were established in Point Pleasant and concrete block began appearing in both residential and commercial construction.[62] W.F. Fowler manufactured concrete blocks for the Captain Rush Burnside house on Main Street (Resource #56), while Harry Langley erected a two-story concrete block building at the southeast corner of Main Street and Third Street (no longer extant).[63] These buildings illustrate the growing variety of materials and construction techniques which shaped Point Pleasant.

Civic architecture expanded as well. The Point Pleasant High School, designed by Wheeling architect Charles W. Bates, was constructed in 1917 and became a major educational landmark (immediately outside of district).[64] A new Federal post office was constructed in the center of downtown, situated on a raised foundation (Resource #17). Designed by Crane, Keene and Jackerman with James Knox Taylor serving as the Supervising Architect of the Treasury, this stone Neo-Classical Post Office stands in stark contrast to the red brick of the commercial downtown. Churches also moved farther north into the residential area. The Point Pleasant Presbyterian Church (Resource #90) erected a new Neo-Classical sanctuary in 1925, the Main Street Baptist Church (Resource #107) completed a Gothic Revival style church in 1924, and the congregation at the Christ Episcopal Church commissioned renowned architect Ralph Adams Cram, designer of the Cathedral of St. John the Divine in NYC and supervising architect at Princeton University, to design an Indiana limestone Gothic Revival-inspired church (Resource #92).[65]

Residential and suburban development also accelerated due to a growing merchant class in the early twentieth century. Butchers, grocers, tailors, photographers and engineers lived and worked in Point Pleasant, diversifying the commercial landscape.[66] Residential architecture also evolved, shifting away from Victorian forms toward Colonial Revival styles characterized by front gables, columns, and symmetrical facades. The center-hall Colonial at 810 Main Street (Resource# 93) exemplifies this trend, with its two-story, three-bay form with a deep-set front porch. The style can also be seen through the Dutch Colonial Revival home at 704 Main Street (Resource #86).

In 1903, the Point Pleasant Development Company was incorporated to purchase land, create town lots and promote industrial and residential growth.[67] Its members included many of Point Pleasant's leading businessmen and women, and its work helped transform North Point

[61] "Homes of Concrete," *Weekly Register* (Point Pleasant, WV), October 17, 1906.
[62] "Three Cement Block Plants," *Weekly Register* (Point Pleasant, WV), April 4, 1906.
[63] "New Building," *Point Pleasant Register (Point Pleasant, WV),* September 7, 1910.
[64] The *American Contractor*, vol. 38, June 9, 1917, United States, FW Dodge Corporation, 1917, 53.
[65] Chambers, *SAH Archipedia*, https://sah-archipedia.org/buildings/WV-01-MS6.
[66] R.L. Polk and Co., *West Virginia State Gazetteer and Business Directory*, 422.
[67] West Virginia Secretary of State, "Point Pleasant Development Company," Corporation Report of Secretary of State: Charter Issued to and Other Proceedings Concerning Corporations (Charleston, WV: Tribune Printing Company, 1903), 495.

Pleasant into an early suburban extension of town (outside of the historic district).[68] Utilities and new transportation connections made this expansion possible, while the railroad depot and later, the automobile encouraged outward growth beyond the original plat.

Infrastructure improvements accompanied this community growth. New cement sidewalks were installed and although most streets remained unpaved, they were graded and by 1910, brick paved.[69] Natural gas lines were run throughout the town and the waterwork system was upgraded with gravity pressure systems. The town also organized a volunteer fire department with 30 members, one hook and ladder truck and two small chemical fire extinguishers.[70] Older buildings now considered outdated or too damaged by constant flooding, like the Klein House, were demolished to make way for new construction.[71]

Perhaps the most significant change to Point Pleasant's municipal structure, since its designation as a county seat in 1804, came in 1915, when the West Virginia legislature consolidated the town of Point Pleasant and the new town of North Point Pleasant into the City of Point Pleasant.[72] This shift expanded the city's footprint and reflected its growing importance.[73] Much of North Point Pleasant's later development stemmed from the establishment of the Marietta Manufacturing Company, which located its facilities just north of town in 1916.[74]

Mid to Late 20th Century Transformation (ca. 1928 to 1976)

The twentieth century shaped Point Pleasant through federal and state infrastructure projects, changing transportation technologies and the evolving patterns of commerce. While the town remained the governmental and service center of Mason County, these developments altered the community's relationship to the river and reshaped the way residents and visitors moved through the historic downtown.

By the 1920s, Point Pleasant sought improved ways to cross the Ohio and Kanawha Rivers. The construction of the Shadle Bridge over the Kanawha River (1930) and the Silver Bridge over the Ohio (1928) dramatically altered the regional travel network, especially between Point Pleasant and neighboring Ohio (both bridges no longer extant).

The construction of the Shadle Bridge and the Silver Bridge transformed automobile travel through Point Pleasant, reducing the reliance on ferries and diminishing the importance of

[68] *Weekly Register* (Point Pleasant, WV), November 18, 1903.
[69] *Weekly Register (Point Pleasant, WV)*, September 5, 1906.
[70] Sanborn Map & Publishing Company, Point Pleasant, W.Va., (New York: Sanborn Map and Publishing Company, May 1900), Sheet 1.
[71] *The Point Pleasant Register* (Point Pleasant, WV), May 5, 1909.
[72] *West Virginia Legislative Handbook and Manual and Official Register* (Charleston, WV: n.p., 1926), 925.
[73] *West Virginia Legislative Handbook and Manual and Official Register* (Charleston, WV: n.p., 1926), 925.
[74] "Marietta Manufacturing Company," *e-WV: The West Virginia Encyclopedia*, last modified 22 February 2024, https://www.wvencyclopedia.org/entries/2423.

passenger rail service. The approach for the Silver Bridge followed Sixth Street west, where a ramp carried vehicles onto the elevated span, while the Shadle Bridge approach diverted traffic south along Viand Street and outside the commercial district.

In January 1937, the Ohio River again experienced flooding, rising at a rate of one inch per hour, flooding the water treatment plant and again raising fears of disease.[75] The National Guard assisted in evacuating the town and communication with Charleston was maintained only through short-wave radio after telephone lines failed.[76]

The Great Ohio River Flood of 1937 was the most devastating in Point Pleasant's history. The river crested at 62.7 feet above flood stage, covering more than 90% of the city. Caused by melting snow and 19 days of continuous rain, the flood affected nearly 1,000 miles of the Ohio River Valley.[77] The disaster intensified calls for federal flood control measures, though the onset of World War II redirected national and regional priorities.[78]



Plate 6. Flooded Main Street, ca. 1948. Courtesy the WV & Regional and History Center, WVU Libraries.

The rise of the automobile also continued to introduce new building types in Point Pleasant, including mechanics garages, gas stations and eventually, introducing the "drive-through"

[75] "River Stages," *The Charleston Daily Mail*, January 26, 1937; "Urgent Call for Medical Help Sent from New Martinsville," *The Charleston Daily Mail*, January 26, 1937.
[76] "Radio is the Only Link for Point Pleasant," *The Charleston Daily Mail,* January 26, 1937.
[77] "January 28, 2019: Worst Recorded Flooding Occurs Along the Ohio River," *West Virginia Public Broadcasting*, January 29, 2019, accessed February 19, 2026, https://wvpublic.org/story/radio/january-28-1937-worst-recorded-flooding-occurs-along-the-ohio-river/.
[78] West Virginia Public Broadcasting, "January 28, 2019: Worst Recorded Flooding."

culture with fast food restaurants and banks catering to the automobile. New infrastructure also changed the landscape, introducing parking lots and approach ramps to the bridges into Point Pleasant, creating new elements in downtown.

These transportation changes produced visible architectural changes downtown, as merchants adapted buildings to new retail expectations and automobile traffic. One of the most prominent alterations were to storefronts, as they were updated with aluminum, structural glass, and later, designed as one-story buildings with open fronts to attract automobile shoppers. This architectural change can be seen in the Mason Jar (G.C. Murphy) Building at 408 Main Street (Resource #64) with its expansive, aluminum framed glass storefront, and wide sign band. This modern building replaced the Phenix Hotel, a longtime downtown business, built ca. 1876, that was destroyed by a fire in 1969.[79]

By the mid-twentieth century, the new transportation systems diverted traffic around Point Pleasant's commercial district. The proliferation of automobiles transformed Point Pleasant from a destination into a small community within an expansive transportation network. Unlike larger Ohio River cities, however, this shift did not produce a rapid, urban expansion. Instead, vehicles and new bridges reduced dependence on the river and the railroad, contributing to the decline of repair yards and diminishing Main Street's commercial dominance as residents began to shop further afield.

One of the most consequential changes to Point Pleasant was the construction of a reinforced concrete floodwall along the Ohio and Kanawha Rivers which was completed in 1951. For more than a century, repeated flooding damaged buildings, disrupted commerce and discouraged large scale investment within the community. Local leaders had long advocated for federal flood control measures and after decades of lobbying, the US Army Corps of Engineers constructed a 15-foot-high floodwall to protect the downtown district.[80] The project dramatically improved flood protection and stabilized the commercial core, allowing businesses to operate with greater confidence. At the same time however, the wall physically separated the town from the river that had originally shaped its development. The once-active waterfront, previously lined with wharves and river related industries, became a protected, but visually and physically disconnected, landscape.

Another major development that transformed Point Pleasant was the demolition of the nineteenth century courthouse. After repeated flooding, the structure became severely

[79] Chris Rizer, "Mason County Memories," *River Cities Tribune and Register*, May 12, 2023, accessed February 24, 2026, https://www.wvnews.com/rivercities/news/mason-county-memories-the-good-of-his-town-at-heart/article_2ff66aca-f006-11ed-b8b1-d756f37e2e38.html.
[80] US Army Corps of Engineers, "Point Pleasant: Local Protection Project," National Levee Database, accessed February 27, 2026, https://levees.sec.usace.army.mil/levees/3305000021.

damaged and was no longer considered structurally sound. The two-story, red brick building was demolished and replaced with a modern, grey, monolithic stone courthouse.[81]

Perhaps the most devastating loss in Point Pleasant took place in 1967, when the Silver Bridge collapsed, resulting in the death of 46 individuals.[82] Beyond the profound loss of life, the collapse severed a critical transportation connection. The entire region experienced a prolonged period of grief and economic stagnation as a result of this accident.

The collapse of the Silver Bridge also reshaped the physical and transportation landscape of Point Pleasant. When a new Ohio River crossing, the Silver Memorial Bridge, was constructed south of town in 1969, Point Pleasant lost its direct downtown connection to Ohio.[83] The former bridge approach at 6th Street became a dead end, terminating at the floodwall, further reinforcing the physical barrier between the commercial district and the riverfront.

Like many small American towns, Point Pleasant experienced the gradual decentralization of retail activity as automobile travel encouraged commercial development along highways and outside the historic core. Suburbanization continued to occur, with prominent institutions moving outside of the historic downtown. Viand Street lost many of its residential buildings and instead, became home to numerous automobile-based businesses including drive-through banks and chain restaurants.

Despite these changes, the historic downtown remained the symbolic and functional center of civic life. The courthouse, commercial blocks, churches and residential neighborhood continued to anchor the community. By the end of the period of significance in 1976, Point Pleasant retained the compact street plan, masonry commercial streetscape, and residential neighborhood that had evolved over nearly two-hundred years of growth.

Although Point Pleasant was shaped by its river commerce and evolving transportation systems, its defining story is one of adaptation. Fires, floods, economic downturns and industrial losses have repeatedly challenged the town, yet residents have consistently rebuilt and redefined the community. The surviving buildings and streetscape within the historic district illustrate this long process of change and resilience.

The Point Pleasant Historic District is therefore significant under **Criterion A** under the areas of **Commerce, Politics and Government** and under **Criterion C: Architecture**. The district retains integrity of location, design, setting, materials, workmanship, feeling and association and

[81] The Mason County Historical Book Committee, *History of Mason County*, 423.
[82] "Bridge Disaster Toll May Reach 46; Shocked Pt. Pleasant Seeking Dead," *Charleston Daily Mail*, December 16, 1967.
[83] "Silver Memorial Bridge to Open Officially Today," *Beckley Post-Herald*, December 15, 1969.

continues to convey the historical forces that shaped its development during the period of significance from 1796-1976.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
__X_ 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): _____

Point Pleasant Historic District (Additional Documentation)
Name of Property

Mason County, WV
County and State

10. Geographical Data

Acreage of Property 43.67

Use either the UTM system or latitude/longitude coordinates

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

Or UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ■ NAD 1983

Boundary Coordinates —Point Pleasant Historic District (Additional Documentation)		
Point ID	**Northing**	**Easting**
A	4300761	401372
B	4300578	401342
C	4300570	401400
D	4300546	401396
E	4300535	401473
F	4300354	401442
G	4300360	401406
H	4300405	401413
I	4300417	401315
J	4300375	401308
K	4300358	401320
L	4300333	401316
M	4300335	401305
N	4300310	401301
O	4300310	401297
P	4300130	401266
Q	4300121	401307
R	4300084	401299
S	4300092	401259
T	4299977	401234
U	4299972	401257
V	4299948	401252

Point Pleasant Historic District
(Additional Documentation)
Name of Property

Mason County, WV
County and State

Boundary Coordinates —Point Pleasant Historic District (Additional Documentation)		
W	4299952	401233
X	4299927	401228
Y	4299850	401203
Z	4299847	401213
AA	4299823	401205
AB	4299827	401190
AC	4299807	401183
AD	4299810	401169
AE	4299765	401151
AF	4299755	401184
AG	4299682	401155
AH	4299676	401171
AI	4299650	401167
AJ	4299580	401142
AK	4299590	401114
AL	4299559	401102
AM	4299509	401116
AN	4299455	401097
AO	4299479	401025
AP	4299484	401007
AQ	4299507	400911
AR	4299633	400955
AS	4299623	400984
AT	4299942	401113
AU	4299939	401129
AV	4300055	401155
AW	4300057	401147
AX	4300148	401166
AY	4300145	401179
AZ	4300273	401205
BA	4300272	401210
BB	4300387	401229
BC	4300390	401211
BD	4300463	401223
BE	4300462	401228
BF	4300497	401234

Boundary Coordinates —Point Pleasant Historic District (Additional Documentation)		
BG	4300500	401210
BH	4300714	401238
BI	4300701	401322
BJ	4300767	401333
*Coordinates are presented in UTM Zone 17N, referenced to the NAD83 datum		

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

The boundary for the Point Pleasant Historic District (Additional Documentation) generally encompasses the historic commercial corridor along Main Street, the adjoining residential and civic resources along Main Street. The boundary follows the original description as defined in the original 1985 nomination as noted below.

The boundary is inclusive of the Tu-Endi-Wei Park with the Kanawha River forming the southernmost boundary. The boundary is inclusive of all properties on Main Street between the Kanawha River and Eleventh Street, including the Main Street Baptist Church property on the northeast side of Eleventh Street and excluding the former high school on the northwest side of Eleventh Street. The boundary only includes resources one lot deep on the west and east side of Main Street using the rear lot line as the boundary. Properties along Ninth Street between Main Street and Viand Street are included in the district. Properties along Viand Street between Ninth and Tenth Street are included in the district boundary including the Pioneer cemetery on the west side of Viand Street.

The approach and the superstructure of the Kanawha and Ohio River Bridge on Viand Street is not included.

The boundary of the Point Pleasant Historic District (Additional Documentation) is shown as the dashed red line on the accompanying map entitled “Historic District (Additional Documentation) Boundary Map” with the noted UTM coordinates corresponding to the corner points of the boundary.

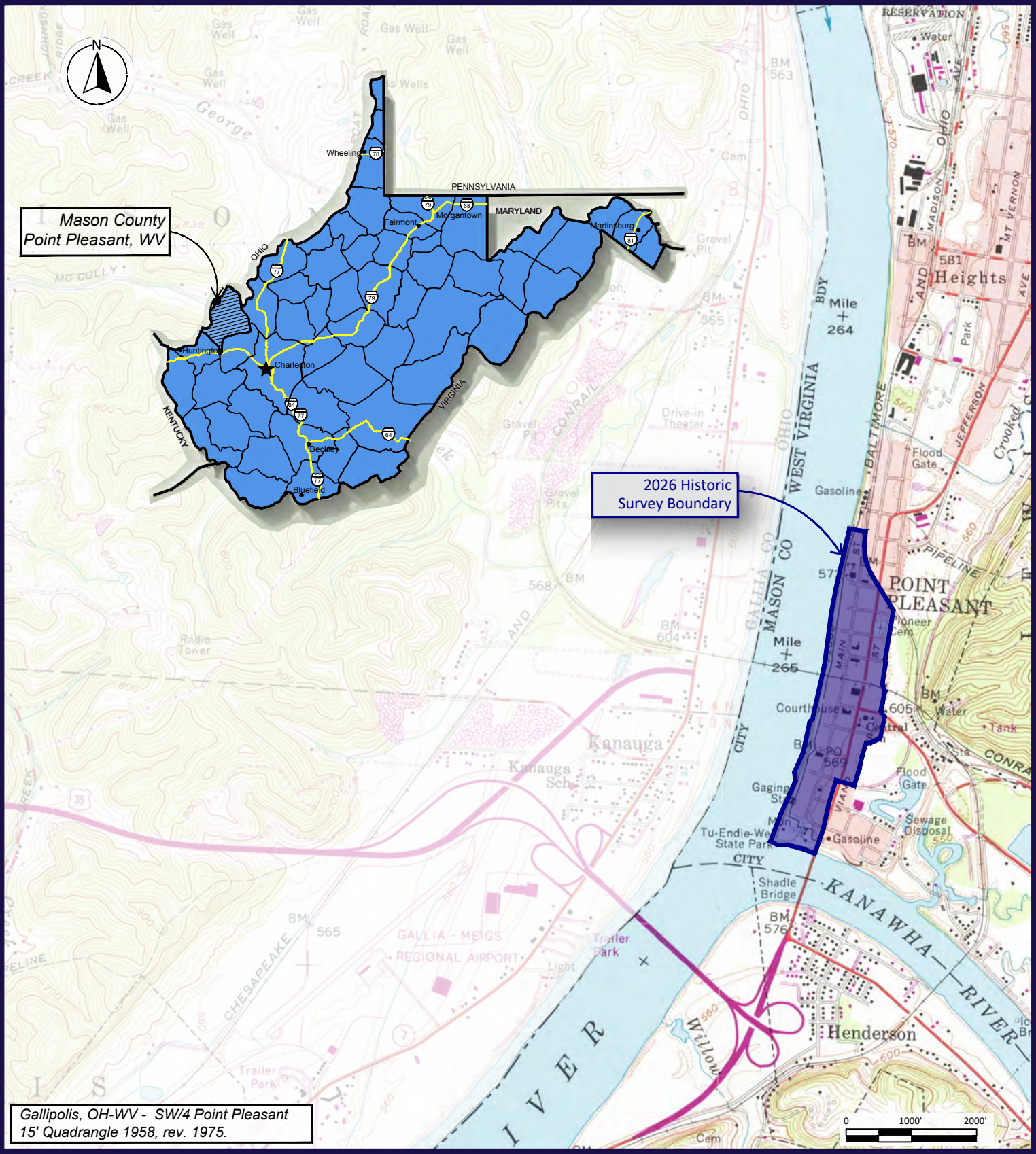
Boundary Justification (Explain why the boundaries were selected.)

This 2026 boundary of the Point Pleasant Historic District (Additional Documentation) generally follows the same limits established in the original 1985 nomination and clarifies the boundary using current parcel data, street alignments and visible landscape features. The Tu-Endie-Wei State Park and portions of the elevated former K&M railroad corridor and the mid-twentieth-century floodwall, which established long-standing physical barriers and influenced patterns of development and circulation within downtown, are included within the district.

This nomination also graphically illustrates the southern boundary which was previously unclear and left open on the map included in the original Point Pleasant Historic District nomination (1985). The Point Pleasant Battleground (Tu-Endie-Wei Park) was included in the original nomination; however, it was recognized in the narrative as the Walter Newman House.

The current acreage is larger than from the 1985 nomination, although the boundary description is the same. While the original 1985 verbal boundary description identified the Kanawha River as the southern border, the original nomination's map did not fully depict the totality of the district and left the southern boundary lines open. Additionally, the 1985 verbal boundary description also described the district boundary as inclusive of Tu-Endie-Wei Park with an estimated size of approximately 300 feet by 300 feet, however, its original map does not appear to incorporate the whole of the Park within the existing district. Current aerial and tax parcel mapping were georeferenced into CAD software which provided improved measurement precision to the current boundary while depicting the original 1985 verbal boundary description.

The boundary reflects the historic relationship between the residential and commercial district, river geography, and civic development that collectively shaped Point Pleasant's downtown form from its founding through the late-twentieth century.



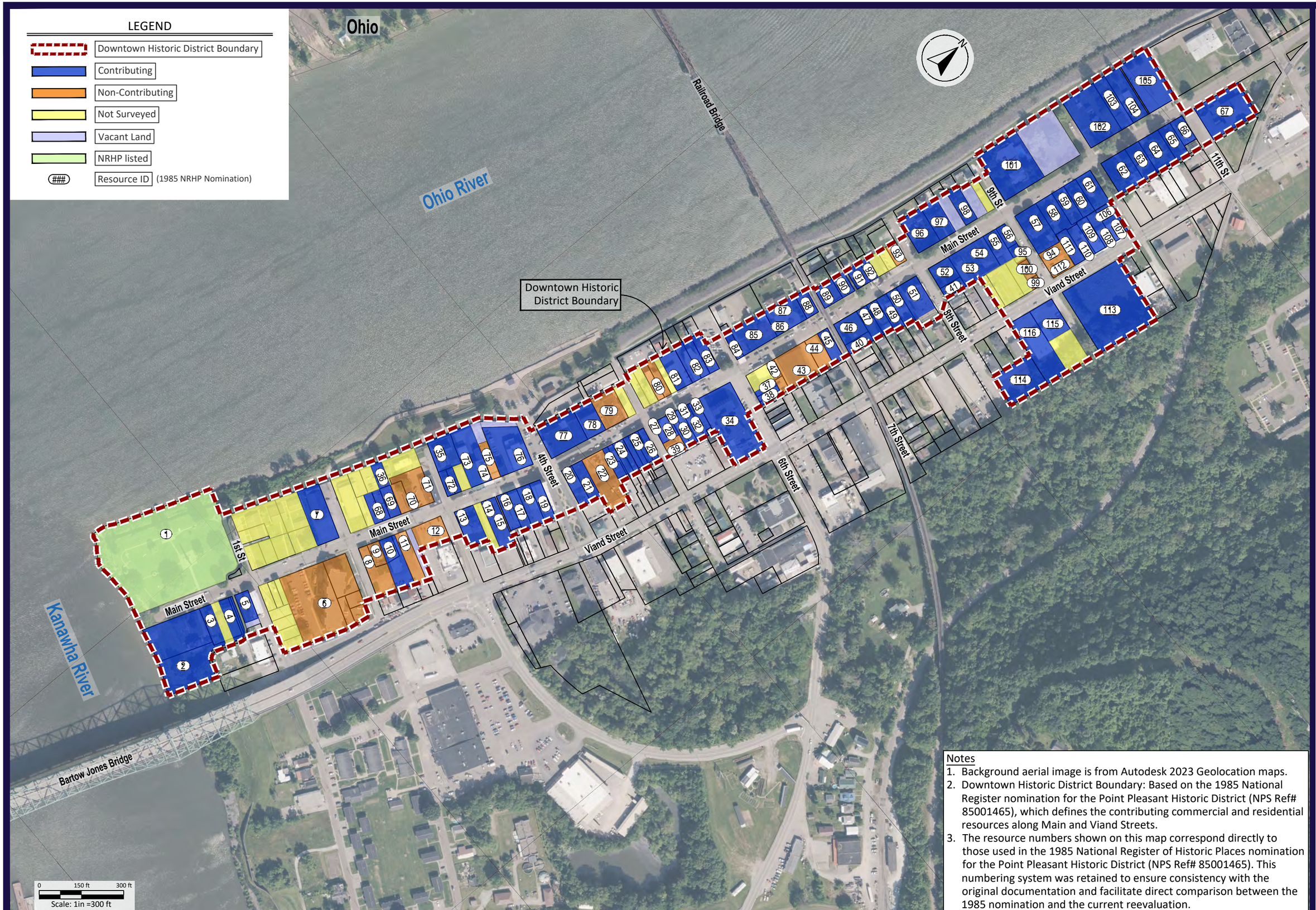
PRACTICAL
PRESERVATION

Figure 4

Resource Location Map
The Re-evaluation of Downtown Point Pleasant NRHP
Historic District
Point Pleasant, Mason County, West Virginia

Scale: 1 in = 2,000 ft

05/26/26



Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. Downtown Historic District Boundary: Based on the 1985 National Register nomination for the Point Pleasant Historic District (NPS Ref# 85001465), which defines the contributing commercial and residential resources along Main and Viand Streets.
3. The resource numbers shown on this map correspond directly to those used in the 1985 National Register of Historic Places nomination for the Point Pleasant Historic District (NPS Ref# 85001465). This numbering system was retained to ensure consistency with the original documentation and facilitate direct comparison between the 1985 nomination and the current reevaluation.

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Previously Surveyed Resources Map

POINT PLEASANT WEST VIRGINIA

DATE:	12/08/25
ISSUED FOR:	
PROJECT NO.	
DRAWN BY:	JCP
CHECKED BY:	
APPROVED BY:	

REVISION #	DATE:

Scale: 1in = 300 ft

Sheet:

Fig 5

LEGEND

- Downtown Historic District Boundary
- Sheet layout

Ohio

Ohio River

Railroad Bridge

Sheet 1

Sheet 2

Sheet 3

Sheet 4

Main Street

1st Street

4th Street

6th Street

8th Street

9th Street

11th Street

13th Street

Viand Street

Bartow Jones Bridge

Kanawha River

0 200 ft 400 ft

Scale: 1in =400 ft

Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Sheet Index — Historic District (Additional Documentation)

POINT PLEASANT WEST VIRGINIA

DATE: 12/08/25	
ISSUED FOR:	
PROJECT NO.	
DRAWN BY: JCP	
CHECKED BY:	
APPROVED BY:	
REVISION #	DATE:

Scale: 1in = 400 ft

Sheet:

Figure 6A

Ohio River

Retaining Wall (C)
Almost Heaven Swing (NC)
Revolutionary War Soldiers Memorial (C)
French Leaden Plate (C)
The Chief Cornstalk Monument (C)
Flag Pole (NC)
The Water Panther Stone (C)
Liberty Tree Marker (NC)
Mansion House (C)
Garden Club Monument (NC)
Sallie Marmet Anchor (C)
Restrooms (NC)
Colonel Andrew Lewis plaque (NC)
MS-0961-0001
"The Magazine" Monument Statue (NC)
Point Pleasant Battle Monument (C)
Survey Marker (NC)
Two Monuments, Oct. 10, 1774 (NC)
Ann Hennis Trotter Bailey Grave and Marker (NC)
Merci Tree Marker (NC)

Flood Wall

Site of Fort Randolph Monument

Kanawha River

Main Street

MS-0961-0047
MS-0026_Rev01
MS-0961-0048
MS-0611_Rev01
MS-0961-0049
1st Street
2nd Street
MS-0961-0050
MS-0961-0051
MS-0961-0052
3rd Street
MS-0961-0053
MS-0961-0003
MS-0961-0004
MS-0961-0005
MS-0961-0008
MS-0961-0006
MS-0961-0007
MS-0961-0009
MS-0961-0010
MS-0961-0011

Match Sheet 2

Viand Street

Bartow Jones Bridge

Notes
1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. This enlarged drawing shows SHPO Site Numbers for previously recorded resources.
3. Field Survey Numbers are not shown on this sheet.

INDEX

LEGEND
- Downtown Historic District Boundary
- Existing NRHP Individually Listed
- Recommended Contributing
- Recommended Non-Contributing
- Vacant Land (Not counted)
- Demolished since 1985 nomination
- Parking lot
- Objects/ Sites
- ### SHPO Site Number

0 50 ft 100 ft
Scale: 1in = 100ft

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Additional Documentation Map — Sheet 1 (Enlarged View)

POINT PLEASANT WEST VIRGINIA

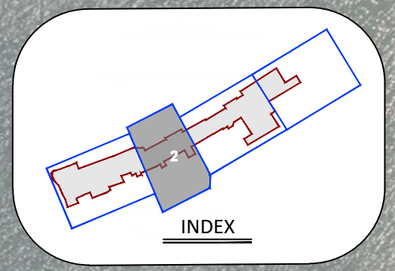
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ISSUED FOR:
PROJECT NO.
DRAWN BY: JCP
CHECKED BY:
APPROVED BY:

REVISION #	DATE:

Scale: 1in = 100ft

Sheet:

Figure 6B



Match Sheet 3

Silver Bridge Memorial (NC)

6th Street

Main Street

Viand Street

MS-0961-0023

MS-0961-0022

MS-0961-0020

MS-0961-0019

MS-0961-0018

MS-0961-0017

MS-0610_Rev01

MS-0961-0074

MS-0961-0073

MS-0961-0072

MS-0961-0071

MS-0961-0070

MS-0961-0069

MS-0961-0066

MS-0961-0067

MS-0961-0068

5th Street

MS-0961-0065

MS-0961-0064

MS-0961-0063

MS-0961-0062

MS-0961-0061

MS-0961-0060

MS-0961-0059

MS-0961-0058

MS-0961-0016

MS-0961-0014

MS-0961-0013

Mothman Statue (NC)

MS-0961-0002

Flood Wall

MS-0023_Rev01

4th Street

MS-0961-0056

MS-0961-0057

MS-0961-0055

MS-0961-0054

Match Sheet 1

LEGEND

- Downtown Historic District Boundary
- Existing NRHP Individually Listed
- Recommended Contributing
- Recommended Non-Contributing
- Vacant Land (Not counted)
- Demolished since 1985 nomination
- (P) Parking lot
- Objects/ Sites
- ### SHPO Site Number

0 50 ft 100 ft

Scale: 1in = 100ft

Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. This enlarged drawing shows SHPO Site Numbers for previously recorded resources.
3. Field Survey Numbers are not shown on this sheet.

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Additional Documentation Map — Sheet 2 (Enlarged View)

POINT PLEASANT WEST VIRGINIA

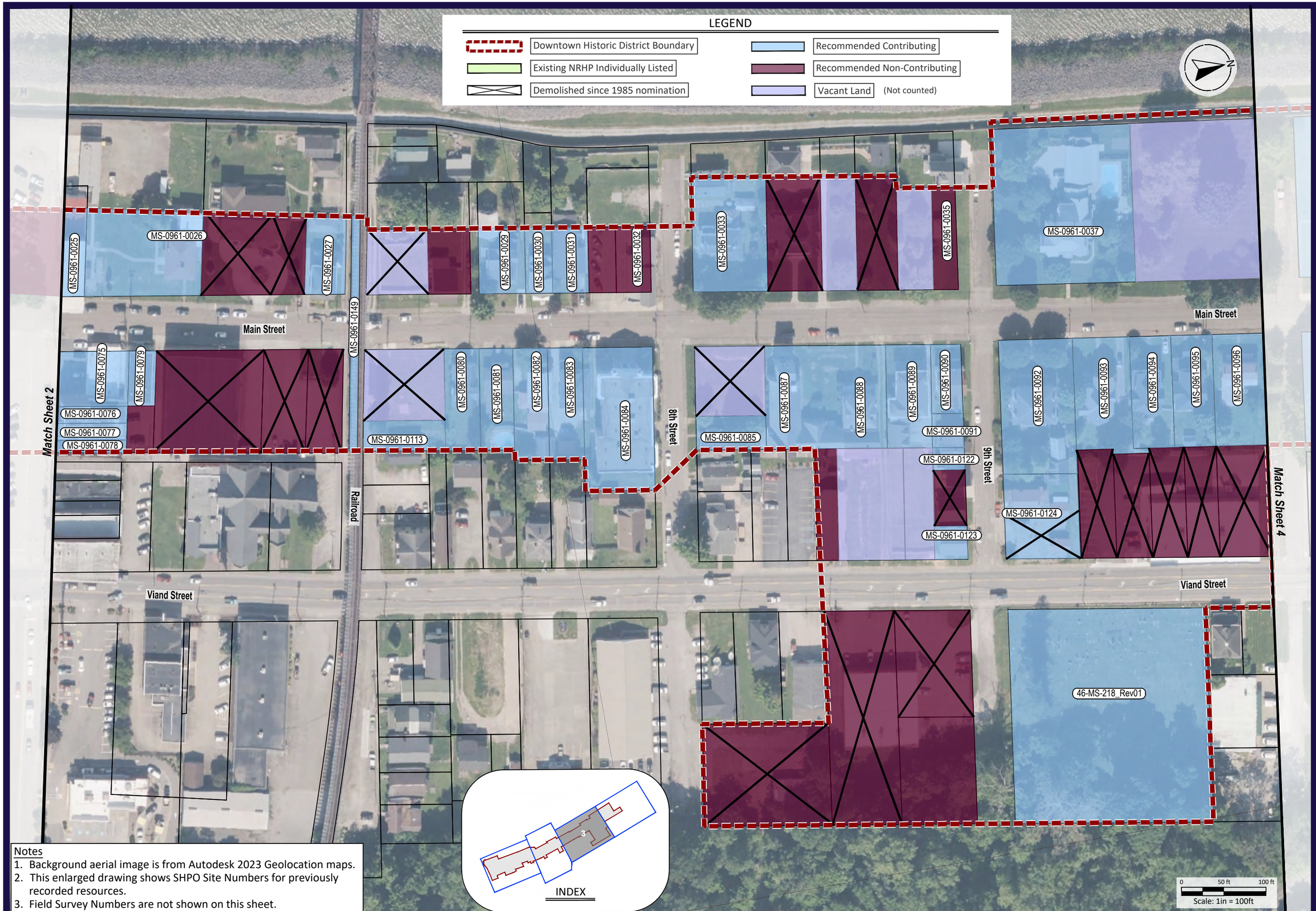
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ISSUED FOR:	
PROJECT NO.	
DRAWN BY:	JCP
CHECKED BY:	
APPROVED BY:	

REVISION #	DATE:

Scale: 1in = 100ft

Sheet:

Figure 6C



Notes
1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. This enlarged drawing shows SHPO Site Numbers for previously recorded resources.
3. Field Survey Numbers are not shown on this sheet.

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Additional Documentation Map — Sheet 3 (Enlarged View)

POINT PLEASANT WEST VIRGINIA

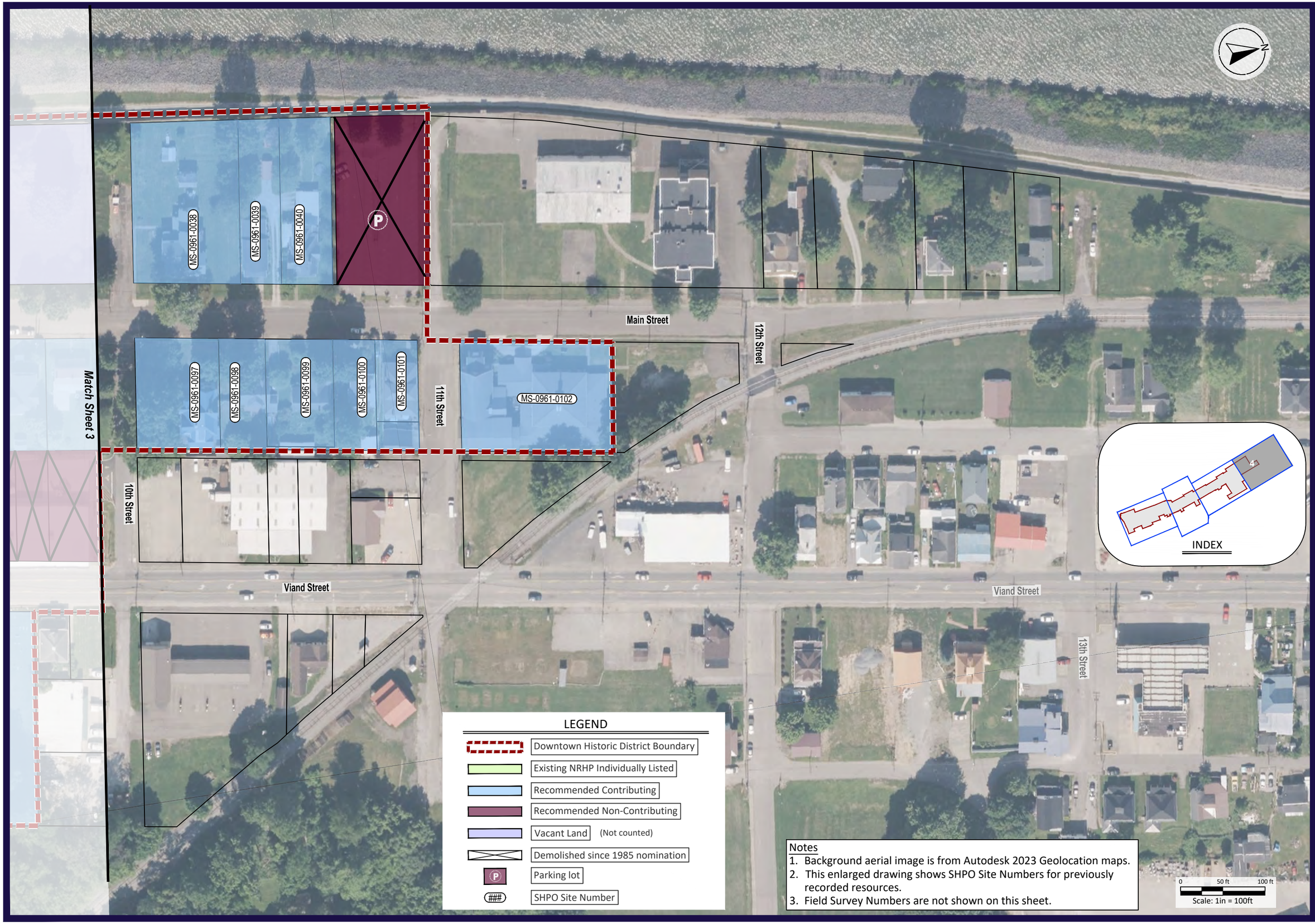
DATE:	12/08/25
ISSUED FOR:	
PROJECT NO.	
DRAWN BY:	JCP
CHECKED BY:	
APPROVED BY:	

REVISION #	DATE:

Scale: 1in = 100ft

Sheet:

Figure 6D



PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Additional Documentation Map — Sheet 4 (Enlarged View)

POINT PLEASANT WEST VIRGINIA

DATE:	12/08/25
ISSUED FOR:	
PROJECT NO.	
DRAWN BY:	JCP
CHECKED BY:	
APPROVED BY:	

REVISION #	DATE:

Scale: 1in = 100ft

Sheet:

Figure 6E

LEGEND

- Downtown Historic District Boundary
- Recommended Contributing
- Recommended Non-Contributing
- Vacant Land (Not counted)
- NRHP listed
- Demolished since 1985 nomination
- ☆ Indicates parcels where the historic building documented in the 1985 nomination has been demolished and a new building or structure now occupies the site. The original resource is listed as "Removed (Demolished)" in the survey table; the current structure is evaluated for its status based on present conditions.
- (P) Parking lot
- ● Objects/ Sites
- ### Field Survey Number (2025–2026 Survey)
- Boundary Corner Coordinate

Objects

- -The Chief Cornstalk Monument (C)
- - Ann Hennis Trotter Bailey Grave and Marker (NC)
- -The Water Panther Stone (C)
- -French Leaden Plate (C)
- -Point Pleasant Battle Monument (C)
- -Colonel Andrew Lewis Plaque (NC)
- -Liberty Tree Marker (NC)
- -"The Magazine" Monument Statue (NC)
- -Revolutionary War Soldiers Memorial (C)
- -Garden Club Monument (NC)
- -Sallie Marmet Anchor (C)
- -Two Monuments, Oct. 10, 1774 (NC)
- -Almost Heaven Swing (NC)
- -Merci Tree Marker (NC)
- -Survey Marker (NC)
- -Flag Pole (NC)

Structure: Retaining Wall (C)

Building: Mansion House (C)

Building: Restroom (NC)

Site: Silver Bridge Memorial (NC)

Object: Mothman Statue (NC)

Object: Site of Fort Randolph Monument

Ohio River

Kanawha River

Railroad Bridge

Bartow Jones Bridge

Main Street

Viand Street

1st St

4th St

6th Street

7th Street

8th Street

9th St

11th St

0 150 ft 300 ft

Scale: 1in =300 ft

Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. Downtown Historic District Boundary: Based on the 1985 National Register nomination for the Point Pleasant Historic District (NPS Ref# 85001465), which defines the contributing commercial and residential resources along Main and Viand Streets.
3. Resource numbers shown on this map correspond to Field Survey Numbers developed for the 2025–2026 survey.
4. SHPO Site Numbers are shown only on the enlarged drawing.

Boundary Corner Coordinates — Point Pleasant Historic District (Additional Documentation)

Point ID	Northing	Easting
A	4300761	401372
B	4300578	401342
C	4300570	401400
D	4300546	401396
E	4300535	401473
F	4300354	401442
G	4300360	401406
H	4300405	401413
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R	4300084	401299
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T	4299977	401234
U	4299972	401257
V	4299948	401252
W	4299952	401233
X	4299927	401228
Y	4299850	401203
Z	4299847	401213

*Coordinates are presented in UTM Zone 17N, referenced to the NAD83 datum

Boundary Corner Coordinates — Point Pleasant Historic District (Additional Documentation) Continued

Point ID	Northing	Easting
AA	4299823	401205
AB	4299827	401190
AC	4299807	401183
AD	4299810	401169
AE	4299765	401151
AF	4299755	401184
AG	4299682	401155
AH	4299676	401171
AI	4299650	401167
AJ	4299580	401142
AK	4299590	401114
AL	4299559	401102
AM	4299509	401116
AN	4299455	401097
AO	4299479	401025
AP	4299484	401007
AQ	4299507	400911
AR	4299633	400955
AS	4299623	400984
AT	4299942	401113
AU	4299939	401129
AV	4300055	401155
AW	4300057	401147
AX	4300148	401166
AY	4300145	401179
AZ	4300273	401205
BA	4300272	401210
BB	4300387	401229
BC	4300390	401211
BD	4300463	401223
BE	4300462	401228
BF	4300497	401234
BG	4300500	401210
BH	4300714	401238
BI	4300701	401322
BJ	4300767	401333

*Coordinates are presented in UTM Zone 17N, referenced to the NAD83 datum

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Historic District (Additional Documentation) Boundary Map

POINT PLEASANT WEST VIRGINIA

DATE: 12/08/25
ISSUED FOR:
PROJECT NO.
DRAWN BY: JCP
CHECKED BY:
APPROVED BY:

REVISION #	DATE:

Scale: 1in = 300 ft

Sheet:

Figure 7

Tu-Endie-Wei State Park



Figure 8
Detail Map of Tu-Endie-Wei Park

0 30' 60'

11. Form Prepared By

name/title: John Pitman, Preservation Associate and Sandra Scaffidi, Architectural Historian
organization: Practical Preservation, LLC.
original nomination prepared by: Alan Carney, AIA (Alan Carney Architects) and Rodney Collins (WV SHPO), 1985.
street & number: 1 Avalon Road, Fairmont, WV 26554
city or town: Fairmont state: West Virginia zip code: 26554
e-mail sandra@practical-preservation.com
telephone: 304-314-3773
date: March 8, 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.)

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

Name of Property: Point Pleasant Historic District (Additional Documentation)

City or Vicinity: Point Pleasant

County: Mason State: West Virginia

Photographer: John Pitman and Sandra Scaffidi

Date Photographed: August 14 and 15, 2025

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

Photo 1 of 28. Tu-Endi-Wei Park (Resource #1), facing northwest.
Photo 2 of 28. Floodwall (Resource #2) and rail trail, facing north. Point Pleasant-Kanauga (former K&M) Railroad Bridge in distance.
Photo 3 of 28. Former Hooff's Opera House (Resource #14) and Livery (Resource #15), 313/315 Main Street, facing west.
Photo 4 of 28. Three hundred block of Main Street, facing southwest.
Photo 5 of 28. Spencer Hotel/Lowe Hotel, 400 Block Main Street (Resource #18), facing northwest.
Photo 6 of 28. 500 block of Main Street, facing southwest.
Photo 7 of 28. 600 Block of Main Street, facing southwest.
Photo 8 of 28. Silver Bridge Memorial, Sixth Street (Resource #122), facing west.
Photo 9 of 28. Former K&M Elevated Tressel (Resource #122), facing northwest.
Photo 10 of 28. Twin Rivers Towers, modern infill, 200 block of Main Street (Resource #51), facing southeast.
Photo 11 of 28. Captain Burnside House, New Location, 300 Main Street (Resource #56), facing northeast.
Photo 12 of 28. IOOF Block, 300 Block Main Street (Resource #59), facing southeast.
Photo 13 of 28. 400 block of Main Street, facing northeast.
Photo 14 of 28. 400 block of Main Street, facing northeast.
Photo 15 of 28. 400 block of Main Street, facing southeast.
Photo 16 of 28. 500 block of Main Street, facing southeast.
Photo 17 of 28. 500 block of Main Street, facing east. The Captain Hein Building is on the right (Resources #78, 77, 76).
Photo 18 of 28. 500 block Main Street, facing southeast.
Photo 19 of 28. Sixth Street, facing east. Mercy Hospital (Resource #81) to the left.
Photo 20 of 28. Mason County Courthouse (Resource #79), Sixth Street, facing southeast.
Photo 21 of 28. 800 Block of Main Street, facing northeast
Photo 22 of 28. The English-Patterson-Biddle-Berry House, 902 Main Street (Resource #97), facing northeast.
Photo 23 of 28. 906 Main Street (Resource #98), facing east.
Photo 24 of 28. The Edward E. Heiner House, 1006 Main Street (Resource #103), facing east.
Photo 25 of 28. 800 block of Main Street facing south.
Photo 26 of 28. Main Street Baptist Church, 1100 Main Street (Resource #107), facing east.
Photo 27 of 28. Dollar General, 901 Viand Street (Resource #113), facing north.
Photo 28 of 28. Pioneer Cemetery, 900 Viand Street (Resource #116), facing north.

LEGEND

- Downtown Historic District Boundary
- Recommended Contributing
- Recommended Non-Contributing
- Vacant Land
- NRHP listed
- Demolished since 1985 nomination
- ☆ Indicates parcels where the historic building documented in the 1985 nomination has been demolished and a new building or structure now occupies the site. The original resource is listed as "Removed (Demolished)" in the survey table; the current structure is evaluated for its status based on present conditions.
- ## Photo Location Number

Ohio

Railroad Bridge

Ohio River

Kanawha River

Bartow Jones Bridge

Main Street

1st St

3rd Street

4th St

6th Street

7th Street

8th Street

9th St

11th St

Viand Street

0 150 ft 300 ft

Scale: 1in =300 ft

Notes

1. Background aerial image is from Autodesk 2023 Geolocation maps.
2. Downtown Historic District Boundary: Based on the 1985 National Register nomination for the Point Pleasant Historic District (NPS Ref# 85001465), which defines the contributing commercial and residential resources along Main and Viand Streets.

PRACTICAL PRESERVATION

The Re-evaluation of Downtown Point Pleasant NRHP Historic District

Mason County, WV

Photo Location Map

POINT PLEASANT WEST VIRGINIA

DATE:	12/08/25
ISSUED FOR:	
PROJECT NO.	
DRAWN BY:	JCP
CHECKED BY:	
APPROVED BY:	

REVISION #	DATE:

Scale: 1in = 300 ft

Sheet:

Figure 8



Photo 1. Tu-Endi-Wei Park (Resource #1), facing northwest.



Photo 2. Floodwall and railtrail (Resource #2), facing north. Point Pleasant-Kanauga (former K&M) Railroad Bridge in distance (Resource #117).



Photo 3. Former Hooff's Opera House (Resource #14) and Livery (Resource #15), 313/315 Main Street, facing west.



Photo 4. Three hundred block of Main Street, facing southwest.



Photo 5. Spencer Hotel/Lowe Hotel (Resource #18), 401 Main Street, facing northwest.



Photo 6. 500 block of Main Street, facing southwest.



Photo 7. 500 Block of Main Street, facing southwest.



Photo 8. Silver Bridge Memorial (Resource #122)



Photo 9. Former K&M Elevated Tressel, facing northwest (Resource #117)



Photo 10. Twin Rivers Towers, modern infill, 200 block of Main Street, facing southeast (Resource #51).



Photo 11. Captain Burnside House, New Location, 300 Main Street, facing northeast (Resource #56).



Photo 12. IOOF Block, 300 Block Main Street, facing southeast (Resource #59).



Photo 13. 400 block of Main Street, facing northeast.



Photo 14. 400 block of Main Street, facing northeast.



Photo 15. 400 block of Main Street, facing southeast.



Photo 16. 500 block of Main Street, facing southeast.



Photo 17. 500 block of Main Street, facing east. The Captain Hein Building is on the right (L-R Resource #78, 77, 76).



Photo 18. 500 block Main Street, facing southeast.



Photo 19. Sixth Street, facing east. Mercy Hospital to the left (Resource #81). The district boundary only includes the three masonry buildings to the left.



Photo 20. Mason County Courthouse, Sixth Street, facing southeast (Resource #79).



Photo 21. 800 Block of Main Street, facing northeast



Photo 22. The English-Patterson Biddle Berry House, 902 Main Street (Resource #97), facing northeast.



Photo 23. The Guthrie-Heslop House, 906 Main Street (Resource #98), facing east.



Photo 24. The Edward E. Heiner House, 1006 Main Street (Resource #103), facing east.



Photo 25. 800 block of Main Street facing south.



Photo 26. Main Street Baptist Church, 1100 Main Street, facing east (Resource #107).



Photo 27. Dollar General, 901 Viand Street, facing north (Resource #113).



Photo 28. Pioneer Cemetery, 900 Viand Street, facing north (Resource #116).

Point Pleasant Historic District (Additional Documentation) | Mason County, WV

Name of Property | County and State

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.