NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property **CHANCERY HILL HISTORIC DISTRICT**

historic name Chancery Hill Neighborhood

other names/site number _____

2. Location

street & number Roughly bounded by South High Street, Oak Grove Cemetery, Waitman Street, and Allison and Simpson Streets not for publication N/A

city or town Morgantown vicinity NA

state WV county Monongalia code 061 zip code 26505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 ___ nationally ___ statewide _X_ locally. (___ See continuation sheet for additional comments.)

Susan M. Pierce 10/8/99

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____ _____
___ See continuation sheet.
____ determined eligible for the _____ _____
National Register
___ See continuation sheet.
____ determined not eligible for the _____ _____
National Register
____ removed from the National Register _____ _____

____ other (explain): _____

_____ _____
Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

X private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

___ building(s)
X district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
109	39	buildings
1	___	sites
____	___	structures
____	___	objects
110	39	Total

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

6. Function or Use

Historic Functions
DOMESTIC: Single Dwellings; Multiple Dwellings
Cemetery
FUNERARY: Cemetery
RELIGION: Religious Facility

Current Functions
DOMESTIC: Single Dwellings
Multiple Dwellings

FUNERARY: Cemetery
RELIGION: Religious Facility
PUBLIC: Firehouse

7. Description

Architectural Classification
MID-19th CENTURY: Greek Revival
LATE VICTORIAN: Queen Anne
LATE 19th AND EARLY 20th CENTURY REVIVALS: Neoclassical Revival; Tudor Revival, Georgian Revival
LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Bungalow, Foursquare, Dutch Colonial

Materials
foundation Stone
roof Asphalt
walls Wood , brick
other Stucco

Narrative Description X See continuation sheets.

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.)

_X_ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

_X_ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
Community Planning and Development
Architecture

Period of Significance
1840-1948

Significant Dates
N/A

Significant Person
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

Narrative Statement of Significance
_X_ See continuation sheets.

9. Major Bibliographical References

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 # _____

Primary Location of Additional Data
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
_X_ Local government
_X_ University
___ Other

Name of repository: WV University Collection

10. Geographical Data

Acreage of Property 33 acres

UTM References

Morgantown South Quad Map

	Zone	Easting	Northing
A	17	589380	4386370
B	17	589060	4385895
C	17	588820	4386020
D	17	588900	4386180
E	17	588987	4386138
F	17	589140	4386380
G	17	589240	4386325
H	17	589300	4386420

Verbal Boundary Description _X_ See continuation sheet.

Boundary Justification _X_ See continuation sheet.

11. Form Prepared By

name/title Amanda Keefover, Kathleen Kadlec, Danielle Hogan, and Craig Kelso

organization For: Morgantown Historic Landmarks Commission date 11 February 1999

street & number 389 Spruce Street telephone (304) 284-7401

city or town Morgantown state WV zip code 26505

Property Owners

Name of Owners: Multiple Owners

Notified by Legal Notice

The Chancery Hill neighborhood began developing around 1900 when the land holdings of Waitman T. Willey, Frank Demain, and William Guseman were divided into lots. Builders began developing the area as a suburb for Morgantown professionals. What developed is a blend of early twentieth century architectural styles that still retain their integrity in massing, materials, and architectural details. This eclectic blend of styles makes Chancery Hill a representative example of an early twentieth century neighborhood.

The boundaries of the Chancery Hill Historic District include an area bounded on the east by the back lot lines of the residences on Waitman Street and generally on the west by University Avenue. Oak Grove Cemetery and Ford Street and the back allies of South High Street are the western boundaries, and Barrickman Street serves as the southern boundary. The property lines of the Alexander Wade home, and the Waitman T. Willey home; as well as Simpson and Allison Streets, generally serve as the northern boundary.

Oak Grove Cemetery: Contributing site

Oak Grove Cemetery is situated on the southwest border of the district along Dorsey Avenue. Originally designed as a rural cemetery in the 1860s, Oak Grove's 8.5 acres served as a burial locale for the town of Morgantown until filled to capacity in the late 1920s. The grounds of the cemetery contain a variety of funeral monuments, representing the funerary art of the nineteenth and early twentieth centuries. A gate post marks each entrance and the cemetery is bordered by a fence.

Established by a board of trustees soon after its purchase in 1865 from Waitman T. Willey, Oak Grove Cemetery is so named for the expanse of oak trees on its western border. Overlooking the Monongahela River on the edge of town, Oak Grove was designed as Morgantown's only rural cemetery. Oak Grove contains mostly family plots which are reached by a series of curvilinear pathways. Only the older section is included in the boundaries; a modern addition is on the other side of the fence and has a separate entrance.

Architecture:

The architecture of the district includes many styles from the late nineteenth and early twentieth centuries. The majority of the houses are in excellent condition and have the original exterior facade material. The most prominent architectural styles represented are the American Foursquare, Colonial Revival, and Bungalow, all interspersed with Italianate, English Tudor, and one Prairie style house. One house of worship, the Tree of Life Synagogue, established in 1948, remains a testament to the ethnic diversity of the neighborhood, as well as the neighborhood's architectural diversity.

The majority of the noncontributing buildings represent significant architectural modifications or are of a later period of multiple use and residential building. A noncontributing fire station, is located on South High Street.

The following is a list buildings and a cemetery in the Chancery Hill Historic District, with a designation for contributing and noncontributing. They are listed alphabetically according to street.

ALLISON STREET
240-244 ALLISON STREET, residential duplex
date: c. 1985
description: 2 story, 4 bay, brick duplex, vinyl windows, gable asphalt roof.
1 noncontributing building

260 ALLISON STREET, residential
date: c. 1985
description: 1 story, brick and T-111, Ranch style, attached garage, gable asphalt roof.
1 noncontributing building

CADDELL STREET
259 CADDELL STREET, residential
date: c. 1935
description: Originally Foursquare style with enclosed porch, 2 ½ stories, 3 bays, wood siding, asphalt shingle roof, stone foundation, 1/1 double-hung sash windows.
1 noncontributing building

260-262 CADDELL STREET, residential
date: c. 1935
description: Vernacular architecture, 3 stories, 3 bays, wood siding, asphalt shingle roof, stone foundation. 2 porches, 1/1 double-hung sash windows.
1 noncontributing building

266 CADDELL STREET, residential
date: c.1929
description: Foursquare style, 2 stories, 3 bays, aluminum siding, porch with wooden shingles, asphalt roof, fieldstone foundation, under house garage, full porch, 1/1 double-hung sash windows.
1 contributing building

DORSEY AVENUE
333 DORSEY AVENUE, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, wood siding, hipped roof, asbestos shingle roof, concrete foundation, porch, dormers on all four sides of the roof, 1/1 double-hung sash windows.
1 contributing building

337 DORSEY AVENUE, residential
date: c. 1925
description: Neo-colonial Revival, 2 ½ stories, 3 bays, brick, asphalt shingle roof, gable roof, pediment and side lights and transom surrounding doorway, 2 dormers at each end of the roof, side room addition of brick, 1/1 double-hung sash windows.
1 contributing building

339 DORSEY AVENUE, residential
date: c. 1940
description: Vernacular style, 2 stories, 2 bays, asphalt shingle roof, top half o house aluminum, bottom half is brick, concrete block foundation.
1 noncontributing building

345 DORSEY AVENUE, residential
date: c. 1925
description: Bungalow, 1 ½ stories, 2 bays, stone veneer, asphalt roof, stone foundation, gable roof, large shed roof dormers above porch, double-hung sash windows.
1 contributing building

349 DORSEY AVENUE, residential
date: c. 1925
description: Bungalow, 2 ½ stories, 2 bays, brick, asphalt roof, concrete foundation, transom, porch, three window dormer with shed roof across front facing street.
1 contributing building

McGARA STREET
258 McGARA STREET, residential
date: c. 1928
description: Foursquare, 2 ½ stories, 3 bays, brick, asphalt shingle roof, dormers, fieldstone foundation, enclosed porch with wooden shingles, 1/1 double-hung sash windows; except new windows on porch.
1 contributing building

259 McGARA STREET, residential
date: c. 1960
description: Modern home, 2 ½ stories, vinyl top, brick bottom, asphalt shingles, concrete block foundation, garage under house, open front porch and screened in back porch.
1 noncontributing building

263 McGARA STREET, residential
date: c. 1930
description: Dutch Colonial style, hipped roof, 1 ½ stories, 3 bays, vinyl siding, asphalt shingle roof, bay window, dormers with clapboard, fieldstone foundation.
1 contributing building

SIMPSON STREET
259 SIMPSON STREET, residential
date: c. 1925
description: 2 ½ stories, 3 bays, wood shingles, asphalt shingle roof, concrete foundation, shed dormers, 3/1 double-hung sash windows.
1 contributing building

260 SIMPSON STREET, residential
date: c. 1927
description: Dutch Colonial, 2 stories, 3 bays, first story white painted brick, second story clapboard, asphalt shingle roof, Federal style door with side lights and decorative wrought iron railing, gambrel roof with short lopes, concrete foundation, long single dormer, windows 9/1 double-hung sash.
1 contributing building

261 SIMPSON STREET, residential
date: c. 1955
description: 1 ½ story, 3 bays, Cape Cod, aluminum siding, gable asphalt roof, center door with peak, 6/6 double-hung windows, two dormers, side porch, garage under porch.
1 noncontributing building

262 SIMPSON STREET, residential
date: c. 1928
description: 2 stories, 3 bays, aluminum siding, asphalt shingle roof, bay window, gable colonial dormers on the front, concrete foundation, underground garage, metal awnings over windows, 6/6 double-hung sash windows.
1 contributing building

SPRING STREET
300 SPRING STREET, residential
date: c. 1923
description: Foursquare, 2 ½ stories, 3 bays, first and second brick, third story wood shingles, asphalt shingle roof, shed dormers on all four sides, brick foundation, garage under house in the rear, lattice windows over single pane.
1 contributing building

SOUTH HIGH STREET
200 SOUTH HIGH STREET, residential
date: c. 1918
description: Foursquare 2 ½ stories, 3 bays, brick, concrete foundation, brick pillars, wraparound porch, 2 chimneys, four hipped roof dormers, shingle roof, double-hung sash windows.
1 contributing building

201 SOUTH HIGH STREET, residential
date: c. 1930
description: Dutch Colonial Revival, 2 stories, 3 bays, brick, shed roof dormer with slate roof, stone foundation, 2 chimneys, 4/4 double-hung sash windows, gambrel shingle roof, enclosed porch with side sunroom.
1 contributing building

202-204 SOUTH HIGH STREET, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, cedar siding, stone foundation, four hipped dormers, 1/1 double-hung sash windows, shingle roof, enclosed Front porch.
1 contributing building

205 SOUTH HIGH STREET, residential
date: c. 1960
description: 2 stories, 3 bays, stucco siding, asphalt shingle roof, concrete block foundation. Door faces alley.
1 noncontributing building

206-210 SOUTH HIGH STREET, duplex
date: c. 1927
description: Foursquare, 2 ½ stories, 4 bays, brick, cement foundation, hipped roof dormer, 2 porches brick with brick pillars, shingle roof, 5/1 double-hung sash windows.
1 contributing building

208 SOUTH HIGH STREET, residential
date: c. 1965
description: Vernacular style, 2 stories, aluminum siding on top, concrete block bottom and foundation, asphalt shingle roof, 2 dormers.
1 noncontributing building

212 SOUTH HIGH STREET, residential
date: c. 1935
description: English Country style, 2 ½ stories, 3 bays, stone, stone foundation, 2 gable dormers, 2 chimneys, slate roof, 2 windows with round arches, triangular pediment and transom over door.
1 contributing building

SOUTH HIGH STREET, fire station
date: c. 1960
description: Used as a fire station, commercial style, tar roof, brick exterior, 5 bays, concrete block foundation, large garage area makes up most of the building.
1 noncontributing building

221 SOUTH HIGH STREET, residential
date: c. 1921
description: 1 ½ stories, 2 bays, brick, stone foundation, 1 chimney, brick porch, shingle roof
1 contributing building

225 SOUTH HIGH STREET, residential
date: c. 1921
description: 2 ½ stories, 2 bays, brick, stone foundation, 2 chimneys, brick enclosed porch, 4/1 and 4/4 double-hung sash windows.
1 contributing building

231 SOUTH HIGH STREET, residential
date: c. 1932
description: Italianate style, 2 stories, 3 bays, painted brick, concrete foundation, 1 chimney, 8/8 double hung sash windows, projecting center bay with portico, quoins at comers on front facade.
1 contributing building

233 SOUTH HIGH STREET, residential
date: c. 1921
description: Chalet style, 2 stories, 2 bays, stucco exterior, 2nd floor window are triple-hung, concrete foundation, 2 chimney, porch with projecting joists, large roof brackets.
1 contributing building

237-239 SOUTH HIGH STREET, residence/apartments
date: c. 1925
description: 2 stones, 2 bays, brick, concrete foundation, 1 chimney, 1st and 2nd floor porches with recessed entries, shingle roof with front gable, triple double-hung sash windows on 1st and 2nd floors.
1 contributing building

240 SOUTH HIGH STREET, residential
date: c. 1934
description: Tudor Revival style, 2 stories, 3 bays, brick vinyl siding on dormers, 1 chimney, slate roof.
1 contributing building

241 SOUTH HIGH STREET, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 1st story brick, 1 ½ story vinyl siding, concrete foundation, 1 chimney, 4 hipped roof dormers, porch with brick pillars, shingle roof, 3/1 double-hung sash windows.
1 contributing building

242 SOUTH HIGH STREET, Tree of Life Synagogue
date: c. 1948
description: Modem style, stone exterior with brick sides, stone foundation, flat roof, large window has multiple horizontal lights in three sections, double door with transom on north end. Over the door is a stone plaque with carving representing the stone tables with the Ten Commandments.
1 contributing building

245 SOUTH HIGH STREET, residential
date: c. 1924
description: Foursquare, 2 ½ stories, 2 bays, brick, concrete foundation, 1 chimney, 1 hipped roof dormer, full porch, shingle roof, 8/8 double-hung sash windows.
1 contributing buildings

247 SOUTH HIGH STREET, residential
date: c. 1935
description: 2 stories, 3 bays, brick, concrete foundation, 1 chimney, hipped roof dormers, porch, shingle roof
1 contributing building

253 SOUTH HIGH STREET, residential
date: c. 1950
description: Ranch style, 1 story, brick exterior, concrete block foundation, asphalt shingles, attached garage, 1/1 double-hung sash windows.
1 noncontributing building

257 SOUTH HIGH STREET, residential
date: c. 1950
description: Originally the garage for 253 S. High Street, it was renovated into a house, 2 stories, 3 bays, wood siding on top, concrete block bottom and foundation, asphalt shingle roof, metal awnings, porch, garage under living quarters.
1 noncontributing building

260 SOUTH HIGH STREET, residential
date: c. 1930
description: Neo-classical Revival, 2 stories, 3 bays, stone exterior, stone foundation, 1 chimney, shingle roof.
1 contributing building

300 SOUTH HIGH STREET, residential
date: c. 1921
description: Foursquare, 2 ½ stories, 2 bays, brick, stone foundation, 1 chimney, 4 hipped roof dormers, 1/1 double-hung sash windows, porch, slate roof. Garage: 1 story, brick.
2 contributing buildings

301 SOUTH HIGH STREET, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 2 bays, brick, stone foundation, 1 chimney, 1 hipped roof dormer, 6/6 double-hung sash windows, porch, attached garage.
1 contributing building

304 SOUTH HIGH STREET, residential
date: c. 1921
description: Foursquare, 2 ½ stories, 2 bays, 2nd floor is cedar siding, 1st floor is wood, porch, 1 chimney, 4 hipped roof dormer, 3/3 double-hung sash windows, shingle roof.
1 contributing building

305 SOUTH HIGH STREET, residential
date: c. 1925
description: Foursquare, 3 stories, 3 bays, brick, stone foundation, 1 chimney, 4 hipped roof dormers, 5/1 double-hung sash windows, porch, asphalt roof.
1 contributing building

308 SOUTH HIGH STREET, residential
date: c. 1921
description: Foursquare, 2 ½ stories, 2 bays, brick, stone foundation, 1 chimney, 4 hipped roof dormers, 3/1 double-hung sash windows, porch, asphalt roof.
1 contributing building

312 SOUTH HIGH STREET, residential
date: c. 1921
description: 2 stories, 2 bays, 1st story brick, 2nd story cedar siding, brick foundation, 1 chimney, 2 hipped roof dormers, porch, shingle roof.
1 contributing building

320 SOUTH HIGH STREET, residential
date: c. 1935
description: Foursquare, 2 stories, 3 bays, 1st story brick, 2nd story cedar siding, concrete foundation, 1 chimney, asphalt roof.
1 contributing building

321 SOUTH HIGH STREET, residential
date: c. 1935
description: 1 story, brick, concrete foundation, 1 chimney, 1/1 double-hung sash windows, small covered entrance, shingle roof.
1 contributing building

324 SOUTH HIGH STREET. residential
date: c. 1960
description: 2 story, brick, concrete foundation, shingle roof. Garage under house.
1 noncontributing building

325 SOUTH HIGH STREET, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 2 bays, wood, cement foundation, 1 chimney, 4 hipped roof dormers, 6/1 double-hung sash windows, shingle roof.
1 contributing building

328 SOUTH HIGH STREET, residential
date: c. 1915
description: Foursquare, 2 ½ stories, 3 bays, vinyl siding, stone foundation, 1 chimney, 4 hipped roof dormers, porch.
1 contributing building

329 SOUTH HIGH STREET, residential
date: c. 1923
description: Foursquare, 2 ½ stories, vinyl siding, concrete foundation, 1 chimney, 4 hipped roof dormers, 6/1 double-hung sash windows, small porch partially enclosed, shingled roof.
1 contributing building

331 SOUTH HIGH STREET, residential, rental
date: c. 1923
description: garage apartment, brick, concrete foundation, shingle roof
1 contributing building

332 SOUTH HIGH STREET, residential
date: c. 1910
description: Foursquare, 2 ½ stories, 3 bays, brick, stone foundation, 4 chimneys, 4 hipped roof dormers, 1/1 double-hung sash windows, porch, shingle roof.
1 contributing building

333 SOUTH HIGH STREET, residential
date: c. 1960
description: I story, brick, concrete foundation, porch, metal awnings, 1 chimney, shingled roof
1 noncontributing building

337 SOUTH HIGH STREET, residential
date: c. 1923
description: 2 stories, 2 bays, stucco, cement foundation, 1 chimney, 6/1 double-hung sash windows, porch, asphalt roof.
1 contributing building

WAGNER ROAD

112 WAGNER ROAD, residential
date: c. 1908
description: 2 ½ stories, 3 bays, brick, front porch, four gabled window dormers, asphalt shingle roof, stone foundation, 1/1 double-hung sash windows.
1 contributing building

116 WAGNER ROAD, residential
date: c. 1908
description: Neo-colonial Revival, 2 ½ stories, 3 bays, elliptical fan light above front door, clapboard siding, asphalt shingle roof, large chimney, 1/1 double-hung sash windows.
1 contributing building.

128 WAGNER ROAD, residential, Waitman T. Willey's Home, NR Listed
date: c. 1840
description: Greek Revival, 1 ½ stories, 4 bays, L-shaped, brick, transom over double doorway, double-hung sash windows, interior chimney, additions to the rear of the building added in 1947.
1 contributing building

138 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, clapboard siding, front porch, side lights next to front door, bay windows on second story, 3 window hipped roof dormers facing the street, 2 chimneys, asphalt shingle roof, stone foundation, double-hung sash windows.
Garage: 1 story, hipped shingle roof, wood siding.
2 contributing buildings

140-142 WAGNER ROAD, residential
date: c. 1955
description: 1 ½ story duplex, brick and wood siding, stone and concrete block foundation, asphalt shingle roof, 1 chimney, 2 dormers.
1 noncontributing building

141 WAGNER ROAD. residential
date: c. 1908
description: Foursquare, 2 ½ stories, 3 bays, porch, brick, asphalt shingle roof, hipped roof dormer window, 2 chimneys, concrete foundation. double-hung sash windows.
1 contributing building

150 WAGNER ROAD, residential
date: c. 1908
description: Foursquare, 3 bays, gable roof over center of 1st story front porch, brick, hipped roof dormer on each side of the roof, 2 chimneys, stone foundation, double-hung sash windows.
1 contributing building

151 WAGNER ROAD, residential
date: c. 1929
description: Neo-colonial Revival, 2 stories, 3 bays, rounded pediment over front entrance, brick, asphalt roof, brackets on overhanging eaves, fieldstone foundation, one story brick addition, 8/1 double-hung sash windows.
1 contributing building

200 WAGNER ROAD, residential
date: c. 1929
description: Foursquare, 2 ½ stories, 3 bays, brick, enclosed porch with transom and side lights on entryway, dormer on each side of roof, chimney, concrete foundation, double-hung sash windows.
Garage: 1 story, brick.
2 contributing buildings

201 WAGNER ROAD, residential
date: c. 1930
description: 2 ½ stories, stucco, 3 bays, 4 dormers. attached garage, chimney, shingled roof, bay window, many changes.
1 noncontributing building

204 WAGNER ROAD, residential
date: c. 1930
description: Foursquare, 2 ½ stories, vinyl siding, stone foundation, 2 chimneys, 4 dormers, 3 bays, shingled roof, many changes.
1 noncontributing building

205 WAGNER ROAD, residential
date: c. 1960
description: 1 story, brick, Ranch style, concrete foundation, 3 bays, metal awnings, chimney, shingled roof.
1 noncontributing building

208 WAGNER ROAD, residential
date: c. 1929
description: Bungalow, 1 ½ stories, 3 bays, stone facade, gabled asphalt roof with shed dormers, porch with stone pillars, chimney stone foundation.
Garage: 1 ½ story with hipped roof and shed dormer.
2 contributing buildings

213 WAGNER ROAD, residential
date: c. 1908
description: Princess Anne style, 2 ½ stories, 4 bays, 2nd floor clapboard, 1st floor brick, porch, projecting bay on 2nd floor, dormer window facing the street, asphalt roof, chimney.
1 contributing building

215 WAGNER ROAD, residential
date: c. 1930
description: block structure, shingled roof
1 noncontributing building

217 WAGNER ROAD. residential
date: c. 1929
description: Bungalow, 1 ½ stories, 3 bays, brick, porch with brick pillars, side gabled asphalt shingle roof, large three-window dormer with brackets facing street chimney.
1 contributing building

221 WAGNER ROAD, residential
date: c. 1921
description: 2 stories, 3 bays, brick, porch with brick pillars, gabled roof, protruding gabled second story window, asphalt shingles, chimney, concrete foundation.
1 contributing building

224 WAGNER ROAD, residential
date: c. 1941
description: Neo-colonial Revival, 2 stories, 3 bays, sandstone random placement walls, asphalt shingle roof, sandstone foundation, chimney, side porch, 8/8 double-hung sash windows.
1 contributing building

228 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 2 bays, brick, side lights and transom over entry, asphalt shingle roof, sandstone foundation, porch wtih brick pillars, hipped roof dormers.
Garage: 1 story, brick.
2 contributing buildings

229 WAGNER ROAD, residential
date: c. 1924
description: English cottage style, 2 stories, 3 bays, brick, slate side gabled roof, shed roof porch with arched entryway and brick pillars, sandstone foundation, 2 gabled dormers facing the street, arched window molding on first floor.
1 contributing building

232 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, brick, asphalt roof, fieldstone foundation, porch, hipped roof dormers on all four sides, chimney.
1 contributing building

233 WAGNER ROAD, residential
date: c. 1920
description: English cottage style, 2 stories, 3 bays, sandstone, slate gabled roof, shed roof over entry, bay windows, wall dormers with gabled roof, chimney.
1 contributing building

236 WAGNER ROAD, residential
date: c. 1920
description: 2 ½ stories, 2 bays, brick, asphalt roof, brick pillars on porch, sandstone foundation, side shed dormers, overhanging cornice brackets toward street, chimney.
1 contributing building

237 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 2 bays, brick, asphalt side gabled roof, concrete foundation, porch with brick pillars, overhanging eaves with exposed brackets, side dormers.
1 contributing building

240 WAGNER ROAD, residential
date: c. 1925
description: Bungalow, 2 ½ stories, 3 bays, 1st floor clapboard, 2nd floor brick, gabled roof, three window gabled dormer with brackets facing street, concrete foundation, porch.
1 contributing building

241 WAGNER ROAD, residential
date: c. 1935
description: 2 stories, stucco, concrete block foundation, shingled roof, many changes.
1 noncontributing building

244 WAGNER ROAD, residential
date: c. 1929
description: 2 ½ stories, 3 bays, brick, asphalt roof, 2 chimneys, gabled roof dormer facing the street, porch with brick pillars.
Garage: 1 story, brick.
2 contributing buildings

248 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 2 bays, brick, asphalt hipped roof, concrete foundation, hipped dormers on all four sides of the roof, chimney, porch with brick pillars.
Garage: brick, 1 story.
2 contributing buildings

251 WAGNER ROAD, residential
date: c. 1921
desctiption: English Cottage, 2 stories, 2 bays, brick, clapboard addition to back, L-shaped, slate gable roof. concrete foundation, broken pediment over front door, chimney in the center, gabled 2nd story window.
1 contributing building

252 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 1/2ston'es, 2 bays, brick, asphalt shingle hipped roof, sandstone foundation, porch with brick pillars, side lights on front doorway, two window dormers on all four sides, chimney.
1 contributing building

260 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 2 bays, brick. asphalt shingle roof, stone foundation, porch, two window dormers on all four sides of the roof, chimney.
1 contributing building

263 WAGNER ROAD, residential
date: c. 1955
description: 2 stories, brick, concrete foundation, 4 bays, shingled roof, duplex.
1 noncontributing building

265 WAGNER ROAD, residential
date: c. 1925
description: Bungalow, 1 ½ stories, 3 bays, stucco siding, asphalt gabled shingled roof with overhanging eaves, concrete foundation, 2 bay shed roof dormer facing the street, front porch with arched opening between stuccoed pillars, chimney.
1 contributing building

300 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 3 bays, brick, asphalt shingle hipped roof, sandstone foundation, porch, chimney, dormer on each side of the roof.
1 contributing building

301 WAGNER ROAD, residential
date: c. 1920
description: Bungalow, 1 ½ stories, 3 bays, vinyl siding, asphalt shingle gabled roof, concrete foundation, shed roof dormer facing the street, chimney, porch.
1 contributing building

304 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 1/2stories, 3 bays, brick, asphalt shingle hipped roof, sandstone foundation, hipped dormer on each side of the roof, small windows over doorway on second floor, porch, chimney.
1 contributing building

305 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, brick, asphalt shingle roof, sandstone foundation, protruding bay facing the street, porch, chimney.
1 contributing building

309 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, brick, asphalt shingle hipped roof, brick foundation, 1 dormer facing the street, porch, side lights on main doorway, chimney.
1 contributing building

312 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 3 bays, 1st floor aluminum siding, 2nd floor permastone, asphalt shingle hipped roof, concrete foundation, missing porch, hipped roof dormers, chimney, bay window on side of house.
1 noncontributing building

313 WAGNER ROAD, residential
date: c. 1920
description: Foursquare, 2 ½ stories, 3 bays, aluminum siding, clapboard porch, asphalt hipped roof, sandstone foundation, side lights and transom over doorway, dormer on each side of the roof, no chimney.
1 contributing building

316 WAGNER ROAD, residential
date: c.1920
description: Foursquare, 2 ½ stories, 3 bays, vinyl siding, asphalt shingle hipped roof, sandstone foundation, 2 chimneys, hipped roof dormer on all four sides of the house, missing porch.
1 noncontributing building

317 WAGNER ROAD. residential
date: c. 1920
description: Bungalow, 1 1.2 stories, 3 bays, clapboard siding, gabled asphalt roof, enclosed porch, concrete foundation, three window hipped roof dormer facing the street, chimney.
1 contributing building

328 WAGNER ROAD, residential
date: c. 1925
description: Foursquare, 2 ½ stories, 3 bays, brick, asphalt roof, sandstone foundation, hipped roof dormers on all sides of the roof, porch, 3 chimneys, 1 story garage (1925).
2 contributing buildings

329 WAGNER ROAD. residential
date: c. 1960
description: 2 stories, vinyl siding 2nd floor, brick 1st floor, concrete block foundation, shingled roof.
1 noncontributing building

WAITMAN STREET
131 WAITMAN STREET, residential
date: c. 1921
description: 2 stories, 3 bays, aluminum siding, roof with asphalt shingles, cement block foundation, 1 story garage, enclosed porch, side hipped roof dormers, 1/1 double-hung sash windows.
1 contributing buildings

135 WAITMAN STREET, residential
date: c. 1920
description: Foursquare, 2 ½ stones, 3 bays, roof with asphalt shingles, wrap-around porch, 2 chimneys, brick with wood shingle hipped roof dormers on second floor, concrete foundation, 1/1 double-hung sash windows.
1 contributing building

140 WAITMAN STREET, residential
date: c. 1921
description: Tudor Revival style, 2 ½ stories, 3 bays, first floor brick, second and third floor stucco, asphalt shingle roof, 2 chimneys.
Garage: brick and stucco with 2nd story living quarters, brick foundation.
2 contributing buildings

141 WAITMAN STREET, residential
date: c. 1921
description: 2 ½ stories, 3 bays, first floor aluminum siding, second floor wood shingle, side dormers, limestone foundation.
Garage: asphalt shingle roof, large redwood deck addition attached to the 2nd floor rear, windows 1/1 double-hung sash.
2 contributing buildings

144 WAITMAN STREET, residential
date: c. 1922
description: Bungalow style, 2 stories, 3 bays, first floor brick, second floor wood shingle, limestone foundation, storm doors and windows and metal awnings over porch and dormer windows additions, slate roof.
Garage: 1 story, red brick.
2 contributing buildings

145 WAITMAN STREET, residential
date: c. 1921
description: Bungalow style, 2 ½ stories, 2 bays, first floor red brick, second and third floors wood shingle, shed dormer on front, asphalt shingle roof, sandstone foundation, full porch with brick posts.
1 contributing buildings

201 WAITMAN STREET, residential
date: c. 1921
description: 2 ½ stories, 3 bays, first and second floors brick, third floor wood shingle, asphalt shingle roof, brick foundation, 6/6 double-hung windows, side gambrel dormers.
1 contributing building

204 WAITMAN STREET, residential
date: c. 1921
description: Bungalow style, 1 ½ stories, 3 bays, first floor brick, second floor wood shingle, asphalt shingle roof, brick foundation.
1 contributing building

205 WAITMAN STREET, residential
date: c. 1919
description: Foursquare style, 2 ½ stories, 3 bays, clapboard, concrete block foundation, gabled dormers on all four sides, large porch with metal awning, metal awnings added above windows.
1 contributing buildings

206 WAITMAN STREET, residential
date: c. 1924
description: Bungalow style, 1 ½ stories, 3 bays, 1st floor brick, 2nd floor wood shingles, asphalt shingle roof, cement block foundation, front dormer with flower box ledge, wooden exposed beam overhang on front porch, 9/9 double-hung sash windows.
1 contributing building

209 WAITMAN STREET, residential
date: c. 1921
description: Foursquare style, 2 ½ stories, 2 bays, dormers on all sides, aluminum siding, asphalt shingle roof, sandstone foundation, attached garage at the rear of the house, 2 chimneys.
1 contributing building

212 WAITMAN STREET, residential
date: c. 1921
description: 3 stones, 4 bays, first floor cement block, second and third floor asphalt shingle, asphalt shingle roof, cement block foundation, gambrel roof, second and third stories added later, original building was the city garage, now used for apartments.
1 noncontributing building

216 WAITMAN STREET, residential
date: c. 1985
description: I V2 stories, 3 bays, stone/brick, asphalt shingle roof, concrete block foundation, metal awning over windows, front dormer with aluminum siding.
1 noncontributing building

228 WAITMAN STREET, residential
date: c. 1980
description: 3 stories, new building.
1 noncontributing building

230 WAITMAN STREET, residential
date: c. 1960
description: 3 story, wood siding 1st floor, brick 2nd floor, 3 bays, concrete block foundation, shingled roof.
1 noncontributing building

234 WAITMAN STREET, residential
date: c. 1960
description: 3 story, wood siding upper, brick lower, 3 bavs, dorrner, bay window, porch, concrete block foundation, shingled roof.
1 noncontributing building

236 WAITMAN STREET:
date: c. 1925
description: 1 ½ stories, 3 bays, aluminum siding, asphalt shingle roof, shed dormers, full porch with wood shingle, concrete block foundation.
1 contributing building

237 WAITMAN STREET, residential
date: c. 1960
description: 1 ½ story, brick, 3 bays, stone foundation, 2 dormers, 2 garage bays under house.
1 noncontributing building

240 WAITMAN STREET, residential
date: c. 1925
description: Foursquare style, 2 ½ stories, 2 bays, vinyl siding, asphalt shingle roof, third floor front dormer, fieldstone foundation.
1 contributing building

241 WAITMAN STREET, residential
date: c. 1925
description: Foursquare style, 2 ½ stories, 2 bays, brick, asphalt shingle roof, concrete block foundation, front dormer, 1/1 double-hung sash windows, full porch with brick supports, straight, flat arch in brick over the windows.
1 contributing building

244 WAITMAN STREET, residential
date: c. 1921
description: Foursquare style, 2 ½ stories, 2 bays, vinyl siding, brick foundation, front, back, and side dormers, asphalt shingle roof, full porch with pole supports and brick base.
1 contributing building

245 WAITMAN STREET, residential
date: c. 1927
description: Foursquare style, 3 ½ stories including the garage, 3 bays, first and second floors brick, third floor clapboard, asphalt shingle roof, front shed dormer, rusticated concrete block foundation, garage is underneath the house in the side of the hill.
1 contributing building

248 WAITMAN STREET, residential
date: c. 1960
description: 2 stories, vinyl siding, 1 chimney, concrete block foundation, shingled roof. modem home.
1 noncontributing building

252 WAITMAN STREET, residential
date: c. 1921
description: Foursquare style, 2 ½ stories, 2 bays, clapboard, asphalt shingle roof, brick foundation, front and rear shed dormer, porch partially enclosed.
1 contributing buildings

256 WAITMAN STREET. residential
date: c. 1924
description: 2 stories, 2 bays, aluminum siding, asphalt shingle roof, brick foundation, 6/1 double-hung sash windows, full porch with brick foundation and wood supports.
1 contributing building

257 WAITMAN STREET, residential
date: c. 1960
description: 1 story, 3 bays, aluminum siding, concrete block foundation, garage under house, shingled roof.
1 noncontributing building

260 WAITMAN STREET, residential
date: c. 1928
description: Foursquare style, 2 ½ stories, 2 bays, first floor vinyl siding on sides with permastone on front and porch, second and third floor clapboard, front shed dormer, concrete block foundation, asphalt shingle roof.
1 noncontributing building

264 WAITMAN STREET, residential
date: c. 1925
description: Foursquare style, 2 ½ stories, 2 bays, aluminum siding, asphalt shingle roof, brick foundation, front, side, and rear shed dormers, 6/6 double-hung sash windows.
1 contributing building

265 WAITMAN STREET, residential
date: c. 1960
description: 2 stories, 3 bays, aluminum siding, concrete block foundation, metal awnings, detached garages, shingled roof.
1 noncontributing building

268 WAITMAN STREET, residential
date: c. 1960
description: 1 ½ stories, 3 bays, aluminum siding, concrete block foundation, front porch, shingled roof, modular home.
1 noncontributing building

272 WAITMAN STREET. residential
date: c. 1930
description: 1 ½ stories, 3 bays, first floor brick, second and third floors wood shingles, bay window and porch wood shingles, asphalt shingle roof, concrete block foundation, large front dormer with a small patio, under house garage, variation on a bungalow style.
1 contributing building

304 WAITMAN STREET, residential
date: c. 1920
description: Bungalow style, 1 ½ stories, 3 bays, first floor clapboard, second floor wood shingles, asphalt shingle roof, concrete block foundation, hipped flared roof, enclosed porch, large front and rear dormers.
1 contributing building

326 WAITMAN STREET, residential
date: c.1960
description: 2 stories, 3 bays, block structure, porch, 2 bay garage under house, half-lap roof
1 noncontributing building

328 WAITMAN STREET, residential
date: c.1960
description: 2 stories, brick, concrete block foundation, dormer, chimney, shingled roof
1 noncontributing building

354 WAITMAN STREET, residential
date: c.1925
description: Foursquare style, 2 ½ stories, 2 bays, brick, concrete block foundation, asphalt shingle roof, dormer on all four sides, porch has been removed, colonial style door has been added, 1/1 double-hung sash windows.
1 contributing building

360 WAITMAN STREET, residential
date: c. 1960
description: 2 stories, aluminum siding, concrete block foundation, shingled roof, modem home.
1 noncontributing building

368 WAITMAN STREET, residential
date: c.1960
description: 2 story, 3 bays, aluminum siding, concrete block foundation, porch, garage under house, shingled roof modem ranch style home.
1 noncontributing building

The Chancery Hill Historic District is significant under Criteria A for Community Planning and Development; and Criteria C for Architecture. This area was subdivided from a 1840 farm and developed between the period of 1900 and 1949, across Deckers Creek from downtown Morgantown. The streets are lined with well preserved homes predominantly reflecting the late Victorian and early Colonial Revival styles.

The Chancery Hill neighborhood was once part of the Waitman T. Willey farm. On the northern boundary of this tract, just below Deckers Creek, Willey constructed his Greek Revival residence between 1839 and 1840, taking advantage of a commanding view of the Monongahela River. Waitman T. Willey was a member of the Virginia Constitutional Convention of 1850-51, the West Virginia Constitutional Convention, and the first United States Senator from the new state of West Virginia in 1863.

Subdivision

Located due south of the original plat of Morgantown, Chancery Hill was once the farm of U.S. Senator Waitman T. Willey. Willey purchased the farm from John Rogers in roughly 1839. The Willey farm included the entire area bounded by what is now University Avenue between Prairie Avenue to, and including Oak Grove Cemetery.

After the Civil War, local residents named the area of Willey's farm Chancery Hill because it was the location of the residences of three distinguished barristers: Willey, Edward C. Bunker, and John James Brown. Edward C. Bunker was prosecuting attorney for Monongalia County from 1861 to 1863, and Major John James Brown was the nephew of William G. Brown, sponsor of the West Virginia statehood bill in the U.S. House of Representatives. Brown was also a delegate to the First Wheeling Convention of 1861 which framed the first constitution of West Virginia in 1863. He later became president of Morgantown's Merchants National Bank.

Willey deeded a portion of his estate to his son-in-law, J. Marshall Hagans, a local attorney in 1860; Hagans sold this three-acre tract to Francis Demain in 1874. Directly southwest of this tract was the residence of Francis Demain built on land also originally owned by Willey. The Demain tract would later become the Demain Addition, as platted by Francis' widow Catherine and his heirs, in the early 1910s. The William D. Guseman residence, also on a site formerly owned by Willey, was the only other house between the Demain property and Oak Grove Cemetery in the late nineteenth century. Guseman sold his ten acres to Samuel McGara in 1896, and it became the McGara Addition.

After Willey's death in 1900, his heirs began to develop the area known as Chancery Hill. Beginning around the turn of the century, developers began selling parcels of the Willey Estate, by then partitioned off into three sections, and built houses in a wide variety of architectural styles. Laid out in a grid pattern, Chancery Hill originally included the area immediately south of Deckers Creek surrounding the Willey estate. The first streets were named Main, Wagner, White, Park, Waitman, and Allen. The latter was named after Guy Richard Champlain Allen, a Preston County lawyer then residing in Morgantown. The name has been changed to Simpson Street. Later streets were also named for lawyers. Barrickman Street honors Van A. Barrickman, another Morgantown lawyer. Wagner Road is named after William Wagner, the first clerk of the Morgantown Branch of Merchants National Bank and a prominent citizen. While White Street was named for West Virginia State Geologist and Morgantown resident, I.C. White. The street is now called Allison

Street. Waitman Street is named for Waitman T. Willey. As Morgantown expanded, the neighborhood also expanded south, eventually absorbing Oak Grove Cemetery and the additions between the two parcels.

Oak Grove Cemetery:

In 1865, Willey sold 8.5 acres near a stand of oak trees overlooking the Monongahela River, to the Oak Grove Cemetery Association. Among the incorporators of the cemetery, were John J. Brown, Edward C. Bunker, and Waitman T. Willey, the three notable barristers for whom the area was named. Oak Grove Cemetery was the sole burial local in Morgantown until the early 1920s. Willey also served as president and director of the Cemetery Association until 1895, retiring that year due to his advanced years.

The cemetery is laid out in a rural cemetery tradition, with family plots and curvilinear paths. It overlooks the Monongahela River. The gravestones are eclectic in style, but Victorian forms dominate the landscape. On the western portion of the cemetery, which was the first section platted, there is an eclectic mix of Victorian drapery, obelisks, urns, lambs, and crypts in granite, sandstone, and marble. Many of the family plots have a main gravestone with smaller markers where individual members are interred. A twenty-foot tall granite monument stands in the northwest corner of the cemetery. Originally erected to commemorate the fallen sons of Monongalia County in the Civil War, the monument has since become a memorial to those who served in all wars. The representative Union soldier is symbolically facing north. The two sets of entrance gates to the cemetery reflect different styles common to the Victorian period. The western gates are stone in a Romanesque Revival style, and the eastern gates are a Neoclassical Revival design in iron with finials.

Graves from the other local cemeteries were relocated to Oak Grove in the late nineteenth century giving the cemetery an older appearance. These pre-1865 headstones are representative of the more simple funeral customs of the era. Most of the headstones are made of sandstone or marble and range from two to three feet in height. Many have portray forms of nature, such as weeping willows or branches with epitaphs.

The Willey family burial plot is located Oak Grove Cemetery and includes Waitman T. (1811-1900), his wife Elizabeth, and their children Elizabeth, Guy, and Chauncey. It is also in the oldest portion of Oak Grove Cemetery. Other residents of the Chancery Hill neighborhood are also interred there. The Second Empire residence of Alexander Wade (1832-1904), located at 256 Prairie Street, borders the district on its northern boundary. It is a National Historic Landmark. Wade developed the graded school system that was adopted throughout the United States, and, ultimately, in the Monongalia County Schools as well. Wade lived in the neighborhood until his death in 1904, and is interred in the oldest portion of Oak Grove Cemetery.

The John Marshall Hagans family plot is located in the cemetery. The son-in-law of Waitman T. Willey, Hagans studied law under Willey and was elected prosecuting attorney of Monongalia County in 1862, 1863, and 1870. Hagans served as mayor of Morgantown from 1866 to 1869 and, in 1872, was a member of the state constitutional convention. Hagans was elected to the U.S. Congress in 1873 and to the West Virginia House of Delegates in 1879 and 1887. In his later years, Hagans was elected judge of the second West Virginia judicial circuit and was reelected in 1896.

William Wagner (1813-1893), for which Wagner Street is named, is interred in the original portion of

Oak Grove Cemetery. Other notable figures who did not live in the Chancery Hill neighborhood, but were important in the history of Morgantown are also buried in Oak Grove Cemetery. George Sturgiss (1842-1925) another Morgantown lawyer, was responsible for the development of the Sabraton area just to the east of Morgantown and was an important promoter of industry in the area. John James Brown (1825-1905) is interred in a large family plot in the original part of the cemetery overlooking the Monongahela River. The Brown/Gay family plot is an eclectic mixture of Victorian drapery, large granite monuments, and an eight-feet-tall marble angel. Approximately twenty feet to the northeast stands a fifteen-foot-tall granite statue of an angel, symbolic of the late nineteenth century and the changing conception of death. The statue is dedicated to Brown's daughter, Alexandra Gay Brown. The John Rogers Family (1786-1864), from whom Willey purchased the original land, has a very prominent place in the cemetery in front of the soldier's monument. John's heir, George, and his wife Louisa were major landowners in Morgantown and are interred in this plot.

Development and Architecture:

There were a number of changes in Morgantown which encouraged residents to move into the suburbs. The harbinger of change was the establishment of the Seneca Glass Factory in Morgantown in 1896. By 1920, there would be nine other glass plants in the Morgantown vicinity. Railroad connections to Pittsburgh and other outlying areas, in addition to newly tapped natural gas and oil reserves, were also instrumental in attracting many new industries to Morgantown and increasing the growth of industry. The influx of capital precipitated a construction boom as new business owners and university professors erected house after house in the downtown area. To better govern the growing area the city of Morgantown incorporated and divided the new city into four wards of three separate boroughs in 1901.

In 1903, the city's first streetcar railway system effectively increased the diffusion of Morgantown residents into these new suburban additions. Chancery Hill was rapidly suburbanized after the South High Street Bridge connected the area conveniently to the downtown. By 1911, the city extended streetcar lines into South Morgantown through the Chancery Hill district on Wagner Road and proceeded south to Dorsey Avenue. Later in the decade, Chancery Hill district saw sustained development.

In 1921, Morgantown was home to more than twelve thousand people, including a total of sixty-nine manufacturing establishments, an increase from forty-nine in 1914. With West Virginia University also growing substantially, the City of Morgantown altered its charter to establish a city manager form of government. The new government took to task the appalling condition of roads and implemented modest city planning. In 1923, the city required that new lots must be platted on additions that connected with the already established streets. This forced real estate developers in the town to make their streets conform to existing thoroughfares. The increasing amount of automobile traffic on these existing insufficient roads prompted the city to initiate city-wide street paving projects to further accommodate the unprecedented urban growth of the city. Wagner Road is one of the few surviving brick streets remaining in Morgantown. The brick paving was produced locally.

Besides the American Foursquare style, the Chancery Hill district also includes examples of other types of American architecture. Continuing in the Craftsman tradition, there are a few examples of two story Bungalows. At 208 Wagner and 345 Dorsey streets, there are examples of the mixing of the Craftsman movement with the desire to maximize living space. The homes are similar, both made of stone with two front dormers and a sloping roof, but 208 Wagner has stone porch supports while 345 Dorsey has wooden porch supports. One can see the increased roof area that made the Bungalow a somewhat costly home to maintain. Another example of the growing American desire for simplification in design is the residence at 213 Wagner. This home is in the Princess Anne style which was a simplification of the more ornate Victorian Queen Anne construction.

Other Colonial Revival period styles represented in the Chancery Hill district include two Dutch Colonials, one at 260 Simpson Street and the other at 201 South High Street. These two homes also demonstrate the different interpretation that homeowners brought to their dwellings. While 260 Simpson Street is constructed of white clapboard and has a triangular pediment doorway, 201 South High Street is part brick and part red clapboard with a simple post and beam front entrance. Both homes have a pergola porch borrowed from the Craftsman movement.

There are several examples of the English Tudor Revival style in the Chancery Hill district. The home at 251 Wagner originally had a tar roof, but still retains its original brown, unscored stucco exterior. Also typical of the Tudor Revival style is the prominent cross gable roof design and the almost non-existent roof overhangs. While the home does not have the half-timbering associated with most Tudor Revivals, the massive chimney and the tall, narrow windows are important Tudor Revival features. Unique to this house and not an expression of Tudor Revival architecture is the Georgian broken-pedimented doorway. Another expression of Tudor Revival architecture can be seen at 240 South High Street, dark brown stucco and brick, and elongated windows. Perhaps an even more interesting expression of English revival architecture can be seen at 229 Wagner. This home, built around 1924, is reminiscent of the English Cottage style with its arched doorways and dark brick wall cladding construction. The relatively small window space and the shallow roof overhang are important Cottage revival features as well.

The early twentieth century atmosphere of Chancery Hill would not be complete without some other eclectic examples. One Victorian Italianate home stands at 231 South High. This home, with its wrought iron latticework around the sloping door frame, flat roof, and projecting cornices and brackets, demonstrates the allure of the Italianate style. The Federal and Georgian Revival styles can also be found in the district. The home at 151 Wagner is a Georgian Revival with its dentils and semicircular pediment and pilasters around the door. The home's symmetry is another feature of Georgian Revival architecture. Another Georgian Revival at 337 Wagner features a broken pedimented doorway and symmetry. An example of the Neoclassical Revival stands at 260 South High. This cobblestone home has the triangular pediment and the singular windows with shutters commonly found in this revival style.

Summary:

Chancery Hill has a breadth of architecture spanning the development of the Willey farm in 1900 until the 1950s. It is an excellent example of an early twentieth century neighborhood with tree lined streets, and middle income homes. The local industrial development had encouraged middle class citizens to flee the dirt and bustle of the city in search of a more pristine environment. In this regard, Morgantown reflected broad traditional trends in housing changes. Chancery Hill residents, much like their counterparts across the country, built and adapted their homes to their needs and created variations on many traditional architectural styles. The Chancery Hill district is also important because the homes there retain the unique touches that their original owners gave them. The neighborhood is also notable for the long-standing connection to Waitman T. Willey who owned the land and retained a close connection to the area until his death in 1900. His home is now a National Register property within the district. The inclusion of the Oak Grove Cemetery adds to a significant dimension to the district. Many of the early prominent families in Morgantown have plots in the cemetery, and the funerary art is exceptional.

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Boundary Description

The boundaries of the Chancery Hill District begins at the northeast corner at the back lots of the east side of Waitman Street and Allison Avenue, and running SW along the back lots to Caddell Street, Then NW to the Alley east of Wagner, and running SW to Barrickman Street; thence west across Dorsey Avenue and along the south line of the older section of the Oak Grove Cemetery following a fence line to University Avenue; thence turning NE along the east side of University Avenue and running along the cemetery to Dorsey Avenue; thence east along Dorsey Avenue and crossing Dorsey connecting with Ford Street; thence NE along Ford Street to Caddell, and following the back property lines for the west side of Caddell, crossing Jefferson Court until meeting an alley; thence turning west along the alley to Riverview Court; thence NE to Simpson; thence east on Simpson to South High Street, and crossing to the east side of South High Street; thence N on S. High Street to encompass lot at 145 S. High and then north along rear lot lines of 128, 116, 112 Wagner Road, and thence S on Wagner to Allison and point of beginning.

Boundary Justification

The area associated with the Chancery Hill District is closely associated with the history of the evolution of Waitman T Willey's farm, as well as the history of the development of Morgantown, West Virginia. The boundaries reflect the area of the neighborhood which has maintained the architectural characteristics for its period of growth.

(NPS Form 10-900)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

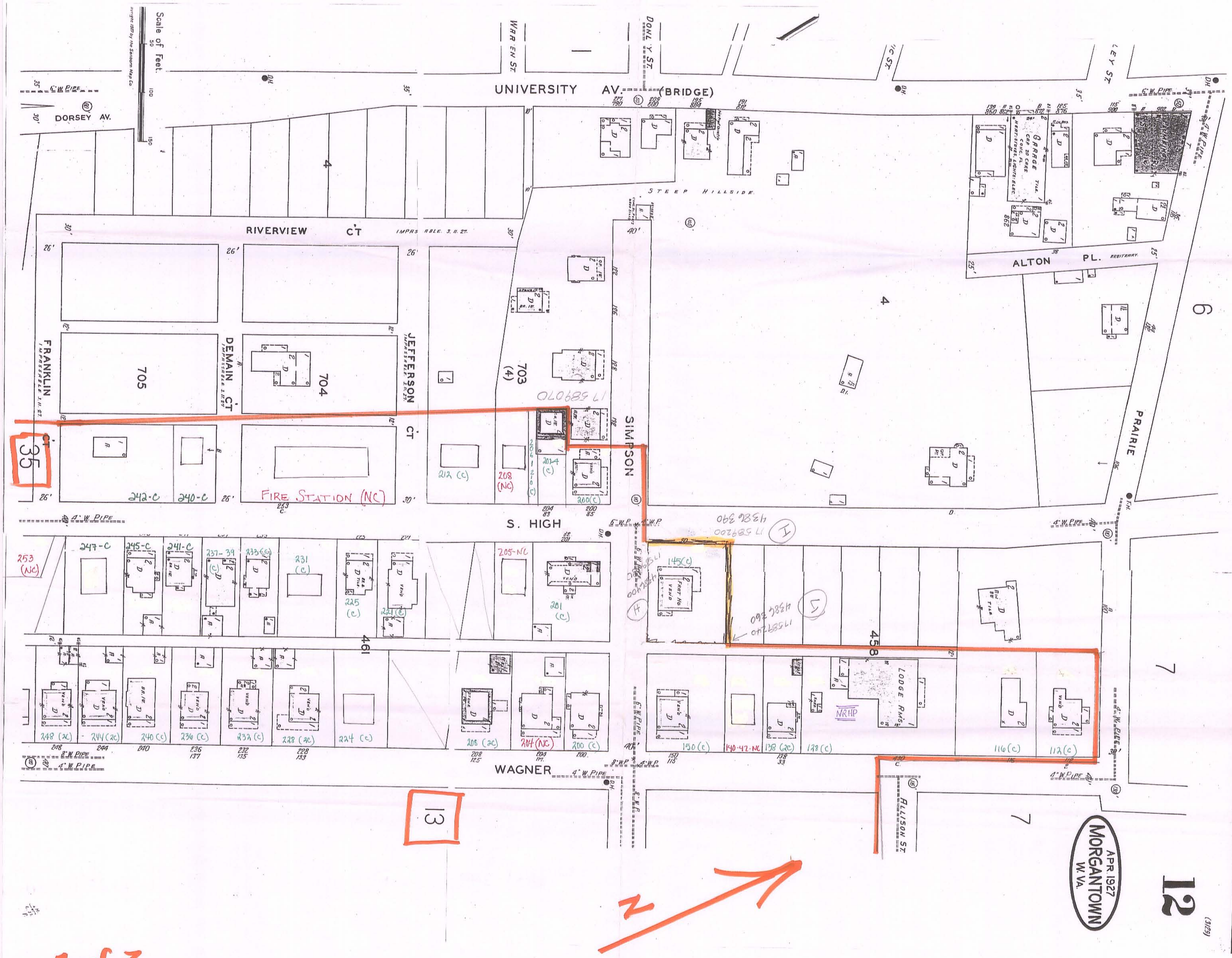
Chancery Hill Historic District	**Monongalia County, WV**
Name of Property	**County/State**

Section number **Photo** **Page** **1**

Name	Chancery Hill Historic District
Town	Morgantown, WV
County	Monongalia County
Photographer:	Students: Amanda Keefover, Kathleen Kadlec, Craig Kelso, Danielle Hogan
Date:	May 1998
Negatives:	WV SHPO, Charleston, WV
Photo 1	Oak Grove Cemetery, Gates off Dorsey Ave Camera looking W
Photo 2	Oak Grove Cemetery, View of Grounds Camera looking E
Photo 3	Oak Grove Cemetery, Dorsey looking down S. High Street Camera looking NE
Photo 4	Oak Grove Cemetery, Statuary Camera looking E
Photo 5	Oak Grove Cemetery, Statuary Angel Camera looking E
Photo 6	260-262 Caddell Street Camera looking SW
Photo 7	337 Dorsey Ave Camera looking E
Photo 8	345 Dorsey Avenue Camera looking E
Photo 9	201 S. High Street Camera looking E

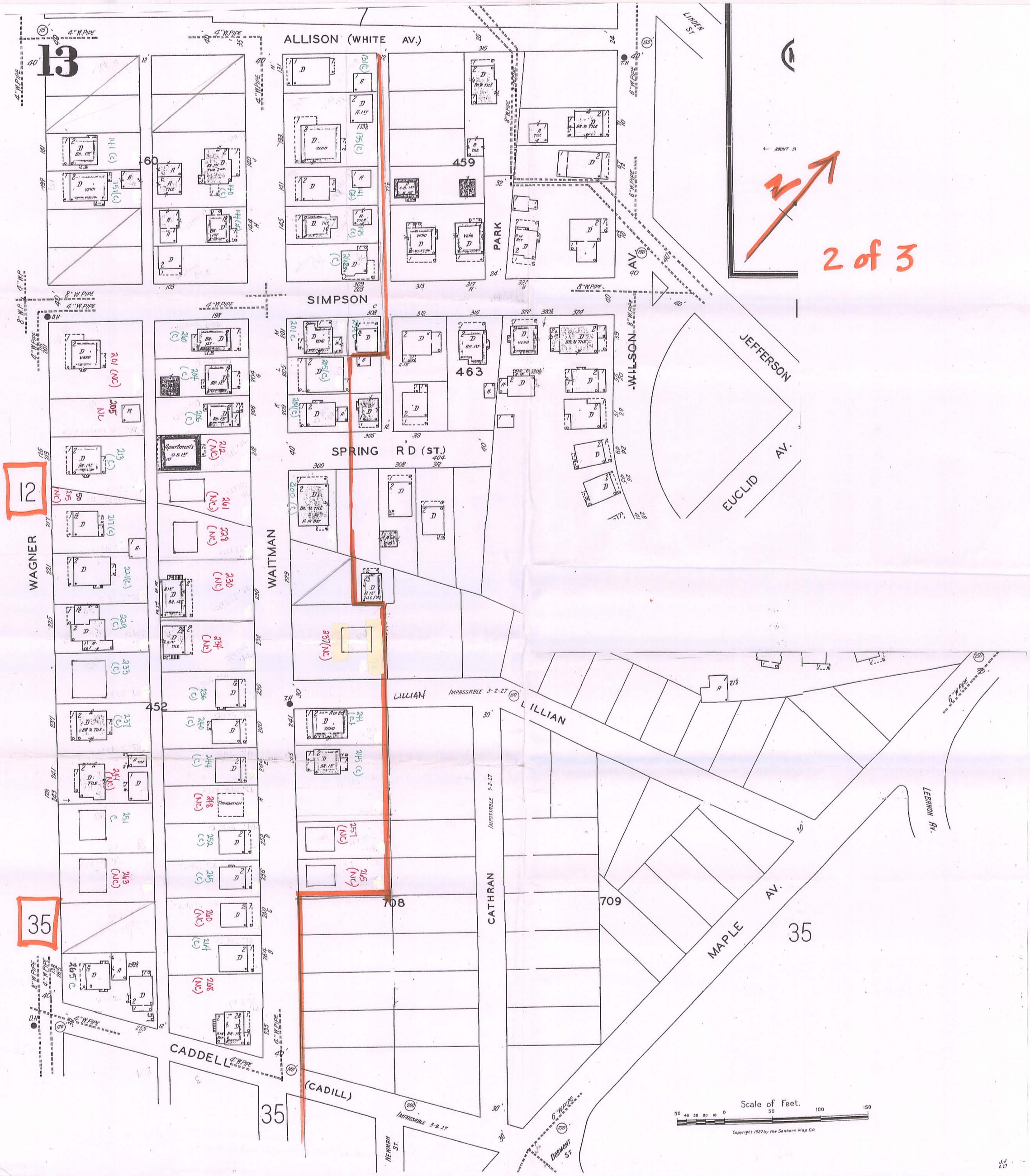
Photo 10	231 S. High Street Camera looking E
Photo 11	240 S. High St Camera looking W
Photo 12	260 S. High St Camera looking W
Photo 13	301 S. High St Camera looking E
Photo 14	305 S. High St Camera looking E
Photo 15	328 S. High St Camera looking W
Photo 16	332 S. High St Camera looking W
Photo 17	260 Simpson St Camera looking SW
Photo 18	151 Wagner St Camera looking E
Photo 19	200 Wagner St Camera looking W
Photo 20	208 Wagner St Camera looking W
Photo 21	213 Wagner St Camera looking E
Photo 22	229 Wagner St Camera looking E

Photo 23	232 Wagner St Camera looking W
Photo 24	236 Wagner St Camera looking W
Photo 25	251 Wagner St Camera looking E

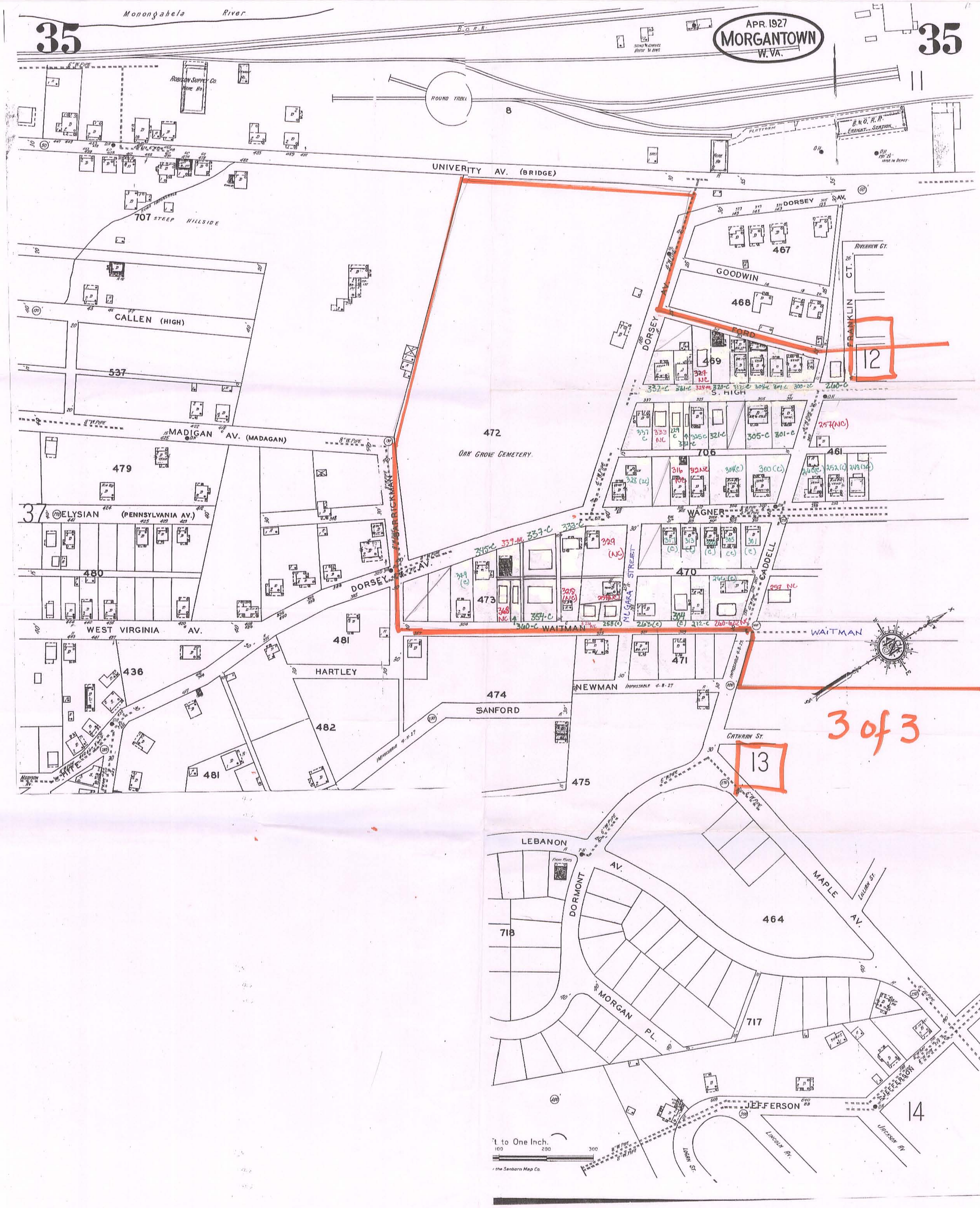


Scale of Feet
UNIVERSITY AV. (BRIDGE)
DORSEY AV.
WAREN ST.
DONLY ST.
STEEP HILLSIDE
RIVERVIEW CT
IMPASSABLE 3.11.27
ALTON PL.
ARBITRARY
GARAGE
FRANKLIN CT
DEMAIN CT
JEFFERSON CT
SIMPSON
PRAIRIE
S. HIGH
WAGNER
ALLISON ST.
FIRE STATION (NC)
LODGE RMS
NRHP
705
704
703 (4)
461
458
35
13
12
APR. 1927
MORGANTOWN
W. VA.
N

1 of 3


13
12
35
ALLISON (WHITE AV.)
SIMPSON
SPRING RD (ST.)
LILLIAN
CADDELL (CADILL)
WAGNER
WAITMAN
WILSON
PARK AV.
LINDEN ST
JEFFERSON
EUCLID AV.
CATHRAN
MAPLE AV.
LEBANON AV.
NEWMAN ST.
DORMONT ST.
IMPASSABLE 3-2-27
460
459
463
452
708
709
Scale of Feet.
Copyright 1927 by the Sanborn Map Co

2 of 3


APR. 1927
MORGANTOWN
W. VA.
35
Monongahela River
B. O. R. R.
ROBINSON SUPPLY CO.
ROUND TABLE
8
B. & O. R. R. FREIGHT STATION
UNIVERITY AV. (BRIDGE)
707 STEEP HILLSIDE
CALLEN (HIGH)
537
MADIGAN AV. (MADAGAN)
479
ELYSIAN (PENNSYLVANIA AV.)
37
480
WEST VIRGINIA AV.
436
481
HARTLEY
482
474
SANFORD
NEWMAN
471
WAITMAN
470
WAGNER
706
S. HIGH
469
GOODWIN
468
467
DORSEY AV.
FORD
FRANKLIN CT.
RIVERVIEW CT.
472
OAK GROVE CEMETERY
473
MCGARA STREET
CADDELL
461
CATHRAN ST.
13
12
3 of 3
475
LEBANON
DORMONT AV.
718
MORGAN PL.
464
MAPLE AV.
717
JEFFERSON
LINCOLN AV.
JACKSON AV.
14
Scale: 1 Inch to One Inch.
100 200 300
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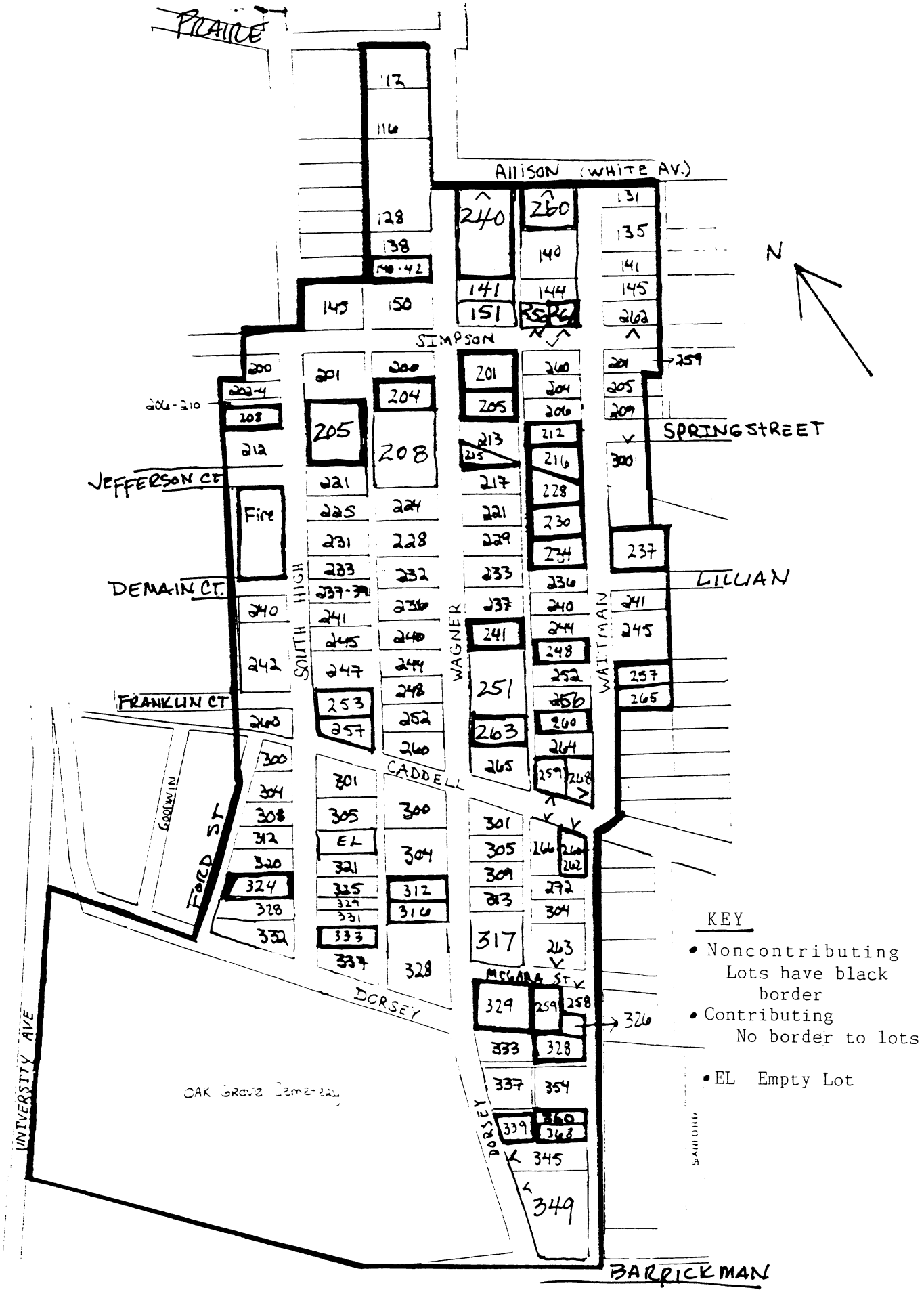
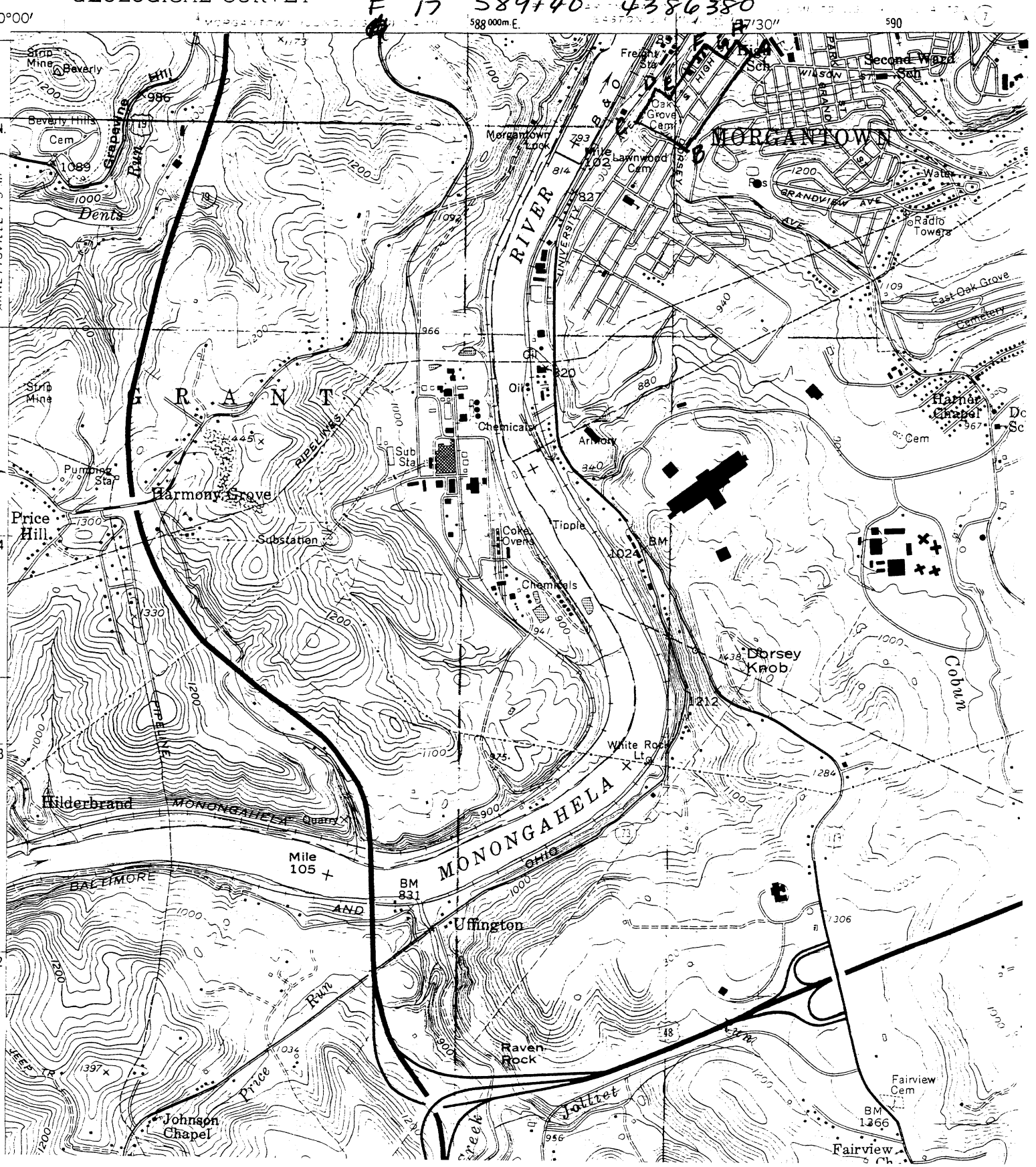

PRAIRIE
ALLISON (WHITE AV.)
SIMPSON
SPRING STREET
JEFFERSON CT
DEMAIN CT.
FRANKLIN CT
LILLIAN
SOUTH HIGH
WAGNER
WAITMAN
CADDELL
GOODWIN
FORD ST
DORSEY
MCGARA ST
UNIVERSITY AVE
OAK GROVE CEMETERY
BARRICKMAN
N
KEY
• Noncontributing Lots have black border
• Contributing No border to lots
• EL Empty Lot

CHANCERY HILL HISTORIC DIST.

MORGANTOWN SOUTH QUAD

A	17	589380	4386370	G	17	589240	4386325
B	17	589060	4385895				
C	17	588820	4386020	H	17	589300	4386420
D	17	588900	4386180				
E	17	588987	4386138				
F	17	589140	4386380				

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Barbara