

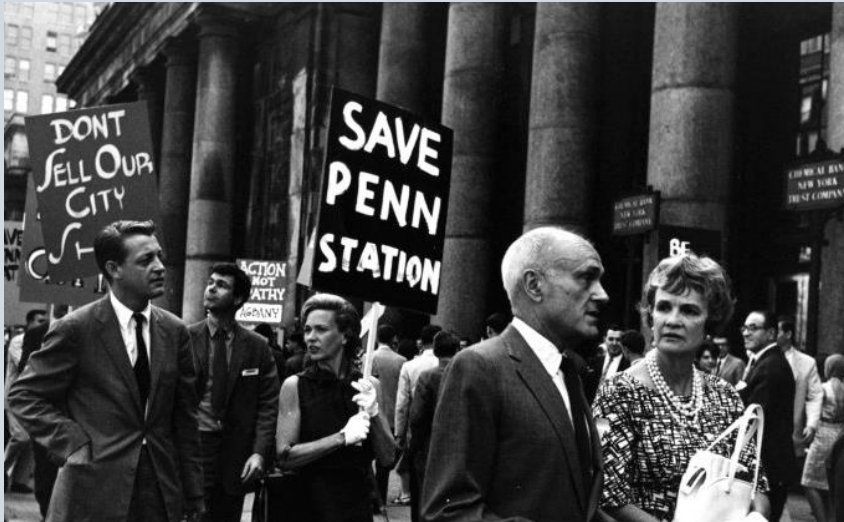
An aerial photograph of a historic town in West Virginia, nestled in a valley. The town features numerous historic buildings with varied architectural styles, including brick and stone structures. A river flows through the town, and railroad tracks run along its banks. The surrounding hills are covered in dense green forest. The overall scene is captured in a slightly desaturated, vintage style.

# Certified Local Governments in West Virginia

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Meredith Dreistadt, CLG Coordinator  
WV State Historic Preservation Office





# 1966 Historic Preservation Act

New York's Pennsylvania Station (Penn Station) demolished mid-1960s after protests to preserve

Historic Preservation Act of 1966 is passed to preserve historic and archaeological resources throughout the country

HPA and later additions establish:

- National Register of Historic Places
- Federal preservation policy
- Federal responsibility to preserve (Section 106)
- The Advisory Council on Historic Preservation
- Tribal Historic Preservation Offices
- State Historic Preservation Offices
- Certified Local Governments

# Historic Preservation

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Identification, protection, development/re-use, and interpretation of sites, buildings, objects, structures, and districts that have intrinsic historic and cultural value

- The places that provide a sense of place and identity

Our office identifies these historic resources and others through the **National Register of Historic Places (NR)**

- Individuals, organizations, CLGs, etc. submit draft nominations to State Historic Preservation Offices (SHPOs)
- SHPOs submit nominations to the National Park Service (NPS)
- Secretary of the Interior designates power to the NPS to list resources

National Park Service maintains the **professional standards** and **treatment standards** for historic preservation in the U.S.

# What is Listed in the National Register?

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**Buildings** (constructed to shelter any human activity) – house, train depot, garage, fort, mill building, social hall, school, barn

**Structures** – bridge, airplane, carousel, dam, railroad grade, outdoor pool, boat, highway

**Objects** (usually artistic in nature and smaller) – boundary marker, fountain, milepost, monument, sculpture

**Sites** (location of a significant event) – battlefield, campsite, designated landscape, ruin of a building, petroglyph, village site, shipwreck, natural feature with cultural significance

**Districts** (interconnected sites, buildings, structures, and/or objects)

- Publicly or privately owned
- Over 24,000 properties listed in West Virginia

# What Makes a Resource Eligible for Listing?

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Usually **50 years old** or older

Site must have **integrity** (seven aspects: location, design, setting, materials, workmanship, feeling, and association)

4 Criteria (must have at least one):

- **Criterion A:** Events or Trends – B&O Roundhouse (NHL) in Martinsburg for its role in the Railroad worker strike of 1877
- **Criterion B:** Connection to significant person – Pearl S. Buck Birthplace, Pocahontas County
- **Criterion C:** Design/Construction – Manufacturer's Light & Heat Co. building, Wheeling
- **Criterion D:** Information Potential – Grave Creek Adena Mound



# Surveys for Ravenswood

Access the Map Viewer at:  
<https://mapwv.gov/shpo/viewer/index.html>

## ***purple outlined area***

National Register of Historic Places –  
Ravenswood “Old Town” Historic District

## ***purple pentagons***

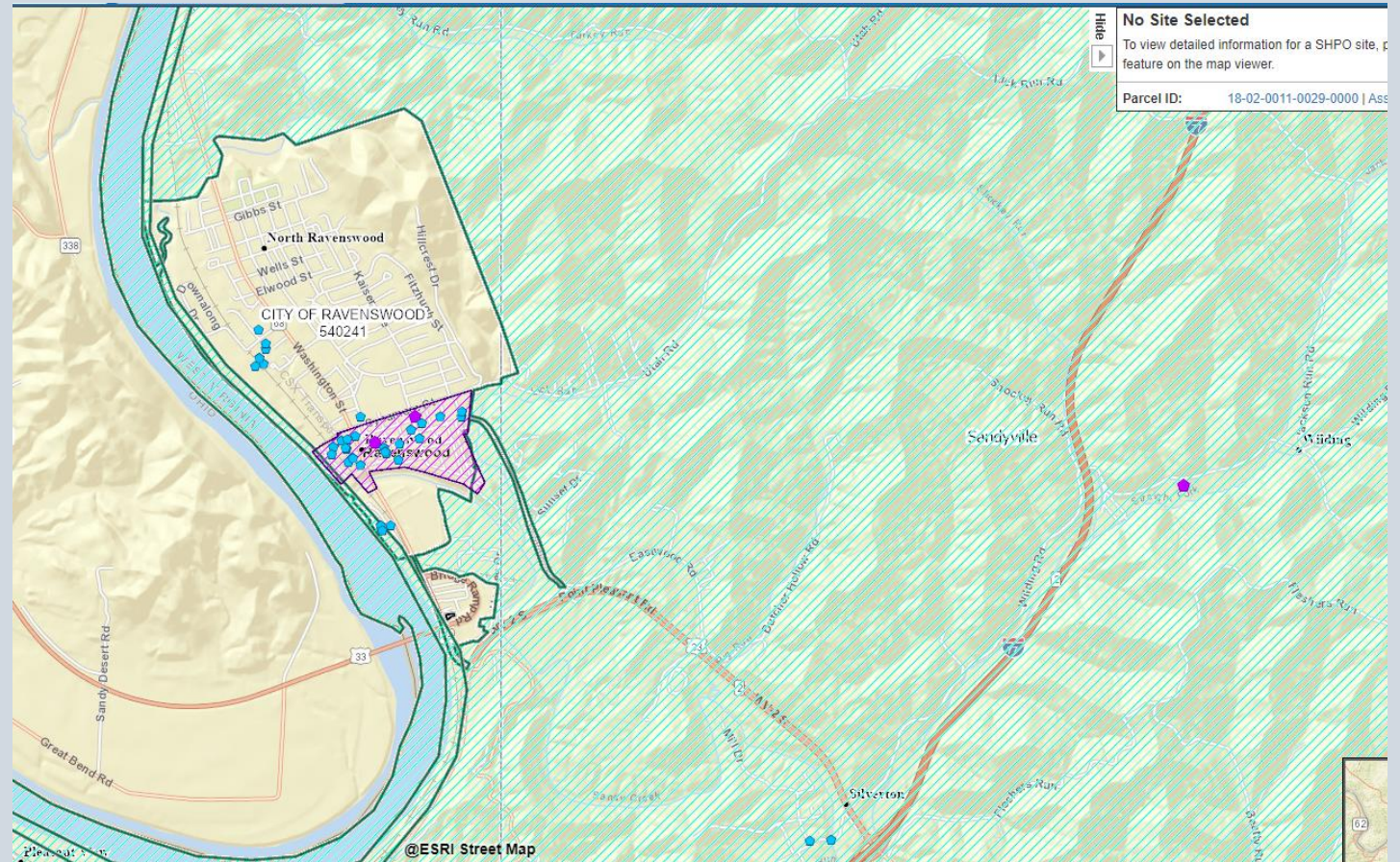
Multiple individually listed buildings –  
can be found on SHPO website

## ***green outlined area***

2017 Historic Resource Survey for  
Pleasants, Lincoln, Jackson, Mason and  
Wayne Counties

## ***blue pentagons***

Numerous Historic Property Inventory  
Forms (HPI Forms) – can be found on  
SHPO GIS map



Historic  
Resources  
Listed on the  
National  
Register

Buffington Island Battlefield (including 2 contributing buildings, 5 sites, 1 structure, and 2 objects)- 2013

Lemley-Wood-Sayre House – 1985

Old Ravenswood School (demolished) - 1979

Ravenswood “Old Town” Historic District (including 313 contributing buildings, 2 structures)- 2007



## What listing in the NR does

- Recognizes property's significance
- Offers limited protection
- Provides opportunity for tax credits
- Provides opportunity for grants

## What listing in the NR does *not* do

- Restrict use
- Restrict sale
- Require maintenance
- Guarantee maintenance
- Guarantee funds
- Provide a marker
- Restrict private maintenance



# Why List and Maintain Integrity?

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- preserve, protect, and promote unique historic fabric
- increase tourism
- retain eligibility for grants and historic tax credits through SHPO and NPS
- retain sense of place
- increases property values
- promote investment in older neighborhoods
- increase state and local real estate tax revenue
- stimulate other preservation and rehabilitation
- attract new residents and smart growth

# Secretary of the Interior's Four Treatment Standards

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**Preservation** – work that sustains the existing form; commonly considered maintenance, stabilization, and sensitive upgrades; require retention of the greatest amount of historic fabric; requires us to retain changes that buildings have acquired over time

**Rehabilitation** - work that makes possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

**Restoration** - allows for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods

**Reconstruction** – new construction that seeks to depict the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location; extremely uncommon

# Secretary of the Interior's *Standards for Rehabilitation*

## Highlights of the 10 Standards:

Enforce retaining historic details, architecture, features, spatial relationships, craftsmanship integral to the building's style

Changes that create false sense of history will not be undertaken

Changes that have acquired historic significance in and of themselves to be retained

Encourage repair rather than replace

Use of gentle chemical and physical treatments to be undertaken

Archaeological resources will be retained and protected in place

Sympathetic, compatible additions and alterations only





# 14 PRESERVATION BRIEFS

## New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

# Preservation Briefs

50 Briefs published by the National Park Service / available on Technical Preservation Services website

*Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings*

Cover an array of topics such as:

- Cleaning and repairing masonry
- Repair of wooden windows
- New exterior additions to historic buildings
- Flat and ornamental plaster repair
- Preserving clay tile roofs
- Maintenance and repair of metal ceilings
- Approaches to heating, venting, and cooling historic buildings
- Making historic properties accessible

# Online Resources

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## National Register Bulletin 15: Criteria for Evaluation

[https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

- Explains the criteria for listing historic resources in the National Register of Historic Places

## Secretary of the Interior's *Standards for the Treatment of Historic Properties*:

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

- Provides the foundation of preservation practices in the United States. Each of the four treatments has its own standards. Most commonly used are the Standards for Rehabilitation.

## Useful resources for hands-on preservation:

- Preservation Briefs: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
- Preservation Tech Notes: <https://www.nps.gov/orgs/1739/preservation-tech-notes.htm>
- Interpreting the Standards Bulletins: <https://www.nps.gov/orgs/1739/its-bulletins.htm>
- Preservation By Topic: <https://www.nps.gov/orgs/1739/preservation-by-topic.htm>

# Questions on Historic Preservation?





# CLG Program Beginnings

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- 1960s & 1970s historians begin focusing on lived experience through “social history”
  - Growing interest in identifying and preserving buildings associated with everyday, community-focused history
- Growth of malls, shopping centers lead to abandonment of historic, downtown buildings which provide a sense of place
- The National Historic Preservation Act, as amended in 1980, included the CLG Program
- Purpose: identifying and protecting historic resources and cultural heritage

# What is a Certified Local Government?

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- the result of a certification process, which includes a local ordinance
- a partnership between local, state, and federal governments
- local communities make a commitment to national historic preservation standards and applying them equally to all historic resources in their communities
- focus on preserving, protecting, identifying, and increasing awareness of cultural heritage
- establish a qualified historic preservation commission
- facilitate public participation in historic preservation



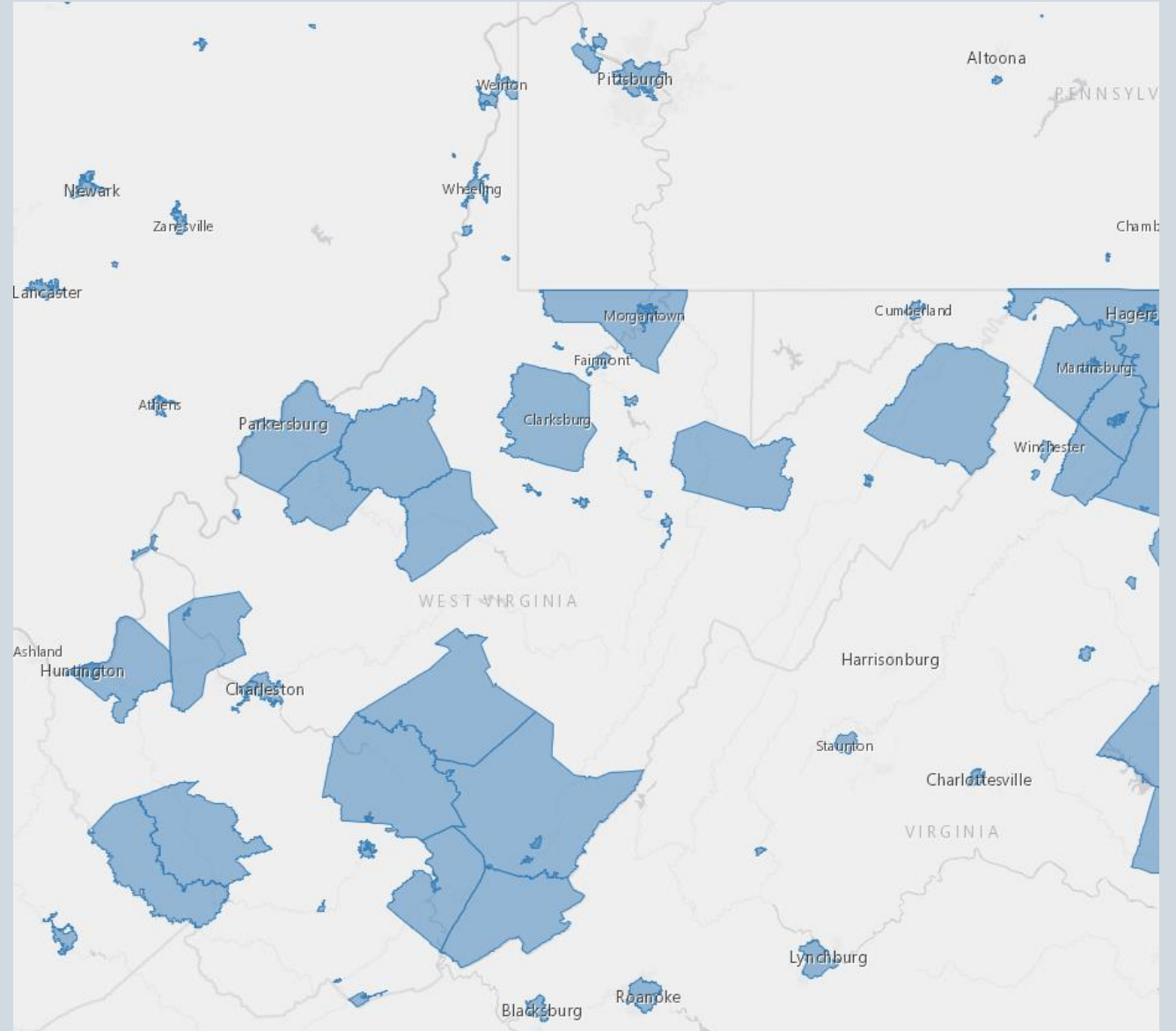
# CLGs in West Virginia

54 Certified Local Governments

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19 county-wide CLGs

35 city or town-wide CLGs







# Requirements of CLGs

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- certification ensures that an “adequate and qualified” commission is established
  - technical assistance from qualified outside expertise, including SHPO and NPS can help where expertise on commission may lack
- provide for adequate public participation in the form of open meetings and events that are announced publicly
- enforce appropriate state or local legislation for the designation and protection of historic properties





# What is a Historic Landmark Commission?

- administering body of a CLG
- includes five commission members, per state code
- HLCs develop, survey, and inventory local districts, buildings, sites, objects, and structures
- can establish design guidelines or design review
  - o may issue Certificates of Appropriateness
- comment on new nominations to the National Register of Historic Places and governmental undertakings on historic properties through the Section 106 process
- create broad-based public education programs and heritage tourism activities, including brochures, walking tours, lectures, publications, marker programs, preservation award programs
- review local zoning amendments, subdivision proposals, and development projects not specifically related to historic districts

# Responsibilities of an HLC

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- enforcing state or local legislation for the designation and protection of historic properties;
- establishing and maintaining a qualified historic preservation commission;
- maintaining a system for the survey and inventory of historic properties in coordination with the SHPO;
- providing for public participation in its activities; and
- satisfactorily performing responsibilities delegated to it by the SHPO



# Meetings and Public Participation

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Meetings must be held at regular intervals at least four times yearly

Minutes must be taken at each regular meeting and include:

- the date, time and place of the meeting
- the name of each member of the governing body present and absent
- all motions, proposals, resolutions, orders, ordinances and measures proposed, the name of the person proposing the same and their disposition
- the results of all votes and, upon the request of a member, pursuant to the rules, policies or procedures of the governing board for recording roll call votes, the vote of each member, by name.

Date, time, place and agenda of all *regularly scheduled* meetings to the public and news media - 2 weeks in advance is preferred

Date, time, place and purpose of all *special meetings* must be made available, in advance, to the public and news media

# Benefits

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- *Protection of investment* – local districts help owners and residents retain and even increase property value
- *Promotes smart growth* – HLC review encourages better, more innovative and sustainable design
- *Enhances sense of place and pride in local community*
- *Benefits Environment* – retention and reuse of existing buildings
- *Education*– historic districts help retain buildings and structures that are records of ourselves and our communities
- *Positive economic impact from tourism* – a historic district that is aesthetically cohesive and well promoted can be a community's most important attraction
- *Enhance business recruitment potential* – companies and remote workers re-locate to communities that offer a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts
- *Provides opportunity for public involvement and comment*
- *Grant funding* - 10% of every state's HPF funding must be allocated to CLGs each year

# State Grant Funding through CLGs

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Survey & Planning Grants – 70/30 match for CLGs  
***Due Oct 31<sup>st</sup> each year***

Can include:

- Identifying/surveying new historic resources or districts
- Listing historic resources in the National Register of Historic Places
- Funding workshops or lectures
- Planning preservation projects/predevelopment
- Funding preservation needs assessments
- Archaeological survey
- Creating historic district/preservation booklets for residents



# Development Grants

*Due March 31<sup>st</sup> each year*

Grants for physical preservation of a historic structure listed on the National Register

# Tax Incentives

Buildings listed on the National Register that are still contributing resources are eligible for historic rehabilitation tax credits

25% state tax credit, 20% federal tax credit

HTC program preserves character-defining features while incentivizing new growth

Over \$92 million in private investment through HTC program in WV between FY 2017-2021



# Working with Your Community and Local Government

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- develop a partnership/shared vision for your downtown
- partner together to identify and designate historic resources
- work to identify key historic structures in need of revitalization
- promote the use of grant funding, rehabilitation tax incentives
- develop educational programming to highlight the history of your community
- promote preservation through workshops and lectures that benefit building owners

# Working with SHPO

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Consult on new National Register nominations

Consult on Section 106 Reviews

Reach out for technical advice, HLC advise, planning advice

Attend virtual workshops and trainings advertised or hosted by our office

Submit your annual report 60 days after the end of your local fiscal year

Keep an eye out for newsletters

Let us know how we can help you!





# Questions?

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Websites:

SHPO website – [wvculture.org](http://wvculture.org)

NPS website - <https://www.nps.gov/subjects/clg/index.htm>

The program receives Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P. O. Box 37127, Washington, D.C. 20013-7127.

