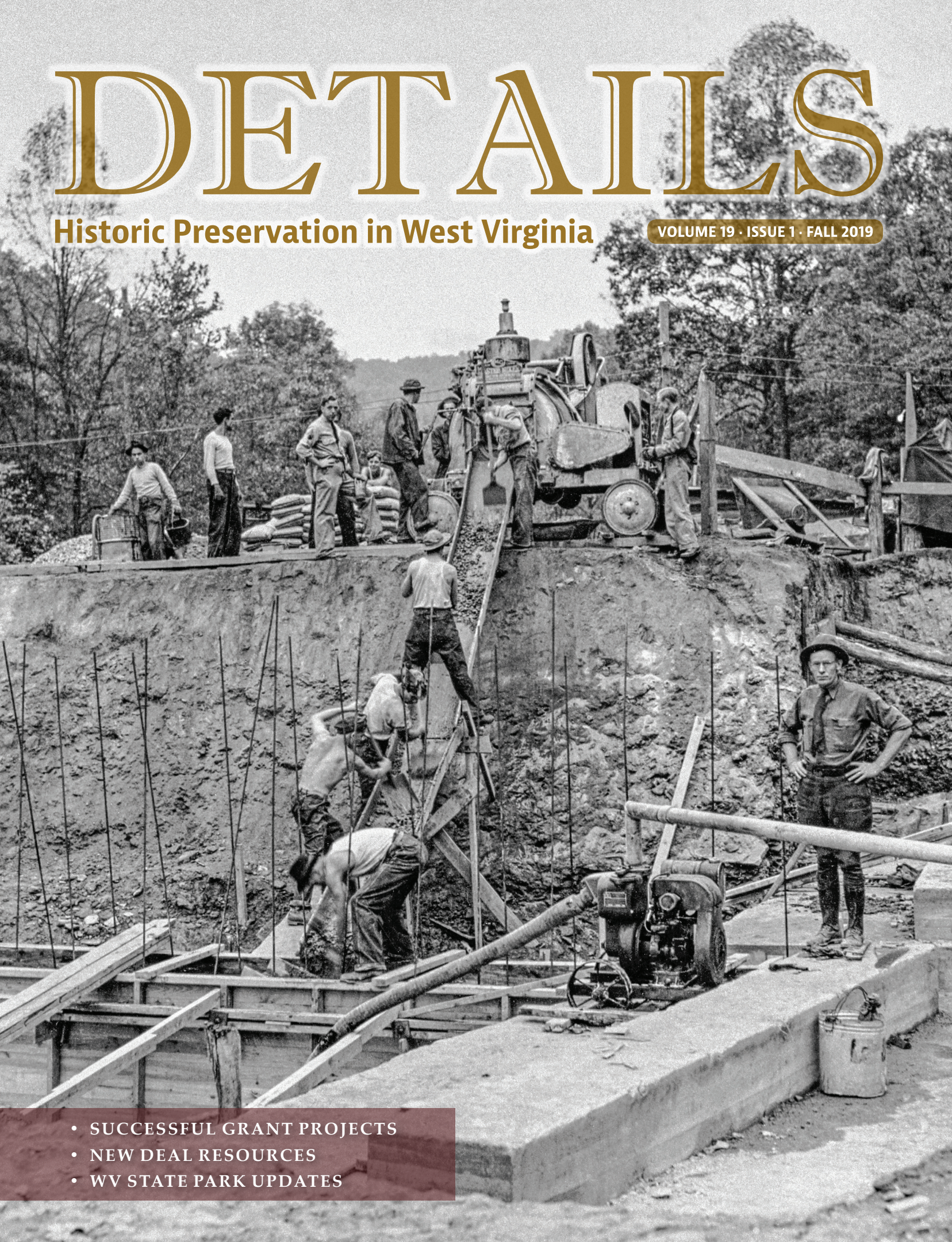
DETAILS

Historic Preservation in West Virginia

VOLUME 19 · ISSUE 1 · FALL 2019



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- NEW DEAL RESOURCES
- WV STATE PARK UPDATES

FALL 2019

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Kanawha State Forest, dam construction, (undated). Photo courtesy of West Virginia State Archives. Read more on page 10.

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Welcome Back!

Details – the newsletter of the West Virginia State Historic Preservation Office – has returned in glorious color. After a hiatus of several years, we have plenty to share and hope that you enjoy reading *Details* from cover to cover. As you will read, we have worked across the state to preserve and protect our historic resources. For example:

See page 9 "A Fresh, Yet Historic, Update At West Virginia's State Parks": Late last year we met with WV DNR staff at Greenbrier State Forest, Watoga State Park and Cass Scenic Railroad to discuss proposed rehabilitation of cabins built primarily during the Civil Conservation Corps efforts.

See page 4 "Master Architects": We have initiated an architectural survey effort associated with native West Virginian architects. The late Rodney Collins prepared an unpublished "dictionary" of architects. Using this source and other archival materials, the SHPO sponsored a survey of extant buildings designed by Levi Dean of Huntington, Alex B. Mahood of Bluefield and John Norman, Sr. of Charleston.

See **page 18 "Tax Credit Increase"**: We also share an update on historic rehabilitation tax credit efforts following the state's legislature's approval of a 25% state tax credit. This credit is used in conjunction with the federal historic rehabilitation tax credit.

See page 16 "Highlights Of Successful State Development Grant Projects": We continue to provide "brick and mortar" assistance to owners of National Register listed historic resources. Priority items include roof replacement, window repair, repointing of brick and other important stabilization and rehabilitation efforts.

See page 19 "Mountain State Legacy": Finally, we hope that you send us photos of your projects so that we can share additional efforts of historic preservation in your corner of West Virginia.



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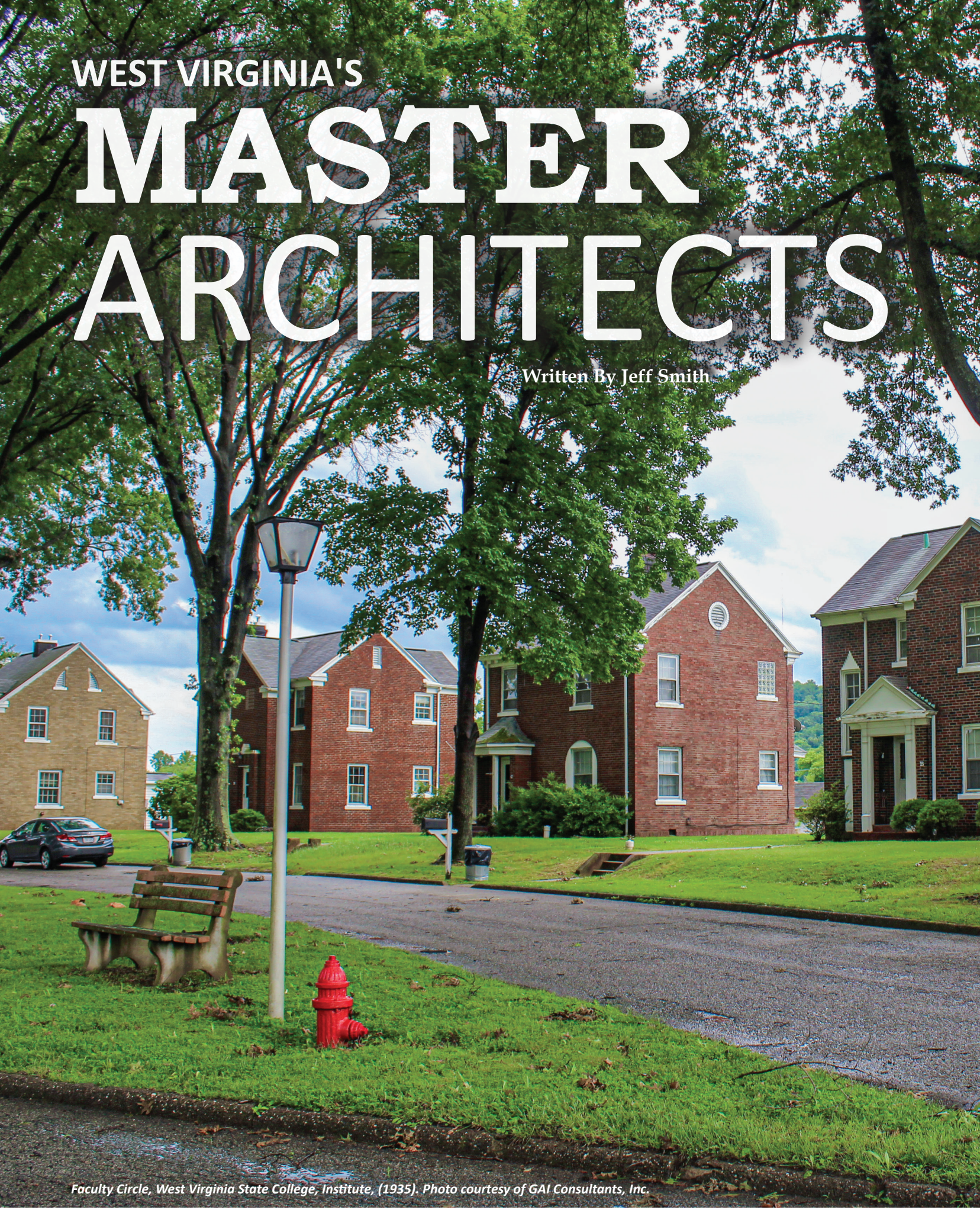
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WEST VIRGINIA'S MASTER ARCHITECTS

Written By Jeff Smith



Faculty Circle, West Virginia State College, Institute, (1935). Photo courtesy of GAI Consultants, Inc.

When asked to name three important American architects, who would you pick? This might be a tough question, but perhaps you would think of Frank Lloyd Wright for Falling Water, Thomas Jefferson for Monticello and Cass Gilbert for the West Virginia Capitol. Now, name three West Virginia architects. Cass Gilbert doesn't count. This is an even tougher question. Although it may be hard to name them, architects contribute to the character of our communities through their artistic creativity. They determine the size, shape and appearance of a building. Historic preservation recognizes the significance of their contributions. The National Register of Historic Places considers the architectural character of the built environment. The architectural styles developed by imaginative and creative architects and craftsmen have established the appearance of our downtowns and various neighborhoods. We may take it for granted, but these individuals impact the character of our environment.

In the mid-1990s, Rodney Collins, former staff member of the SHPO, completed an unpublished manuscript identifying our state's architects. Almost 25 years later in the spring of 2018, the State Historic Preservation Office began a series of surveys of extant buildings and their associated architects to develop a better understanding and greater knowledge of West Virginia's architects. This multi-year project is in keeping with several of our office's objectives: to identify our historically significant resources and encourage their protection and continued use. Under contract to our office, GAI Consultants conducted background research and field surveys for three architects. They completed Historic Property Inventory Forms for 110 buildings associated with Levi Dean of Huntington, John C. Norman, Sr. of Charleston and Alexander (Alex) B. Mahood of Bluefield. This information is now available to the public.

Levi J. Dean (1878-1951)

Research of West Virginia native Levi Dean began at the Huntington, West Virginia office of Edward Tucker Architects. Tucker possesses many of Levi Dean's original drawings as well as those of his sons, Brooks and Keith, who both practiced



St. Paul's Evangelical Lutheran Church (1925), Huntington, WV. Photo courtesy of GAI Consultants, Inc.



Reuschlein Building (1923), Huntington, WV.
Photo courtesy of GAI Consultants, Inc.

professionally with their father and later as Dean & Dean perpetuating their father's legacy. Dean learned his craft through architectural coursework at the International Correspondence School in Scranton, Pennsylvania. Following completion of his coursework, records show that Dean began practicing in Charleston but by 1906, Dean, his wife Ada and their young family were living in Huntington.

Dean greatly contributed to the Huntington landscape, designing both multi-storied commercial block buildings – like the Reuschlein building and the O.J. Morrison Department Store – as well as residences in newly-established suburban park-like neighborhoods such as Ritter Park and Beverly Hills. Dean executed his commissions in many revival styles nationally popular during the first quarter of the twentieth century: Colonial, Spanish-Colonial, Mediterranean, Second-Renaissance, and Neo-Classical. Dean was highly sought after, not just for commercial and residential work but for civic/public, sacred, and industrial clients as well. Although the Depression forced many professionals out of work, Dean, like many Americans, found opportunity for work through the Works Progress Administration New Deal program. Two of his works outside of the Huntington area include the Gassaway Municipal Building in Braxton County and the Nicholas County Courthouse. Stylistically, Dean designed both buildings in the "WPA Moderne" style with Art Deco finishes, deviating from his standard design palette while simultaneously demonstrating his prowess with budding architectural styles. Dean continued to practice until his death in 1951.

John C. Norman, Sr. (1892-1967)

The West Virginia State Archives maintains the Norman Family Collection for papers and other holdings specific to Norman's life and architectural career. Although born in New Jersey, following the death of his parents Norman was raised in Oxford, North Carolina by his grandmother. Following an early boarding school education, Norman attended the North Carolina Agricultural & Technical State University (in Greensboro, NC) but left in 1917 before graduating and enlisted in the United States Army Cavalry to fight in World War I. Honorably discharged from the Army in 1918, Norman enrolled in postgraduate studies in architecture and structural engineering at the Carnegie Technical Institute (now known as Carnegie-Mellon University) but did not obtain his degree. Norman eventually settled in Charleston, WV where he began his architectural practice and met the woman who would eventually become his wife, local schoolteacher, Ruth Stephenson.

Norman established his practice in downtown Charleston. In 1922, West Virginia required an architectural license in order to practice in the state. Norman applied for and was granted a license that same year becoming the second


Sixteenth Street Baptist Church (1924), Huntington, WV.
Photo courtesy of GAI Consultants, Inc.

African American and seventh registered architect in the state. Norman began work immediately, designing commercial buildings and residences throughout the segregated capital city. One of his more significant - as well as early - commissions was the Ferguson Hotel (non-extant) which Norman executed in the Second Renaissance Revival style. In addition to its bounty of rooms, the hotel boasted retail shops, a theatre, café, and a barber shop for its African American clientele. The hotel also played host to African American entertainers such as Duke Ellington, Ella Fitzgerald, and Nat 'King' Cole.

Other early residential commissions were located in Charleston's Luna Park neighborhood which had deed restrictions in place which prevented people of color to live in the neighborhood. Designing in nationally popular revival styles, such as Tudor and Colonial, Norman also designed residential commissions in the Craftsman style, including his family's home a mere two blocks west of Luna Park. Although Norman was personally opposed to segregation, he still worked with clients who requested plans with Jim Crow-era influences. For example, Norman was hired to design a theater in Greenbrier County with segregated restroom facilities, staircases, and seating configurations. Despite its modern and forward-thinking Art Deco façade, the interior spaces of the 1937 theater conveyed the blatant racial discrimination of the times.

Norman also helped to support the educational advancement of local students of color. He taught part-time at the West Virginia



Cooper House (1925), Bluefield, WV. Photo courtesy of GAI Consultants, Inc.



Haddad House (1941), Charleston, WV. Photo courtesy of GAI Consultants, Inc.

Collegiate Institute (present-day West Virginia State University) during the 1920s and '30s. Norman also helped to establish the school's department of architecture and engineering at the request of the College's president and dean. As part of the New Deal's Public Works Administration, the College, using Depression-era federal funding, employed Norman. During this time, he designed a series of Colonial Revival-style faculty houses. Norman would again serve his country during World War II working with the Central Intelligence Agency on classified construction projects specific to overseas missions. Following the war, Norman resumed his practice and worked with the Charleston Housing Authority to combat slum housing and introduced current public housing concepts with a modern, streamlined, and minimalist approach to housing design. Ironically, as urban renewal began in earnest, it erased many of Norman's earlier contributions to Charleston's built environment.

Alexander (Alex) B. Mahood (1888-1970)

The Eastern Regional Coal Archives, located within the Craft Memorial Library in Bluefield, houses the Alex B. Mahood Collection. The collection is comprised of personal papers as well as architectural records including plans, drawings, photographs, and correspondence and memorabilia.

Following formal architectural training at the L'Ecole des Beaux Arts in Paris, France, this native son of Lynchburg, Virginia served his country during World War I, then returned to the United States to begin his architectural career. Following his military service, he began



Mercer County Courthouse (1930), Princeton, WV. Photo courtesy of GAI Consultants, Inc.

work in smaller architectural firms in central and southwest Virginia. After working with Roanoke-based architects Henry Huggins and Homer Miller for nearly a year, Miller made Mahood partner, thus creating Miller and Mahood. During this time, Mahood was awarded the commission for the Law & Commerce building, located in downtown Bluefield, West Virginia. Although Mahood went to Bluefield as a partner at Miller and Mahood, that relationship ended by 1914. Mahood chose to remain in Bluefield and hung his own shingle in a penthouse office in the Law & Commerce Building where he worked until his death in 1970.

Due to the presence of the Norfolk and Western Railroad and the prolific number of coalfields in southern West Virginia, Bluefield experienced an economic boom as well as a population surge in the decades prior to Mahood's relocation to the county seat of Mercer County. As Mahood worked to establish his architectural practice in the 1910s, there was no shortage of lucrative commissions. Since so many coal 'barons' lived in and around Bluefield, Mahood designed their personal homes as well as the company stores employing many revivalist architectural styles with classical elements and finishes. The Itmann Company Store in Wyoming County is one of Mahood's more exemplary works.

In 1921, Mahood became one of the state's earliest licensed architects. His commissions included grand Neo-Classical and revival designs of large, sprawling homes situated on large lots along tree-lined streets in new suburban neighborhoods like Country Club and Oakhurst. His commercial design work was on par with his residential work. One of his most notable commissions was the West Virginian Hotel located in Bluefield. The multi-storied high-rise was finished with classically inspired elements within a Louis Sullivan inspired three-part vertical block building form. Other examples of Mahood's non-residential commissions include county courthouses, churches, college campus buildings, country clubs, and an Art Deco style United States Post Office in Beckley (Raleigh County), which was a federal-government contract completed during the Great Depression.

Mahood's prolific career spanned nearly 60 years and he remained active in his profession until his death in 1970. His commissions were in keeping with nationally popular architectural styles of the day whether in 1930 or 1960, keeping abreast of stylistic changes expressed through an architectural framework. Mahood's work remains relevant, and he, like Levi Dean and John Norman, Sr. left an indelible imprint on the cultural landscape of the Mountain State. ❁



A FRESH, YET HISTORIC, UPDATE AT

WEST VIRGINIA'S STATE PARKS

Written By Susan Pierce

Greenbrier State Forest (2018), Greenbrier County, WV. Photo courtesy of WV State Historic Preservation Office.

For several years, the West Virginia Division of Natural Resources (DNR) has focused on improvements to its state park buildings. The agency has provided tender loving care to the cabins and structures constructed by the Civilian Conservation Corps (CCC) during the New Deal era. Staying in these cabins is a memorable, and coveted, experience; however, the typical visitor has come to expect 21st century amenities such as updated kitchen appliances, bathroom fixtures and – dare we say it – air conditioning. Preserving the historic character of these buildings and providing updated facilities is a balancing act. SHPO and DNR staff in mid-December 2018 visited three state parks to review several projects in development as well as to visit locations of future projects. Visits included tours of cabins at Watoga State Park, Greenbrier State Forest and Cass Scenic Railroad State Park.

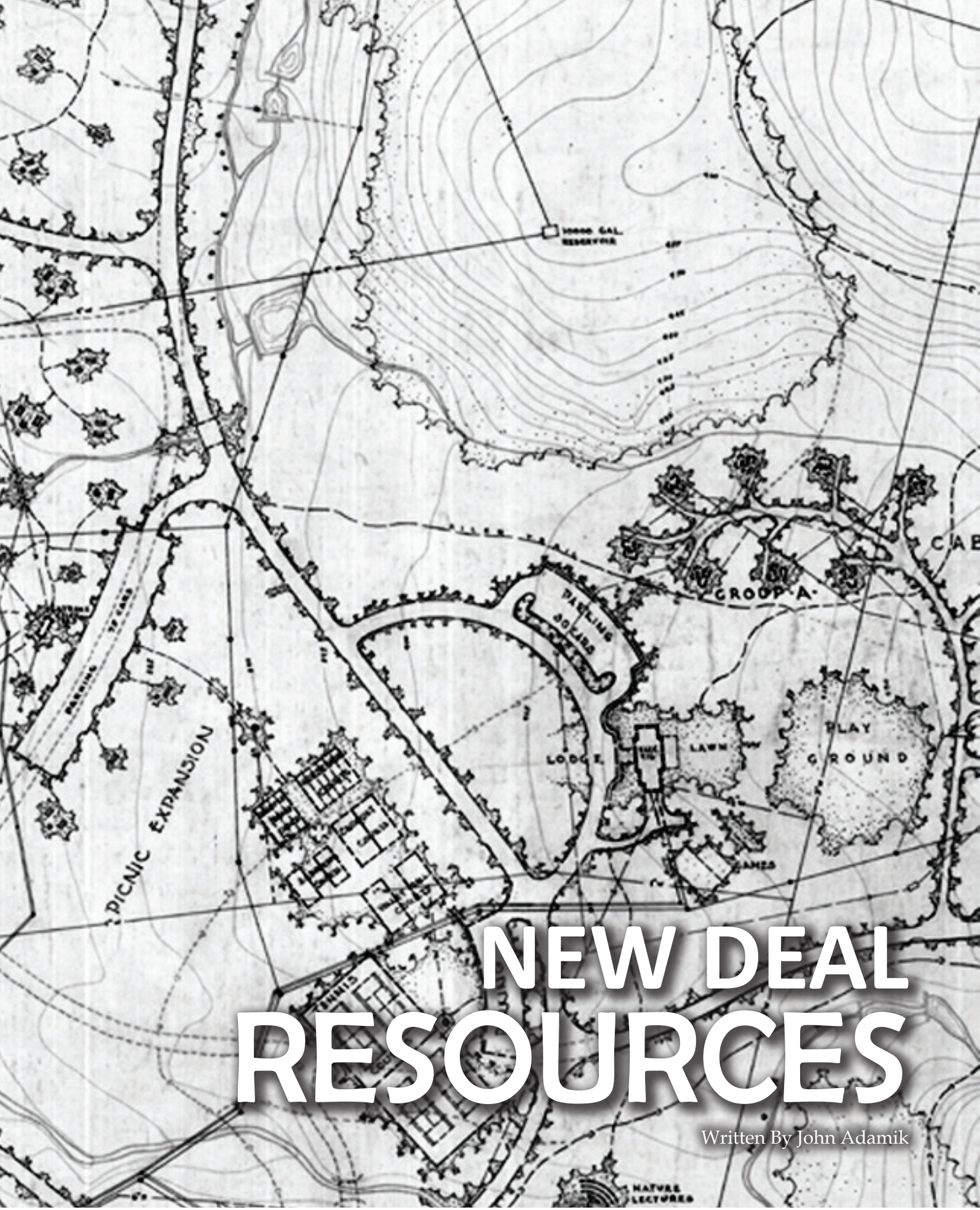
During these visits, staff discussed various challenges. Fitting a refrigerator, stove/microwave and counter space can prove difficult within a cabin kitchen. Water heaters are hidden under the counter or in closets. Bathrooms have insufficient ventilation causing moisture problems on the wood panel walls which then require regular maintenance. Although visually obtrusive, wall heating and cooling units are installed to provide more comfort within the cabins. Some CCC cabins have new porches. These outdoor spaces are popular with regular visitors. At Cass, a new bathroom was added to a company house in the rear of the kitchen. This change is reversible and limits impact to the original floorplan of the building.

Several park buildings have seen significant changes, including projects at Twin Falls State Park and Cacapon State Park that have renovated major public spaces. DNR and SHPO worked together to reduce the negative impacts to the historic character and have worked on an agreement which outlines appropriate renovations throughout the park system. Cooperation between our agencies will continue during future projects.

Our state parks continue to be a favorite vacation spot with many families reserving the same cabin year after year. Our staff have picked out favorite cabins to reserve on future visits. It is quite clear that West Virginia's New Deal state parks, their cabins and lodges have attentive stewards at DNR. ❁



Cacapon State Park Lake Use Plan, (1939). Photo courtesy of West Virginia State Archives



NEW DEAL RESOURCES

Written By John Adamik

Monuments to greatness and resiliency, New Deal era projects remain important parts of West Virginia State Parks and Forests. Born from the Great Depression, the Civilian Conservation Corps (CCC) and the Works Projects Administration (WPA) put over 11 million men to work on various public projects across the county between 1933 and 1943. Primarily young men worked for the CCC on conservation and development projects on public lands. The WPA had no age limits and constructed public buildings and roads. Other WPA projects gave thousands of actors, artists, writers, and historians employment.

In West Virginia, the state parks and forests systems owe a large part of their development to these agencies. 556 resources remain at 16 parks and forests. These resources range from buildings and structures to roads, culverts, and bridges. Millions of trees were also planted in these parks and forests to ease the damage caused by excessive logging operations. As important as the work done in these parks and forests were the federal funds that allowed the work to be completed.

New Deal era resources can be found in Babcock State Park, Cabwaylingo State Forest, Cacapon Resort State Park, Cooper's Rock State Forest, Droop Mountain Battlefield State Park, Greenbrier State Forest, Hawk's Nest State Park, Holly River State Park, Kanawha State Forest, Kumbrabow State Forest, Lost River State Park, Panther State Forest, Pinnacle Rock State Park, Seneca State Forest, Tomlinson Run State Park, and Watoga State Park.

Of the 16 state parks and forests that have New Deal resources, Cabwaylingo (Wayne County) has the most with 116. Most of what became the state forest was purchased by West Virginia in 1935. Two CCC camps in Cabwaylingo were also started in 1935; Camp Anthony Wayne (1935-'39) and Camp Twelvepole (1935-'37). Among the projects completed by the CCC were a fire tower, the superintendent's house, rental cabins, bathhouse, swimming pool, and picnic shelters. The forest takes its name from the surrounding four counties: Cabell, Wayne, Lincoln, and Mingo.

Lost River State Park (Hardy County) is part of a tract that was owned by Henry "Light Horse Harry" Lee, a Revolutionary War officer and father to Civil War General Robert E. Lee. In 1852 Charles Carter Lee established the Hardy White Sulphur Springs resort, selling it to his son George in 1871. After changing owners several times, H. Riley Johnson sold his holdings, including the springs to the West Virginia Conservation Commission in 1934. CCC Camp Hardy was established in 1934 and worked on several projects including rental cabins, and office and superintendent's residence, a restaurant, summing pool, riding stables, picnic shelters, and a fire tower. Two 19th century settler's log houses were also restored by these CCC crews. Camp Hardy was closed in 1940.

The largest state park, Watoga (Pocahontas County), was originally slated to be a state forest. Half of the current park was bought by the West Virginia Fish and Game Commission in 1925. The only activity in the area for many years was the building of a fire tower and a ranger to patrol the forest. In 1933 the first CCC camp was established, Camp Watoga, followed in 1934 by Camp Seebert and in 1935 by Camp Will Rogers. One of the main early projects was construction of a 400-acre arboretum that was dedicated in 1938 as the Fred E. Brooks Memorial Arboretum to honor the noted West Virginia naturalist who died in 1933. Other projects completed by CCC crews were an office, restaurant, and bridges to settlement period cabins that the crews restored and preserved.

Known as the "Emerald of the Eastern Panhandle", the land that became Cacapon Resort State Park (Morgan County) was considered worthless in 1933 due to clear-cutting and poor agricultural practices. The



Camp Beaver, Babcock State Park, (1939). Photo courtesy of West Virginia State Archives.

state was able to purchase the land cheaply for CCC projects. Camp Morgan began in 1934 and continued until 1941. Remaining resources include a 12-room inn, a lake and dam, rental cabins, playgrounds, riding stables, picnic shelters, and maintenance and office buildings.

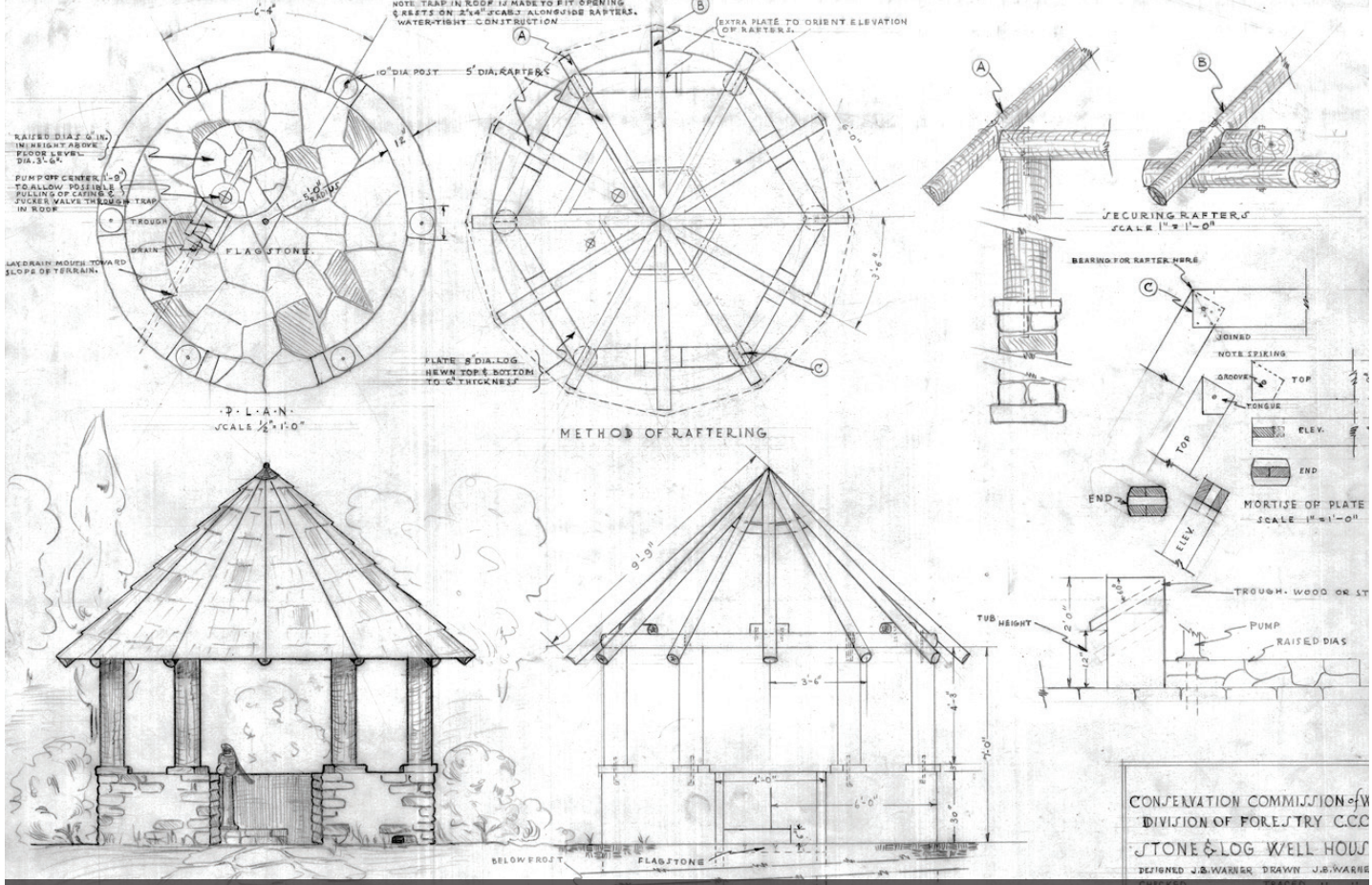
Shortly after the passage of the legislation that created the CCC in 1933, West Virginia purchased land from E.V. Babcock, President of the Babcock Coal and Coke Company to create Babcock State Park (Fayette County). A series of forest fires had caused extensive damage to the area, which allowed the land to be purchased cheaply and to be a great candidate for CCC projects. Beside conservation projects, a native sandstone administration building, riding stable, supply house, and rental cabins were completed while Camp Beaver, 1934-'37, and Camp Lee, 1935-'42 were active in the park.

Prior to 1935, the land around Holly River State Park (Webster County) increasingly became unsuitable for farming. Due to this, in 1935 the U.S. Department of Agriculture's Farm Security Administration relocated the 13 families in the area and bought their land. Originally this land was to become a national park, but in 1938 management of the park was turned over to the state and in 1939 West Virginia began to lease the park. In 1954 the state purchased the park for one dollar. Projects within Holly River State Park were completed by WPA workers between 1936 and 1938. These projects include building entrance and area signage, an office and restaurant, swimming pool, bath house, water filtration plant, and stone work for retaining walls, steps and a planter.

Wanting to make full use of New Deal programs, WV Governor H. Guy Kump, businessman Spates Brady and attorney Hubert Bowers came together to buy land that would become Kumbrabow State Forest (Randolph County). Their involvement was memorialized by using the first three letters of each person's last name to become the name for the forest. CCC Camps Bowers (1935-'41) and Randolph (1935-'37) worked on projects within the forest. Bridges, culvert heads, and rental cabins were completed, and the foundation remains for a



Kanawha State Forest, dam construction, (undated). Photo courtesy of West Virginia State Archives.



Stone and Log Well House from Greenbrier State Forest, (undated). Photo courtesy of West Virginia State Archives.

CCC camp site remind visitors of their work.

Fires used to clear land and others that were accidently set by trains braking on steep grades left the land around what became Greenbrier State Forest (Greenbrier) sparse. In the early twentieth century the White Sulphur Springs Park Association bought the land for a park. Not much had been accomplished by 1938 when the state purchased the land for a state forest. Camp White Sulphur (1937-'40) constructed the forestry office, staff residences, rental cabins, a blacksmith shops, a bridge, and fireplaces.

Droop Mountain Battlefield State Park (Pocahontas County) was the site of a Civil War battle in 1863. In 1927 Delegate John D. Sutton led the effort to have the state buy the battlefield site. As a Union private during the battle, Sutton wanted the event memorialized. On July 4, 1928 the park was dedicated. Little improvements were made before CCC Camp Price began in 1935. For the next two years workers would construct the park headquarters and service area, a welcome booth, a pump house, a tool shed, a blacksmith shop and a picnic shelter.

At the top of West Virginia's northern panhandle Tomlinson Run State Park (Hancock County) is located. Hancock County Agricultural Agent Walter Gumble convinced the county to buy 140 acres to begin a park. After contacting the CCC about possible projects at the park, Gumble purchased more land to reach the 500-acre minimum size for CCC involvement. Once reached, the land was turned over to the West Virginia Conservation Commission and work began. No CCC camps were in Tomlinson Run State Park, however workers from Camp Marshall, near Moundsville, maintained a side camp in the park. These workers built several trails, a dam and lake, a caretaker's cottage, picnic shelters, and culvert heads.

Cooper's Rock State Forest (Monongalia and Preston counties) is the largest state forest in West Virginia with 12,713 acres. According to legend, a fugitive from the law hid in the rocks in the area. The man was a cooper by trade and began making barrels to sell to the people in the nearby communities and gave the area its name. Due to the area being clear cut of most of its trees by the early twentieth century, the West Virginia Conservation Commission had expressed an interest in turning the land into a state forest since 1927. They finally purchased the land in 1936 and began developing the

forest. Camp Rhododendron (1937-'42) was created to house the workers that created the trails and roads through the forest and built picnic shelters, fireplaces, and staff residences.

In the southern part of Kanawha County, several coal mines were operated in the late 1800s, including one owned by Anheuser-Busch. Timbering came to the area in 1923 and for the next 10 years extensive cutting was done. When the owner died in 1933, the federal government rented the land from his estate until the state of West Virginia bought it in 1938 to make Kanawha State Forest. Camp Kanawha was established in 1938 and operated until 1943. A ca. 1900 mine portal and slag heap were stabilized to be used for interpretative exhibits, a large pond with dam, a reservoir, a powder house, a comfort station, and foot bridges were among the projects completed by CCC crews.

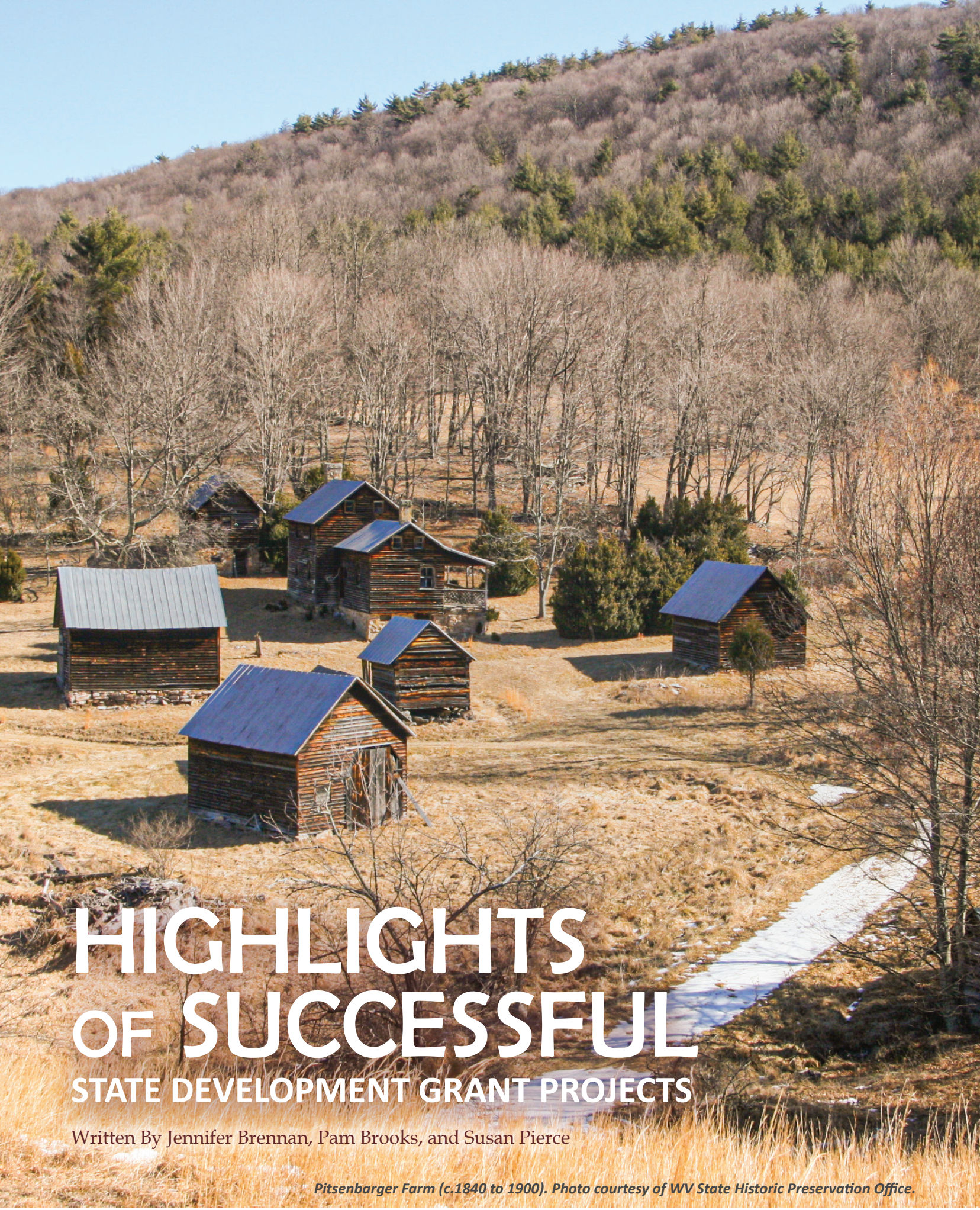
Northwest of Bluefield stands Pinnacle Rock, a 3,100-foot tall cockscomb sandstone formation. In 1938 the West Virginia Conservation Commission purchased a 26-acre parcel surrounding the rock to create Pinnacle Rock State Park (Mercer). Over the years additional purchases have increased the park to 400 acres. WPA crews were assigned to develop the park. These crews constructed entrance and exit signs, a horseshoe pit, picnic shelter, fireplaces and water fountains.

Like many other parts of West Virginia, the land that would become Seneca State Forest (Pocahontas County) had been used for logging in the late 19th and early 20th centuries. Originally known as the McCutcheon Tract, the St. Lawrence Boom and Manufacturing Company used the land until the early 1920s. In 1924 West Virginia bought this tract to become its first state forest. For the next nine years the WV Game and Fish Commission managed the forest and sought to reforest the area and create a wildlife preserve. With the beginning of CCC projects, the forest received a CCC company that created Camp Seneca in 1933 and remained there until 1939. During this time the company created a dam and lake, built rental cabins, a trail shelter, a fire tower, and picnic shelter.

Hawks Nest State Park (Fayette County) got its name from when hawks nested in the cliffs on Gauley Mountain. The arrival of coal mining and the railroad in the late 1800s chased away most of the birds, but the name stayed. Hawks Nest was also a tourist destination during this period. The Gauley Mountain House operated from 1870 until 1902 and a second resort operated until the early 1930s that had a zoo and a lookout tower. Prior to the state buying the area, Union Carbide constructed the Hawks Nest Tunnel in the early 1930s to divert the New River through Gauley Mountain in order to power their hydroelectric plant that would supply Union Carbide's factories in the area. Unfortunately, the mountain was nearly pure silica and the company did not take proper safety precautions leading to one of the worst industrial disasters in American history with hundreds dying or being permanently disabled. In 1935 West Virginia purchased 31 acres around the Hawks Nest overlook, with later additions bringing the park to 838 acres. CCC Camps Beaver (1934-'37) and Lee (1935-'42) from around Babcock State Park also worked in Hawks Nest. Remaining from their work are trails, fireplaces, water fountains, a staff residence with an attached museum and observatory and a picnic shelter.

CCC crews began working with West Virginia for a pilot fire protection/suppression program in 1935 on private land that the state bought in 1940 to become Panther State Forest (also known as Panther Wildlife Management Area, McDowell County). Legend states that the name for the area came from when a pioneer killed a panther near a creek. Camps Panther (April 1935-October 1935), McDowell (1935-'37), War (1935-'41), and Carver (1941-'42) all worked to begin roads in the area. A fire tower along with a cabin and privy remain in the forest.

New Deal programs pumped millions of dollars into West Virginia during the 1930s are early 1940s. This money helped bring work and business to many parts of the state. WPA efforts can still be seen in many communities, however the efforts of the CCC cannot be overlooked for helping the development of the state parks and forests system. The historic resources they have left behind stand as a testament to the idea of conservation of land for public purposes and their efforts should be enjoyed, celebrated, and preserved. ❁



HIGHLIGHTS OF SUCCESSFUL

STATE DEVELOPMENT GRANT PROJECTS

Written By Jennifer Brennan, Pam Brooks, and Susan Pierce

Pitsenbarger Farm (c.1840 to 1900). Photo courtesy of WV State Historic Preservation Office.

The State Development Grant Program is a 50/50 matching grant that is awarded once a year. Eligible applicants include local and state governments, private citizens, not-for-profit organizations, for-profit organizations or firms, education institutions, religious organizations or Certified Local Governments. To successfully complete a project, the work must follow the Secretary of the Interior's Standards for Rehabilitation guidelines and all subgrant guidelines including state procurement procedures. A covenant on the historic resource is added to the deed; its length commensurate to the grant amount. Grantees are assisted throughout the process by the grants coordinator and a grant monitor. These individuals assist the grant recipient by providing the information and guidance they need to successfully complete their project and receive their funding. Grant applications are due annually on March 31. For more information please contact Pam Brooks, Grants Coordinator, at 304-558-0240 or pam.a.brooks@wv.gov.

The following highlights several completed projects:

Stealey-Goff Vance House

Funds were awarded to repair damaged front steps to this Clarksburg building originally constructed in 1807. During SHPO staff's original site visit, it was determined that not only the steps to the 1891 front porch were failing, but the sandstone porch foundation was also in jeopardy due to the stone's deterioration. While the porch was suspended by temporary support timbers, the stone wall was removed. After analysis of the mortar content, the foundation was rebuilt using salvaged stone and additional stone matching the color and appearance of the existing. The front steps were also reset.

Pitsenbarger Farm

Located outside Franklin, Pendleton County, the Pitsenbarger Farm includes an almost intact farmstead, with buildings dating from the 1840s through 1900. The Farm received a grant to repair the foundations of several of the buildings, as well as the repair of the siding and chimney on the main house. Mostly undeveloped, the Pitsenbarger Farm sits on over 300 acres. SHPO staff worked with the property owners to designate a portion of the farm for protection under the grant covenant which would allow the property to be sensitively developed for camping activities while protecting the viewshed of the historic buildings.



Sweet Springs Resort (c.1830), Monroe County, WV. Photo courtesy of WV State Historic Preservation Office.

Sweet Springs Resort

Sweet Springs Resort, Monroe County, was constructed in the 1830's for travelers looking to escape the southern heat and enjoy the healing effects of the spring waters. In 2017, funds were awarded for the repair of the slate roof on the hotel building, as well as the parging of the masonry colonnade at the front of the hotel building. Parging, the application of a thin coat of mortar on masonry, was used to make brick walls look like cut stone, a more expensive material. Sandblasting removed the parging and severely damaged the 1830's brick. Masons used historically accurate mortar, whose composition would have been used in the original construction, to restore the first-floor colonnade to its historic appearance. An initial brown coat of mortar was placed on the colonnade and then covered with a higher quality finishing coat. This will ensure the structural stability of the colonnade as well as return the hotel to its early appearance.

The slate roof was also repaired. Initially, it was believed that the slate had to be replaced. However, upon inspection it was determined that the roof could be repaired, and the historic slate retained. Due to the slope of the roofline and lack of easy access onto the roof, a drone camera pinpointed specific areas of concern and showed details of the work completed. One of the first projects in which a drone was used to document the building, it showed how useful drones are for large scale projects and roof studies. ❁



TAX CREDIT INCREASE

Written By Jennifer Brennan

Progress Building (1922), Huntington, WV. Photo courtesy of Edward Tucker Architects, Inc.

In October of 2017, the West Virginia Legislature voted to increase the state Historic Rehabilitation Tax Credit for commercial income producing properties from 10% to 25%. The goal of the increase was to make West Virginia more competitive for re-development of historic structures compared to surrounding states. Prior to the increase, West Virginia had the lowest tax credit of any of the surrounding states, most of which have a 20% state tax credit. Combined with the federal tax credit that is also available to historic property owners, the total tax credit available is now 45% for qualified rehabilitation expenses. This change has increased interest from developers who work in historic preservation and has also spurred interest in owners whose building require updating and maintenance.

With the increase in the tax credit, additional changes to the program were included in the legislation. The program now has a cap of $30 million dollars for all projects on a yearly basis, there is also a $10 million cap per project. Additionally, a review fee was initiated that is based on the amount of tax credit requested but can be no higher than $10,000 per project.

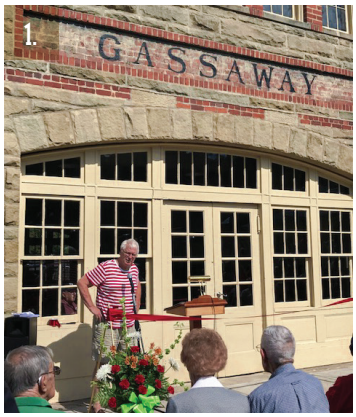
The program is administered in partnership with the National Park Service and an application must be submitted and approved before work starts on the project. A property must be listed in the National Register of Historic Places, either individually or as a contributing resource to a National Register of Historic Places district. Projects must follow the Secretary of the Interior's Standards for Rehabilitation and meet a minimum financial threshold.

Since the increase began in January of 2018, there has been a great level of interest in the program from throughout the state. A total of 12 projects have been submitted for review in 2018, with a total tax credit request of over $12 million. This equates to almost $50 million in private investment within the state since January. Projects range from large scale development in Huntington and Wheeling to a farmstead in Pendleton County and a store front in Hinton. In a typical year, the State Historic Preservation Office receives between 5 and 7 tax credit applications.

If you are interested in learning more about the Historic Rehabilitation Tax Credit program, please contact Jennifer Brennan, Tax Credit Coordinator at the SHPO. If an owner decides to proceed with a project, it is recommended that they contact our office as early as possible. A site visit can be scheduled to discuss the owner's plans for the building and adherence to the Secretary of the Interior's Standards for Rehabilitation.

Mountain State Legacy

A new feature of Details is "Mountain State Legacy." If you have a preservation project, activity, or event that you would like to share with our readers, please send 2-3 high-resolution photographs, along with a brief description, to John Adamik at john.d.adamik@wv.gov for consideration.



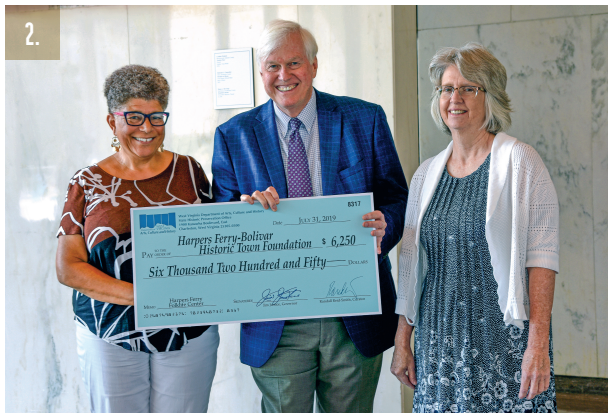


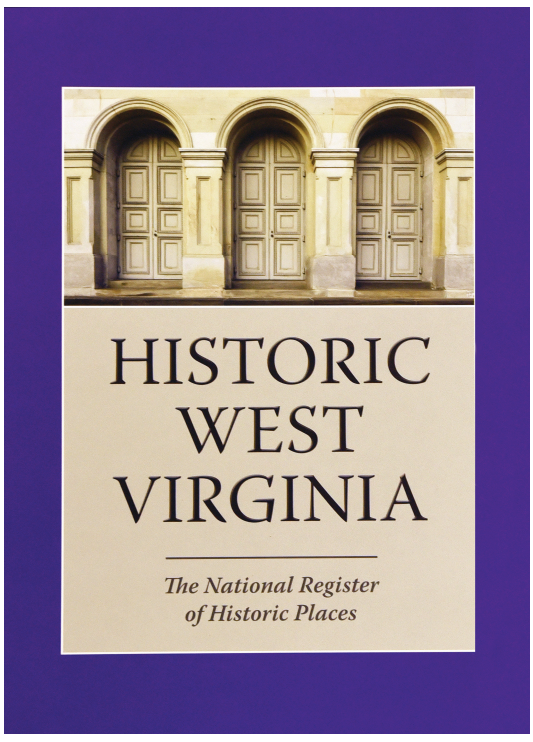




Photo 1: Rededication festivities at Gassaway Railroad Depot, June 29, 2019.

Photos 2-5: On behalf of Governor Jim Justice, Chief of Staff Mike Hall presented award checks on July 31, 2019 to the FY 2020 development grant recipients. Opening remarks by Curator Randall Reid-Smith and Chief Hall applauded their efforts to preserve West Virginia's heritage through historic rehabilitation projects.





Historic West Virginia

Publication is Still Available

West Virginia is rich with stories about our past. We can connect to our history through the buildings, farms, landscapes, sites and other resources. Updated in Spring 2018, Historic West Virginia provides brief descriptions of each National Register historic resource found in West Virginia. This 287-page book includes 17 special topic essays associated with areas of significance and resource types such as Civil War in West Virginia, New Deal Resources, Ethnic Heritage, Bridges, Railroads and African American Resources. The book also explains the National Register nomination process and the Criteria for Evaluation. Funding was provided by the WV Legislature. Due to its generosity, the book is provided at no cost to the public. If you would like to request a copy, please contact John Adamik at john.d.adamik@wv.gov and provide your mailing address.

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Ferguson Hotel (1922), Charleston, WV. Photo courtesy of West Virginia State Archives.

A Lost Gem from a Master Architect

The Ferguson Hotel in downtown Charleston was conceived by Gurnett E. (Cap) Ferguson and designed by architect John C. Norman, Sr. Opening in 1922, the 72-room brick hotel offered a café, haberdashery, theatre, and ballroom and was a favorite destination for Charleston's African American community. Duke Ellington and Ella Fitzgerald were just two of many prominent African American entertainers who performed here.

SHPO CALENDAR

OCTOBER 13, 2019.....Our Legacy, Our Future Preservation Awards And Reception
2:00 PM - West Virginia Independence Hall (Wheeling, WV)

OCTOBER 31, 2019.....Survey and Planning Grant Applications Due (CLG Grant Program)
Postmarked by 10/31/2019

MARCH 31, 2020.....Development Grant Applications Due
Postmarked by 03/31/2020

For more info, visit wvculture.org or call 304-558-0240.