The Glamorization of Preservation
By Susan Pierce, Deputy State Historic Preservation Officer

I subscribe to several popular magazines that show off beautiful historic homes. Despite my affection for their beautiful color spreads, I sometimes growl with frustration at the feature stories that discuss the restoration of historic homes. The “how-to manual” for preservation professionals is the Secretary of the Interior’s Standards for Rehabilitation, but it’s pretty clear that magazines often showcase a beautiful home redesigned to fit a 21st century lifestyle rather than promote historic preservation. The “centerfold” house project is usually a renovation. The article often implies that the historic character of the building is preserved. In reality, the text reveals that historic fabric was destroyed in order to accommodate our modern living expectations. The house now has a redesigned kitchen space or open living area with new circulation patterns. Consider the following example from a recent magazine issue:

“A little more than a decade ago, Sue and her husband decided to enlarge the farmhouse built by his grandfather ... so seamless is the home’s addition .... that you can’t tell where the old house stops and the new one begins.”

They are right; I can’t tell by the two-page photo spread of the new exterior where the 1870s house is anymore. I would like to see what it was, but it’s not apparent anymore. For comparison, consider the following standard.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

When I look at the photo from the magazine article, it isn’t clear at all where the new starts and the old ends. It also looks like the massing, size, and scale of this building was pumped up to fit our 21st century expectation of square footage. To confirm my suspicions, I Googled the architectural firm and found the house project highlighted on their website. I also contacted the neighboring state historic preservation office and asked if a historic property inventory form was completed before the house makeover. It was .... and wow! What a difference a renovation makes on a building. The form included photographs of the original building, which has now tripled in size. The architect refers to this project on his website as a major renovation and addition. The building is indeed beautiful and architecturally impressive, but it is not an example of “by-the-book” historic preservation.

Feature spreads such as these tend to confuse the public about the difference between historic continued on page 3
preservation and renovation. If the owner wants to preserve and protect the original building, then the standards will direct and guide the proposed construction and repairs to ensure that the new addition is distinct from the historic building and protects the original character.

When property owners begin a tax credit or development grant project, staff at the SHPO must challenge the public’s idea of what it means to protect the historic fabric of a building. We provide a quick course on the philosophy of the standards. Sometimes, the owner understands and is willing to work within the standards; other times, not. If the owner contacts our office after the completion of a project that did not follow the standards, we explain that the changes made to a home have altered its historic integrity. We can’t list it in the National Register of Historic Places or approve the tax credit. This usually disappoints the owner. To avoid disappointment, if you are contemplating a home improvement project, take time before you start to ask yourself the following questions:

- How are my plans going to affect the original character of my building?
- What are the important features of my home?
- Am I removing and/or replacing historic materials? For example, consider the windows or wall finish. Do they really need to be replaced or will repair be sufficient? Am I removing the baseboard and plaster work to insulate the interior? Do I plan to return the baseboards to their original location?
- Am I removing interior walls and opening up rooms that were originally separate?
- If I am building an addition, can I tell the difference between the original and the new?
- Is the proposed addition larger than the original, overwhelming its appearance?
- Am I changing the appearance of the landscaping around my home? Will those changes overwhelm the visual appearance of the building?
- Am I working with an architect who is familiar with the standards?

This line of questioning will help you get started. Please contact our office; we will assist in your efforts. The buildings highlighted in popular magazines are beautiful and provide great ideas, but the standards won’t let you down. They will give you a beautiful and historic home.

- Susan Pierce

Q & A - SHPO GIS Survey Forms, Reports and National Register Nominations are Online!

What is the WV SHPO GIS?

The West Virginia State Historic Preservation Office’s Geographical Information System (WV SHPO GIS) is an interactive web application which allows the office to share cultural resource information with the public. Resources include historic buildings, National Register listed buildings and districts, archaeological sites and surveys, cemeteries, and Civil War sites. Location information is matched with the documentation in our files, such as survey forms, reports, National Register nominations, and photographs. Previous to the WV SHPO GIS, public patrons or consultants scheduled office appointments to view the same information.

How was the WV SHPO GIS created?

In 1998 the SHPO started the process of making resource information available to the public, when we received a West Virginia Department of Transportation Enhancement grant. This grant was used to purchase an in-house GIS program and developed by the National Park Service and customized for State Historic Preservation Offices. In the same year, by Executive Order 4-93, the State GIS Technical Center was created in cooperation with West Virginia University. The new center provided technical services to support the development and operation of GIS in West Virginia, as it still does today. Most recently we’ve contracted with the center to design, update, and house our new online GIS.

The SHPO has contracted with Marshall University’s geography department to digitize architectural sites and continues to hire students to digitize in-house.

In 2007, we received another grant from the WV Department of Transportation and a legislative appropriation to scan our inventory forms continued on page 7
The following historic resources and districts were listed in the National Register of Historic Places between August 2011 and January 2013. A complete list of historic properties in West Virginia is available on our website at www.wvculture.org/shpo/nr. – Erin Riebe

Dr. W.W. Monroe House
Parkersburg, Wood County

The Monroe House was constructed in 1898 for Dr. Watson Wesley Monroe, a Parkersburg dentist, and his wife. It was designed by master architect H. Rus Warne early in his career and represents the Queen Anne style of architecture. Common elements of the style found in the Monroe House include bay windows, turrets, a wrap-around porch, and a rich interior with pocket doors, ornate fireplace mantles, built-in cabinets, and parquet floors. (8/01/12)

Old Pine Church
Purgitsville Vicinity
Hampshire County

Old Pine Church is located near Purgitsville, a small hamlet on the South Branch of Mill Creek that began as a small trading post. As the area became more populated and stable, Old Pine Church was constructed in 1838. The unadorned exterior, simple form, and construction method of the Old Pine Church reflect the early settlers’ need to utilize easily accessible materials and construct a substantial building that would provide the necessary space needed to worship together. Old Pine Church is a significant example of the region’s early religious architecture exhibiting log construction techniques of the earliest settlers as well as the simple design and form common to the early ecclesiastical buildings. (12/12/12)

Capon Chapel
Capon Bridge Vicinity
Hampshire County

Capon Chapel is located two miles south of Capon Bridge, a small community that grew in the 1830s following the construction of the Northwest Turnpike that connected Parkersburg with Winchester, Virginia. Capon Chapel’s first mention is in March of 1852 when Joseph Pugh granted property to church trustees to create “a Graveyard and for a house for the Public Worship of Almighty God for the use of all orthodox Christians.” Capon Chapel is an excellent example of one of the area’s rural church complexes. The church building is also a significant example of the region’s early religious architecture exhibiting log construction techniques of the earliest settlers as well as the simple design and form common to the early ecclesiastical buildings. (12/12/12)

Edgefield
Renick, Greenbrier County

Pocahontas County livestock dealer George W. Whiting constructed the house and agricultural outbuildings at Edgefield in the late 19th and early 20th century. Following the death of Whiting and his wife, Elizabeth, the farm was left to a son, Milton Whiting. As Milton was busy with other affairs, it was a sister, widow Floy Whiting Whorrell, who actively managed the farm, a task she began earlier when her parents were aging. Upon her brother’s death in 1955, Floy became owner of Edgefield and executed plans to expand the operations by constructing a modern dairy. As one of the first in the area to use the Surge Bucket Milker, Floy was a local dairy farming pioneer. (12/12/12)

Valley View
Depot Valley Road
Romney Vicinity, Hampshire County

James Parsons, Jr. built Valley View in 1855. It is a characteristic example of the Greek Revival style
for more practical residential applications. The building's strict symmetry, both in plan and elevation, conforms to classical principles of order and organization. Though the building does not assume the form of the Greek temple as literally as other high-style examples, the substantial massing of the house is rooted in the same objectives of stability and formality. Valley View’s central one-story portico and entrance entablature are definitive features of the style. Bricks used in construction of the house were fired nearby on the bank of the South Branch and the nine-inch brick walls were reinforced with hand-wrought iron angles. Nails were made by the local blacksmith and wood sills and joists were sawn by hand. (12/12/12)

Pleasant Green Methodist Episcopal Church was built during this time. The church is reflective of the segregated society that developed after the Civil War. Its congregation was active through the 1970s. (12/12/12)

Spencer Cemetery
668 Burley Hill Road
Cameron Vicinity, Marshall County

Spencer Cemetery includes just one grave monument and two related headstones marking the graves of John and Effie Spencer. The monument was erected in 1914 at the death of John W. “Jack” Spencer. The marker itself is in the shape of two large tree trunks with entwined branches. Treestones, as they are sometimes called, were the result of a movement during the Victorian period that celebrated nature. (12/12/12)

Pleasant Green Methodist Episcopal Church
Seebert Road
Seebert Vicinity, Pocahontas County

The African Methodist Episcopal Church first arrived in western Virginia to assist slaves following John Brown’s raid on Harpers Ferry in 1859. Several AME churches were established in West Virginia following the Civil War through the early decades of the 20th century. The

Seebert Lane Colored School
Seebert Road
Seebert Vicinity, Pocahontas County

Free schooling was not mandated in Pocahontas County until West Virginia became a state in 1863. Public schools for African-American students was not mandated for another three years. Following this period, a number of small school houses were constructed throughout Pocahontas County, including a small number of schools for the education of the county’s black students. On February 3, 1876, William L. McNeel sold a small plot of land to the District 4 Board of Education for $50 to “erect a house to be used as a School house or house of worship for the colourd [sic] people of the neighborhood.” Robert Samuel Jordan constructed the Seebert Lane Colored School ca. 1898. It was the second African-American school that served the area and it was used as a school until the mid-20th century. (12/12/12)
Springfield Brick House
12 Market Street
Springfield, Hampshire County

Springfield was one of the earliest settlements in Hampshire County, chartered by the Virginia General Assembly in 1790. Land was subdivided and sold at public auction, and streets and the town square were laid out. Springfield Brick House is located on Lot 20 as laid out in this original 1790s subdivision. A retired farmer, John Shouse, constructed the house in 1855. The house is a large formal home with strong Georgian and Greek Revival style influences. The transitional style of the building reflects the gradual spread of popular styles of the time period. The latest trends in architecture took longer to reach rural areas like Springfield, which accounts for this late example of the Georgian style.

(1/2/13)

Favorite Place
Monroe County - Old Sweet Springs and Lynnside Manor
By Jennifer Brennan

One of my favorite places to visit in West Virginia is the Monroe County area. It is full of beautiful scenery and architectural gems. An area that is particularly interesting is the town of Sweet Springs. Located at the intersections of Highway 3 and 311, most cars just drive by and never even notice all of the wonderful buildings that are tucked right off the highway. If they would only slow down and pull off, they would find a rich architectural history that dates back to the colonial era. Two groups of buildings that stand out above the rest are the Old Sweet Springs Resort and Lynnside Manor.

While most passersby notice the large Grand Hotel, the Old Sweet Springs Resort is actually a large campus with several buildings, including brick houses, wooden cottages and a bath house. The resort dates back to the early 1800s and has hosted U.S. Presidents, including Franklin Pierce and Millard Fillmore and reportedly, Thomas Jefferson. The resort operated until the 1941 when the state took over the buildings as the Hopemont Tuberculosis Sanitarium. By 1943, the sanitarium was closed and the building reopened two years later as a home for elderly people. The Andrew S. Rowan Memorial Home operated until 1991 when the state closed the home and transferred ownership to the county. Since that time, the resort has been owned by several groups, none of whom were successful in reviving the old resort. Currently the buildings are vacant and while some of the buildings are structurally sound, several are in danger of being lost through neglect.

Just up the road from Old Sweet Springs is Lynnside Manor. Set back off the highway, it is easy to miss the two-story brick house and supporting outbuildings. In fact, on my first two visits to Sweet Springs, I never noticed the house! It was constructed in 1845 on the site of an earlier house of the same name. In 1933, a fire caused significant damage to the house and while the owner attempted to restore the house in the 1950s, funds for the project ran out and the project was left incomplete. Since then, the house has sat vacant in the fields surrounded by its outbuildings. The property was purchased in 2011 and a full restoration is planned. It will be exciting to see how this unique property is brought back to life and into the 21st century!

For me, a site visit to Sweet Springs is a special treat, especially in the spring and summer when everything is in bloom. The next time you are in Monroe County, take a few extra minutes to slow down and see some of West Virginia's hidden treasures!

Have you seen our website recently? Go to www.wvculture.org/shpo to check out a video of what historic preservation is and what our office does. We have also added picture links instead of text in order to make it easier to find. All of our prior information is still on the site. Let us know what you think about the re-design at john.d.adamik@wv.gov
How do I access it?

Visit http://www.mapwv.gov/shpo and click on Click to Access Public Map. Then you can zoom in to the area or search by address for the property. Click on the purple or red triangle or shaded area. A box will appear with the site information. In the upper right hand corner is a link to access the PDF for that particular site.

What do the red and purple shapes mean?

Red triangles denote individual surveyed properties. Purple triangles represent individual properties listed in the National Register of Historic Places. A purple shaded area designates a historic district listed in the National Register of Historic Places. Further information on using the application is available under the Help button.

How do I log in to see the archaeological information?

To access restricted resources, including archaeological information, please see the website for directions on registering. Credentials and application forms must be submitted as stated on the registration site. You will also need to go to the “Apply” button on our home page to enter your user ID and password. The office will review the documentation and email you if approved.

How often is the website updated?

We are always receiving new resource information and try to maintain the most up-to-date information available. We upload all new information every other month. Currently, the WV SHPO Web GIS is approximately 85% up to date.

How much does it cost?

Access to the WV SHPO GIS is free.

What happens if I discover an error?

If you discover an error in the mapping of a resources location, please email Tami.S.Koontz@wv.gov with a description of the correct location, including a map snapshot. If you discover an error on the survey form, please email Bethany.D.Canfield@wv.gov with the ID number and a description of the error and correct information.

Why is my house not documented?

The office is constantly receiving new resource information every day. The files include properties that were documented during a historic resource survey, Section 106 project, or individual properties inquiring about potential listing in the National Register of Historic Places. We do not maintain, nor is it our mission to document every structure in the state.

There are also links to WV SHPO GIS on our website: http://www.wvculture.org/shpo

- Tami Koontz and Bethany Canfield
10 years of nominations - a National Register Anniversary

By Erin Riebe (National Register listing dates are in parenthesis.)

This June will mark 10 years since I began working with the National Register of Historic Places program at the West Virginia Historic Preservation Office. As I look back, I am inspired by the number and range of West Virginia properties listed in the National Register. I have worked with many volunteers, homeowners, and professional consultants to list nearly 5,500 historic resources as part of 151 nominations. These listings included houses, churches, schools, bridges, 4-H camps, state parks, and forts.

When I began working here in 2003, I was new to West Virginia. One of the first nominations I assisted with, the Tygart Valley Homesteads Historic District (2004), introduced me to both the beauty of the state's varying landscapes and the diversity of its historic resources. Nestled in the valley between the Cheat and Rich Mountains of Randolph County, the district was one of West Virginia's three Depression-era resettlement communities. Today, along with the homestead school and trade center, many of the original homesteads remain as testament of the community that provided optimism for those affected most by the Great Depression.

Early in my tenure I learned that the state capital's historic downtown, often featured in popular publications and tourism brochures, was not listed in the National Register. Although we encountered skepticism and some opposition, I made it my goal to have downtown Charleston recognized. The SHPO updated an earlier draft nomination and met with local stakeholders to explain what listing in the National Register really meant. At the time, some property owners worried that the National Register listing would inhibit investment and activity in the downtown. However, since the Downtown Charleston Historic District was listed in 2006, the downtown continues to be the focus of city life. Some property owners have benefited financially by taking advantage of tax credits and grants offered through our office to owners of National Register-listed resources for the restoration or rehabilitation of their property.

Over the past decade, I have been invited into countless private homes to hear the history of the house over a cup of coffee. I have learned the history of many West Virginia communities during lunch at a local diner with volunteers, many of them members of local historical societies or landmark commissions who know the value of preserving the past for future generations and work tirelessly towards this goal.
Through their efforts, we have listed various historic resources, such as Duffield’s Depot (2007), a key supply depot for Union forces during the Civil War, and Elkins River-side School (2009), significant for the important role it played in the education of the area’s black youth in the first half of the 20th century. Volunteers also worked to list numerous districts, such as the Downtown Rowlesburg Historic District (2005), Downtown Buckhannon Historic District (2009), and the Harrisville Historic District (2011).

What continues to surprise me, however, is not the continued generosity of my fellow West Virginians—I have learned that is second-nature here, rather, it is that every time I think we have listed all the possible historic resources in West Virginia, our office “discovers” another noteworthy property. For example, the Ananias Pitsenbarger Farm (2011), a 19th century Germanic farm tucked away in the hills of Pendleton County, is unspoiled by modern development and contemporary alterations. Likewise, a visit to the North River Mills Historic District (2011) transports a visitor back to another era. With less than 30 buildings, including a school, church, and tavern, the community is located in a remote and wooded area of Hampshire County along two historic wagon roads and includes very few changes to the district or surrounding landscape. Most recently, we “discovered” the Morris Memorial Hospital for Crippled Children (a pending nomination) in Milton. Though I must have passed it many times on the nearby highway, I never realized its history. The hospital was constructed in the 1930s by the WPA specifically for the treatment of children, mostly victims of polio. With its own farm, school, and therapy areas, Morris Memorial was self-sufficient and exists today much like it was in the mid-20th century.

What excites me about such “new” finds is that, regardless of any historic designation or listing in the National Register, it is apparent that many West Virginians recognize the importance of our past because they work hard to preserve and protect their historic resources. I look forward to another decade of historic discoveries.

North River Mills Historic District

Pitsenbarger Farm

National Register nominations are available on our website at [www.wvculture.org/shpo/NR/](http://www.wvculture.org/shpo/NR/).

Don’t Forget!

Grant Application Deadlines

October 31 - Survey and Planning Grant Applications

For more information, please visit [www.wvculture.org/shpo](http://www.wvculture.org/shpo)
CLG Training:
National Alliance of Preservation Commissions

Four local governments received Survey & Planning Grants to co-host Certified Local Government day-long training sessions with the State Historic Preservation Office across the state. These mandatory trainings have been beneficial to attendees in all four locations. The National Alliance of Preservation Commission (NAPC) trainers Ken Kochler, Ramona Bartos, Robin Zeigler and Scott Whipple kept the attendees on their toes with their witty sense of humor and riveting legal and design-review issues. They gave the groups the benefit of their extensive knowledge and experience in preservation so that these individuals could assist their local areas in promoting preservation.

The following week, staff was on the road again to Lewisburg for the May 4th CLG training workshop hosted by the Lewisburg Historic Landmark Commission. This workshop was well attended with 24 participants from such towns as Wheeling, Ronceverte, Mannington, and Rainelle.

Last but not least the Charleston Historic Landmark Commission hosted the September 8th CLG Training where 12 participants representing seven local governments made the trip on a rainy Saturday to learn about their role as Certified Local Governments.

The State Historic Preservation Office would like to thank all those who participated in these workshops and hopes that your community will benefit from your knowledge and assistance in preservation efforts. We also would like to thank the organizations that hosted these events. You went above and beyond to make everyone feel welcome in your communities.

Give us a call, if you would like to have Certified Local Government training in your area!
- Pam Brooks

Meetings set for 2014 HP Comprehensive Plan

The West Virginia State Historic Preservation Office will conduct 12 meetings across the state to receive comments regarding the current historic preservation comprehensive plan and ideas for the direction of historic preservation efforts in the state from 2014 to 2019.

“These meetings will be an opportunity to discuss local concerns about how historic preservation efforts are working across the state,” said Susan Pierce, deputy state historic preservation officer. “We want to hear what the successes have been as well as the challenges so that we can develop new goals and objectives for the next five years.”

Input from the meetings and surveys will be used to draft a new comprehensive plan, which will be finalized by June 2014.

The most recent statewide historic preservation comprehensive plan, “The Past Matters Today” was published in 2009. Every five years this plan is reviewed, revised, and updated as needed.

The meeting dates, locations, and times of the meetings are listed on the page 11. No prior registration is required to attend a meeting. Each meeting is scheduled to last 1½ hours. The first meetings were held in March in Charleston and Huntington.

continued on page 11
MAY 22 – FAYETTEVILLE
American Legion Post 149 – 205 W. Maple Ave. – 6 p.m.

MAY 30 – ELKINS
Randolph County Community Arts Center – Corner of Park St. and Randolph Ave. - 6 p.m.

In addition to these meetings, an online survey are available on our website (www.wculture.org).

Once all the meetings are held and the surveys are completed, the results will be analyzed and the new comprehensive plan will be drafted. For more information, contact John Adamik, education and planning coordinator, at 304-558-0240 ext. 122 or john.d.adamik@wv.gov.

Web resources for Rehabilitation Projects

As we talk to people across West Virginia, time and again people say that they do not know the requirements for rehabilitation projects and methods to meet the standards. The National Park Service has some sites with a wealth of information to guide you in the process. These pages can guide you on how to keep your home or business looking good as well as performing as it should.

This page is from the NPS Technical Preservation Services and lists the standards with links to the guidelines for rehabilitation projects:
www.nps.gov/tps/standards/rehabilitation.htm

This page discusses the guidelines with links pertaining to different aspects of your building.
www.cr.nps.gov/hps/tps/stand-guide/rehab/rehab_site.htm

If you have questions, call John Adamik at 304-558-0240 ext. 122 or email at john.d.adamik@wv.gov.
Preservation Calendar

Statewide Historic Preservation Comprehensive Plan Meeting Schedule:

APRIL

24 - CHARLES TOWN - City Hall - 6 pm

22 - FAYETTEVILLE - American Legion Post 149 - 6 pm

MAY

2 - MOUNDSVILLE - Grave Creek Mound Archaeological Complex - 6 pm

30 - ELKINS - Randolph County Community Arts Center - 6 pm

8 - ROMNEY - Bottling Works - 6 pm

13 - SUTTON - Sutton Community Building - 5:30 pm

16 - RONCEVERTE - Ronceverte City Hall - 6 pm