

**STATE OF WEST VIRGINIA, COUNTY OF UPSHUR, CITY OF BUCKHANNON, TO WIT:**

A scheduled meeting of the Buckhannon Historic Landmarks Commission was held in Council Chambers at City Hall, 70 East Main on April 23, 2018 at 6:00 pm with the following in attendance:

Vincent Smith	Building/Code/Zoning Officer	Present
Jeannie Rylands	Member	Present
Erika Klie Kolenich	Member	Absent
Jamie O'Brien	Member	Absent
Robbie Skinner	Member-City Council Designee	Present
Noel Tenney	Upshur Historical Society	Present
Amberle Jenkins	Assistant Recorder	Present

**Meeting Agenda Posted 04/16/18**

***Buckhannon Historic Landmarks Commission- 6:00 pm in Council Chambers Meeting  
Agenda for April 23, 2018***

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- A. **Call to Order**
  - A.1 **Moment of Silence**
  - A.2 **Pledge to the Flag of the United States of America**
- B. **Recognized Guests**
- C. **Consent Agenda**
  - C.1 **Approval of Minutes 01/17/18**
- D. **Financial Report**
- E. **Correspondence & Information**
  - E.1 **Flyer-UC Historical Society Presents Three Mini Exhibits**
  - E.2 **Flyer-UC Historical Society-A Cemetery Preservation Workshop**
  - E.3 **Email from Noel Tenney re: Historic Buildings of Buckhannon Brochure**
  - E.4 **Notification Letter UCDA Proposed Innovation & Knowledge Business Center Plans/Design**
  - E.5 **Letter of Review from WV Culture & History Re: Innovation & Knowledge Business Center**
- F. **Strategic Issues for Discussion and/or Vote**
  - F.1 **Discussion-Signage Update**
    - **Historic Street Signs-On 02/01/18 City Council Approved to install the Historic Street Signs with the darker background**
    - **Historic Building Signs/Plaques-On 02/01/18 City Council Approved for signage size, background color, font size & color for signs designating historic significance**
  - F.2 **Discussion of Future Projects**
  - F.3 **Discussion of revisiting the status of the Heavner Cemetery Project**
- G. **Board Members Comments and Announcements**
  - G.1 **Next Scheduled Quarterly Meeting - July 16, 2018**
- H. **Adjournment**

**POSTED 04-16-18 RESCHEDULED MEETING DUE TO FLOODING**

Noting that a quorum was present Chairman Smith called the meeting to order lead by a moment of silence and pledge to the US flag.

**Guests: None**

**Consent Agenda: Motion Skinner/Rylands to approve the minutes of the meeting held January 17, 2018. Motion carried.**

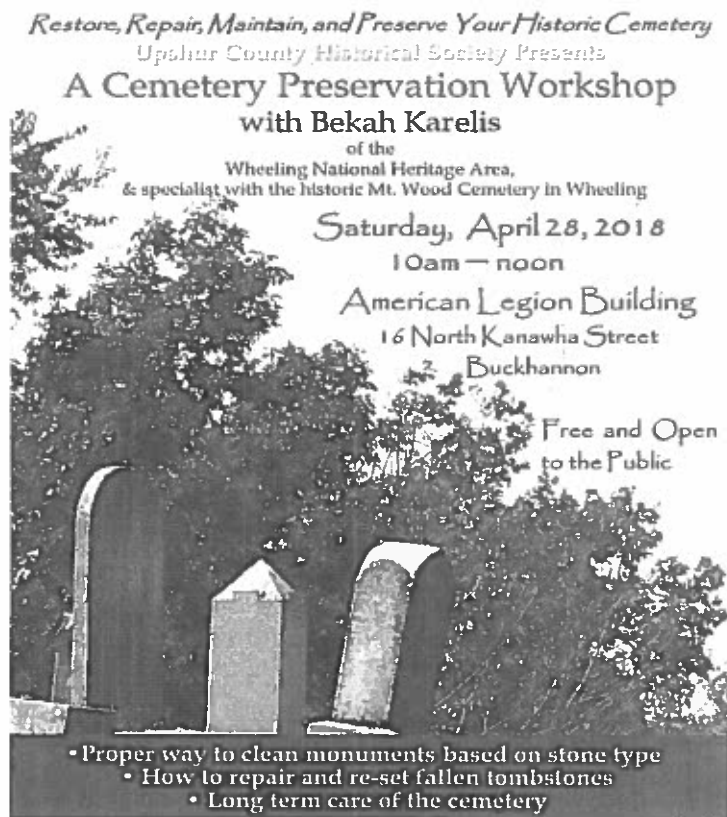
**Financial Report: Historic Landmarks Savings is \$3,020.00.**

**Correspondence and Information:**

**E.1 Flyer-UC Historical Society Presents Three Mini Exhibits**



**E.2 Flyer-UC Historical Society-A Cemetery Preservation Workshop**



Mrs. Jenkins will make sure the Street Department is aware of the training.

**E.3 Email from Noel Tenney re: Historic Buildings of Buckhannon Brochure**

Greetings to the Historic Landmark Commission

Just for clarification on the "Historic buildings of Buckhannon" brochure; that project was created by the Upshur County Historical Society and has been distributed on occasion. The UCHS discontinued sharing that particular format and decided that it needed to be updated and expanded before it would be distributed in that format again. Just for your clarification.

Sincerely,  
 Noel W. Tenney, UCHS

Mr. Smith asked if the information could be posted by the City for walking tours. Noel Tenney informed the group that the information needs to be updated. He remarked that the Historical Society would be willing to work with City to go over and update the information. He will need to be contacted on a good time and place for this.

The Commission members discussed the various historic buildings that have been razed. Mr. Tenney would like code enforcement to encourage property owners to preserve historic buildings.

# E.4 Notification Letter UCDA Proposed Innovation & Knowledge Business Center Plans/Design



PO Box 2377- 30 E. Main St  
 Buckhannon WV 26201  
 East: 304-472-1157 x1  
 Fax: 304-472-4598  
 Email: info@upshurda.com  
 Website: www.upshurda.com

January 19, 2018

Buckhannon Historic Landmarks Commission  
 City Hall  
 70 East Main Street  
 Buckhannon, WV 26301

To Whom It May Concern,

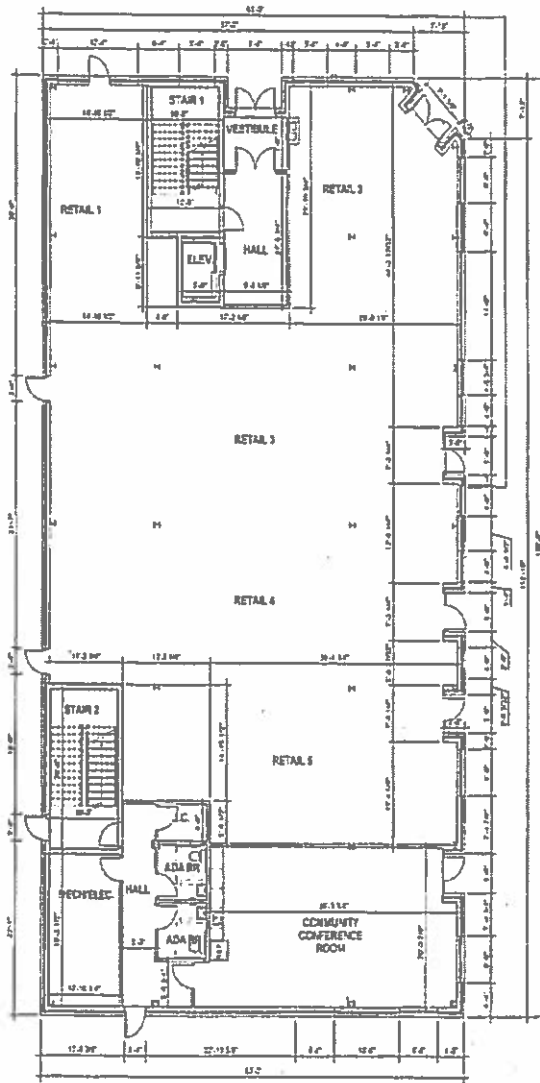
On behalf of the Upshur County Development Authority, please find enclosed for your comments the plans and artist renderings for the proposed Upshur County Innovation and Knowledge Business Center. This three-story, 23,400 square foot facility will be constructed on the corner of Main Street and Spring Street in downtown Buckhannon.

The UCDA is in the process of requesting authorization to bid and proposes to begin the bidding process at the end of January 2018. Therefore, we respectfully request that you review and provide comments to us as soon as you possibly can.

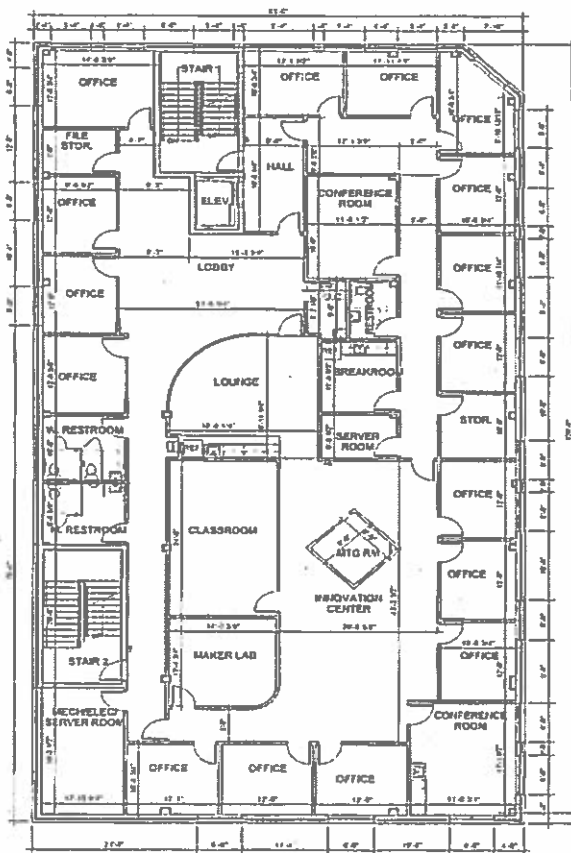
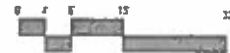
If for any reason you should need additional information or if you should have any questions, please contact our office at (304) 472-1157 or email [rob@upshurda.com](mailto:rob@upshurda.com).

Thank you,

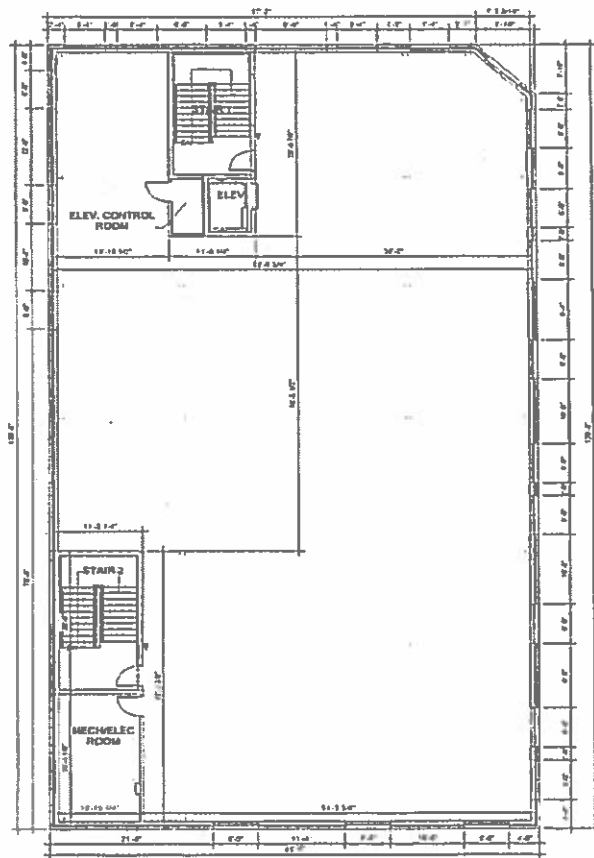
Robert Hinton,  
 Executive Director



FIRST FLOOR PLAN

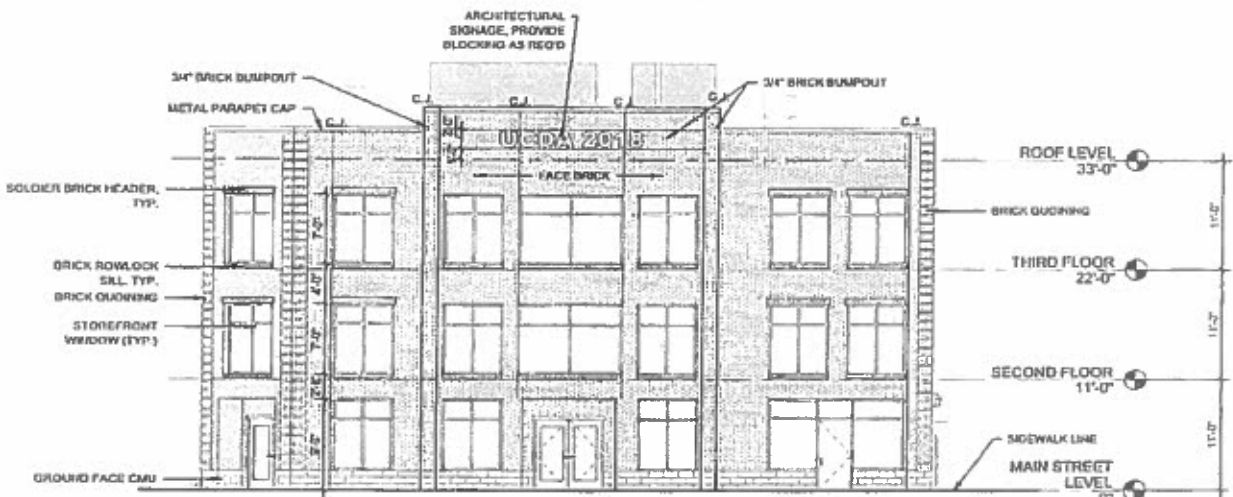


SECOND FLOOR PLAN

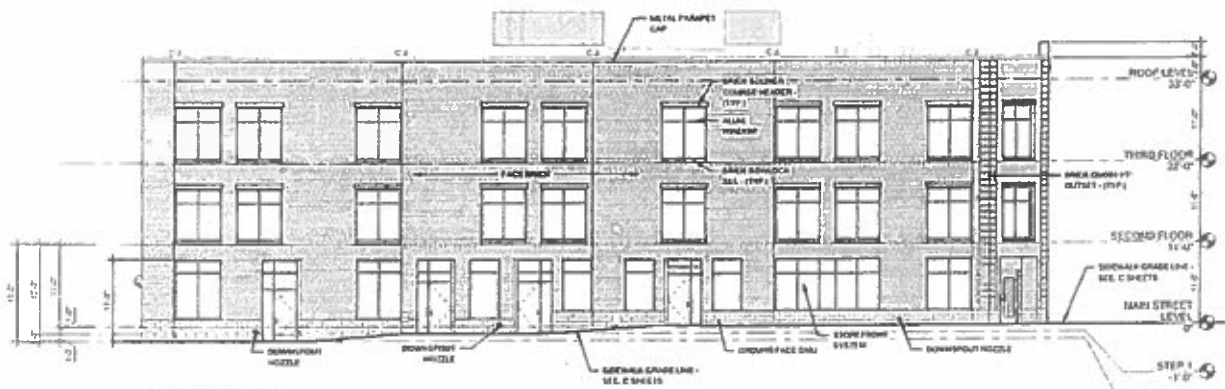


THIRD FLOOR PLAN

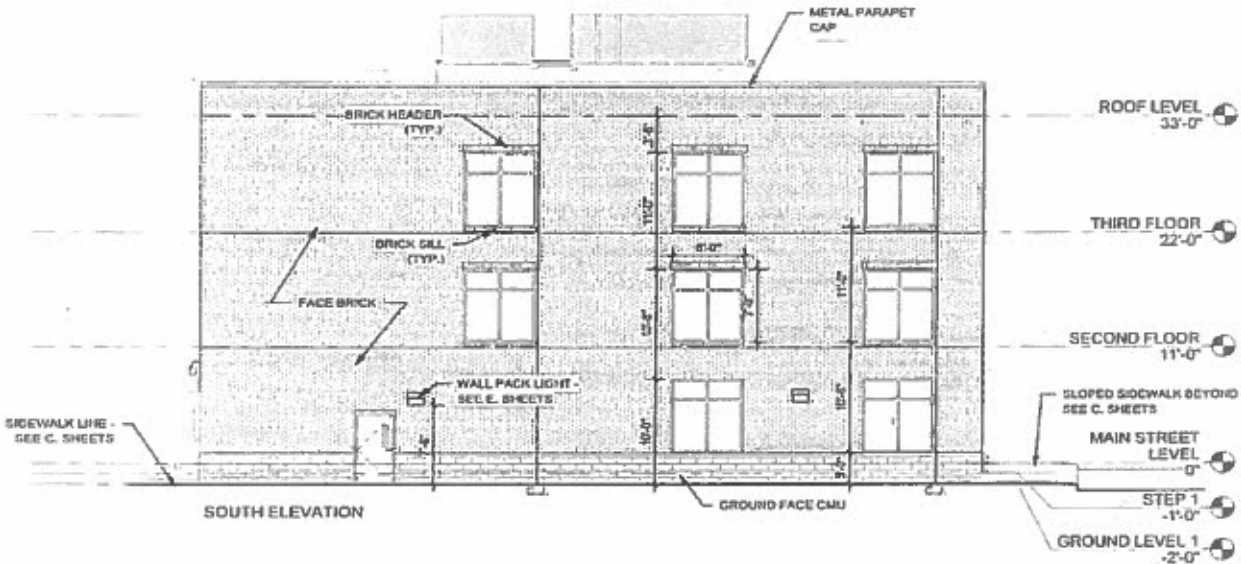




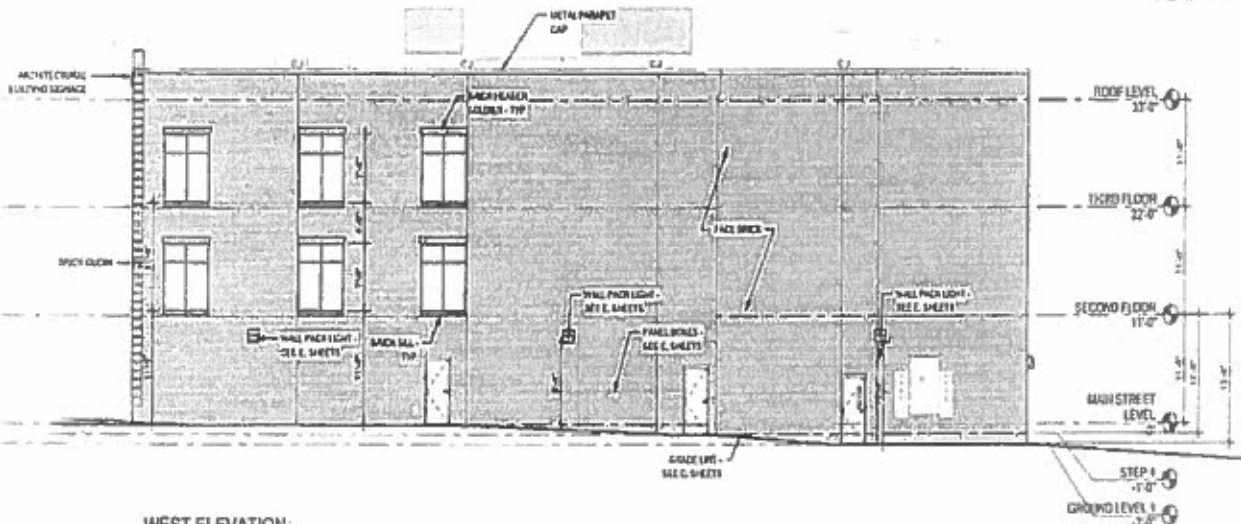
NORTH ELEVATION



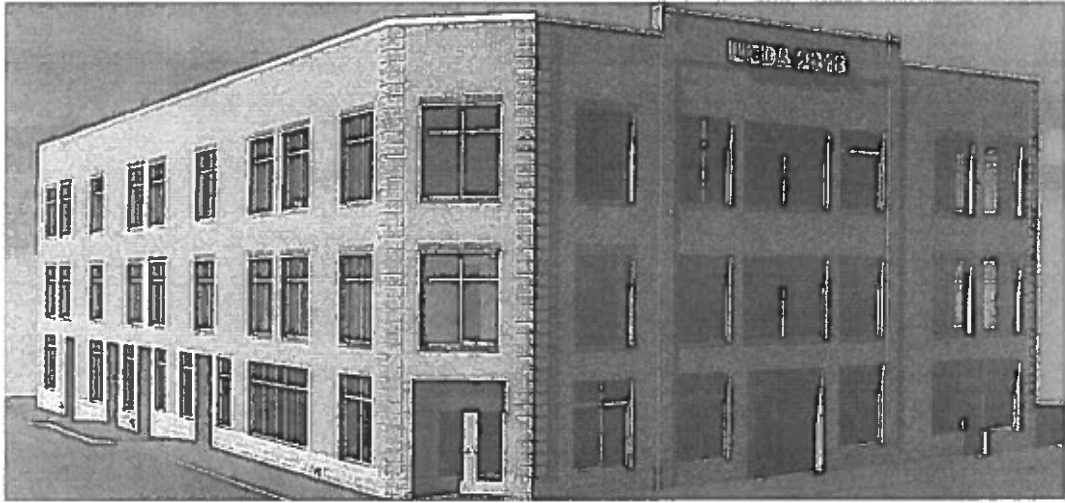
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



## E.5 Letter of Review from WV Culture & History Re: Innovation & Knowledge Business Center



*The Culture Center*  
1900 Kanawha Blvd., E.  
Charleston, WV 25305-0300  
**Randall Reid-Smith, Commissioner**  
Phone: 304.558.8270 • www.wvculture.org  
Fax: 304.558.2779 • TDD: 304.558.3562  
TIC: 304.558.3562

Mr. Robert Hinton  
Executive Director  
Upshur County Development Authority  
P.O. Box 2377  
30 E. Main Street  
Buckhannon, WV 26201

RE: Upshur County Development Authority – Innovation and Knowledge Business Center  
FR# 16-526-UP-2

Dear Mr. Hinton:

We have reviewed the additional information submitted for the above referenced project. As required by Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties," we submit our comments.

According to the submitted information, the Upshur County Development Authority proposed to construct a three-story, 23,400 square foot innovation center on the corner of East Main Street and Spring Street in downtown Buckhannon, Upshur County. Although artist concepts were reviewed January 2017, the building plans have changed.

Archaeological Resources:

We remain in concurrence with our prior April 22, 2016 recommendation that no archaeological historic properties will be affected by the proposed project. No further consultation is necessary with respect to archaeological resources.

Architectural Resources:

Thank you for the opportunity to review plans and artist renderings of the proposed infill on this property. We reviewed the Main Street area and noticed that at all major intersections standing buildings have offset corners for an entrance on the buildings similar to the proposed building. We note the quoining on the building is reflective elsewhere downtown. It is our opinion that although the proposal has fewer details than the initial artist conception, notably with less horizontal references, there are a few similar examples in the vicinity. This proposal still reflects the size, mass, and feel of the current downtown conditions. The artist conception of the building is contemporary, but acknowledges the details such as quoins, the rhythm of openings, and materials of the historic streetscape of Main Street. It is our opinion that the proposed new construction adheres to the Secretary of Interior Standards for rehabilitation and will not adversely affect the historic district. No further consultation is necessary regarding

February 26, 2018  
Mr. Robert Hinton  
FR# 16-526-UP-2  
Page 2

architectural resources; however, we ask that you contact our office if your project should change.

Public Comments:

We understand that the same information submitted to our office was sent to the Buckhannon Historic Landmark Commission for their comments. To date no comments have been received. We understand that if any comments are received they will be forwarded to our office.

We appreciate the opportunity to be of service. If you have questions regarding our comments or the Section 106 process, please contact Carolyn M. Kender, Archaeologist, or Ernest E. Blevins, Structural Historian, at (304) 558-0240.

Sincerely,

  
Susan M. Pierce  
Deputy State Historic Preservation Officer

SMP/CMK/EEB

**Strategic Issues for Discussion and or Vote:**

**F.1 Signage Update:**

**a. Historic Street Signs- On 2/1/18 City Council approved to install the Historic Street signs with the darker background:** The Commission would still like to see districts designated; ie; Historic Downtown. The post need to be manufactured by the Street Dept and overlay printed. Expectations that these will begin to be installed in the fall.

**The Consolidated Public Works Board held a meeting on Thursday, January 25, 2018**

- **Robbie Skinner: ( Historic Street Signs)** represents City Council on the Historic Landmarks Commission. He explained that the HLC has been working on consistent signage to identify historic areas and buildings within the City. Mr. Skinner shared a prototype of a street sign design that incorporates historic preservation colors and the Historic Landmarks Commission logo. These signs are consistent with the design for the regular City street signs, but are distinctive for streets within historic residential and business districts. Mr. Skinner showed two sign designs with different background and lettering colors; CPWB members noted that the dark background with white letters was more readable for a street sign. Mr. Arnold explained that the green signs that are already installed will just peel off and they can place the historic vinyl design in their place. On College Avenue, where new City signage has not yet been installed, the new historic district signs will be installed. Mayor McCauley confirmed that the new green City signs will be in place outside the historic districts. Nancy Shobe pointed out that, until the old signs are replaced with the new green City signs, there will be three different street signage. **Motion Shobe/Rylands to install the Historic Street Signs with the darker background; motion passed.**



**b. Historic Building Signs/Plaques- On 2/1/18 City Council approved signage size, background color, font size and color for the signs designating historic significance:** There was concern that some of the recent signs are not in this format. Standard museum guidelines suggest 20 point non-serif text and no more than 40 words. Most persons do not read signage more than 40 words at one time, dark background is not suggested.




**The Consolidated Public Works Board held a meeting on Thursday, January 25, 2018**

- **Mr. Skinner: (Historic Building Signs/Plaques)** also presented a template for signs that CJ Rylands has been installing on his historic buildings to share their history. Mr. Skinner explained that the Historic Landmark Commission suggests using this sign size, background color and font size/color for all areas where plaques are installed for dedications of facilities of historic interest within City limits. Both the City seal and the Historic Landmarks Commission logo would be in small size at the bottom, to ensure consistent branding within the historic districts. **Motion Shobe/Rylands to approve the Historic Building Signs/Plaques template for signage size, background color, font size and color for signs designating historic significance within City limits. Motion passed.** Mr. Skinner will share this information at the next City Council meeting.

**STOCKERT BUILDING 1904**

Trading much of the southern portion of Staten Island for 3,500 acres of land in western Virginia, Daniel Farnsworth moved west and in the summer of 1821 settled on the banks of the Buckhannon River with his wife and five sons. Leonard Farnsworth, born in 1830 to Nathaniel and Susanna Farnsworth, was the grandson of Daniel Farnsworth. In 1849, Leonard set off for California during the early days of the Gold Rush to make his fortune. Upon returning to Upshur County, Leonard S. became a prosperous businessman, buying half of this block on which he built a 2-story house and two retail store buildings, one of which was used as a shoemakers shop and the other as a Confectionary. In 1901, Leonard sold this property to Gustav F. and John M. Stockert. These brothers were the sons of a German immigrant, Julius F. Stockert, who had come to West Virginia in 1871.

In 1904, the Stockert Brothers tore down the L.S. Farnsworth buildings and erected this fine structure.



The 1st and 2nd floors were used as a Dry Goods Store, the third floor had 2 offices and an Assembly Hall. In 1908, the basement was operated as a Bowling Alley. In 1940, an out of town grocery store, Kroger's took over the 1st floor and basement, while the second floor and mezzanine were converted to office space.

In 1949, G.C. Murphy's 5 & 10 took over the first floor and mezzanine, allowing them to expand to this building from the adjacent 3-buildings to west where they had been operating since the 1930's.

In 1998 Clifford J. and Jeannie Rylands acquired the building and converted it into a restaurant, C.J. Maggie's American Grill.

**F.2 Discussion of future projects: None**

**F.3 Discussion of revisiting the status of Heavner Cemetery Project:** Mr. Tenney remarked that the last survey was rejected. Re: HLC Minutes 10-17-16 Letter from the State Historic Preservation Office (SHPO) of the WV Division of Culture & History - Declined the City's application for Heavner Cemetery to be placed on the National Register of Historic Places.



September 27, 2016

The Culture Center  
1900 Kanawha Blvd. E.  
Charleston, WV 25305-0300  
Randall Reid-Smith, Commissioner  
Phone 304.558.0220 • www.wvculture.org  
Fax 304.558.2779 • TDD 304.558.1562  
HCO 031-0414-0

Mr. Vincent Smith  
70 East Main Street  
Buckhannon, WV 26201

Re: Heavner Cemetery, Buckhannon, Upshur County  
National Register of Historic Place evaluation

Dear Mr. Smith:

We have received the West Virginia Cemetery Inventory Form for the Heavner Cemetery (46-UP-345) in Buckhannon. Ms. Christina Reith, former AmeriCorps service member for the Buckhannon Historic Landmarks Commission (BHLC) prepared the inventory form and submitted it to our office for review. We were asked to comment on the potential eligibility for inclusion of the Heavner Cemetery in the National Register of Historic Places (NRHP).

The WV Cemetery Inventory form states that the Heavner Cemetery, established in 1909, achieves its historical significance from the exemplary characteristics of an organic rural cemetery, the land's notable contributions to early history of Upshur County and West Virginia, and the individuals buried there who have influenced county and state history. Although the inventory form does not include an evaluation of the cemetery using the Criteria for Evaluation, Ms. Reith informed me in an August 23, 2016 e-mail that the BHLC considers the cemetery eligible for the NRHP under Criterion B and Criterion D as well as Criterion Consideration D.

As you may know, cemeteries are ordinarily not considered eligible for listing in the National Register. However, a cemetery may qualify for inclusion in the NRHP if it has achieved significance in at least one of the four primary Criteria for Evaluation (A - D) and if it meets Criterion Consideration D (cemeteries). More specifically, according to National Park Service 15, *How to Apply the National Register Criteria for Evaluation*, Criterion Consideration D states that a cemetery could be considered eligible for NRHP listing if it "derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events."

Resources that are eligible for listing in the National Register must not only be at least 50 years and be significant, but must also retain historic architectural integrity from the period of historic significance. The National Park Service recognizes seven aspects of integrity including location, design, setting, workmanship, materials, feeling, and association. While the cemetery form for the Heavner Cemetery provides a concise history of the development of Heavner Cemetery and the entire site, there is not adequate information presented in the cemetery form to make a convincing argument for significance under Criterion B (association with lives of significant persons from our past) or Criterion D (potential to yield information about our past) nor does it

September 27, 2016  
Mr. V. Smith

appear to meet Criterion Consideration D based on the submitted information. Finally, the cemetery does not appear to retain sufficient integrity of setting - due to modern visual intrusions, primarily development of US Highway 33, that are within line-of-sight of the cemetery - or feeling due to removal of mature hardwoods and other trees from the resource's apparent period of significance. For these reasons, in our opinion, the Heavner Cemetery is not eligible for listing in the National Register of Historic Places.

If you have any questions regarding the National Register criteria or our determination of eligibility, please let us know. We can be reached at 304.558.0240 or at [Jeffrey.s.smith@wv.gov](mailto:Jeffrey.s.smith@wv.gov).

Sincerely,  
  
Jeffrey S. Smith  
National Register and Survey Coordinator

The process would need to be revised and resubmitted.

#### Board Comments and Announcements:

- Mr. Tenney again commented that the Historical Society have some work sessions with someone to update the information for the walking tour. He remarked that the City does not support the Historical Society financially. They operate privately, non-profit, so there may be times when space and time is not available.
- Next scheduled quarterly meeting is set for July 16, 2018 at 6pm.

With no further business to be conducted, motion Skinner/Rylands to adjourn at 6:50 pm.  
Motion carried.

Chairman Vincent Smith

Assistant Recorder Amberle Jenkins