

Preserve and Conserve



West Virginia Department of
ARTS, CULTURE & HISTORY



MID - ATLANTIC
TAB
TECHNICAL ASSISTANCE TO
BROWNFIELDS COMMUNITIES

May 12, 2025



Presenters



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SHPO



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Consultant



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Mid-Atlantic TAB Lead

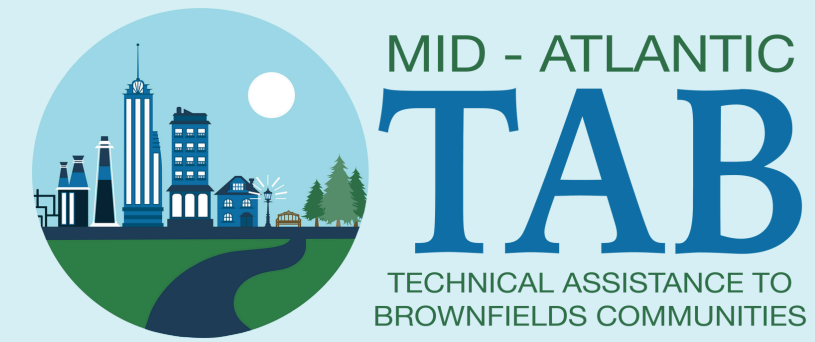


MID-ATLANTIC TAB TEAM

Mid-Atlantic Technical Assistance to Brownfields (TAB) is a collaboration among leading programs across EPA Region 3:

- Delaware
- Maryland
- Pennsylvania
- Virginia
- West Virginia
- Washington, DC

Mid-Atlantic TAB Overview



The Technical Assistance to Brownfields (TAB) Program provides technical assistance to communities and stakeholders to help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization, and reuse.

The TAB Program is funded by EPA and available to all stakeholders at no cost.

Independent resource providing support and guidance to help communities understand:

- Acquiring, assessing, cleaning up and redeveloping brownfield properties;
- The health impacts of brownfield sites;
- How science and technology are used for site assessment, remediation, redevelopment and reuse; and
- How to comply with voluntary cleanup requirements.

SERVICES WE PROVIDE

- Education and outreach
 - *Like today's webinar!*
- EPA Grantee support
- EPA application support
- Technical assistance
 - Site specific
 - Area-wide





Agenda

- Due Diligence & Historic Preservation
 - Section 106
 - HLCs and Design Guidelines
 - Existing Liens or Covenants/Easements
- Tools & Resources
 - Historic Tax Credit
 - Low-Income Housing Tax Credit
 - Grants
 - Main Street Assistance
- Resources & Conclusion



Due Diligence

Versus

Brownfield Sites

- Liability protection
 - Not conducting Phase 1 ESA/AAI could make you potentially responsible party (PRP)
- Eligibility for funding
 - You will not be eligible for EPA Cleanup grant (if needed) if no Phase 1/AAI is conducted prior to taking ownership
- Awareness of potential contaminants on property

Historic Sites

- Information needed and steps you should take to reach an informed decision before working on site, preparing to move in, or take ownership
- Due diligence applies to building and regulatory issues



Have you had a
Phase 1?





Brownfield Projects Historic Preservation Due Diligence

BEFORE YOU PURCHASE A BUILDING OR SITE

Items you need to make an informed decision on purchasing or proceeding with a project

The checklist on the following slide suggests the kinds of information you will need and the steps you should take to reach an informed decision.

These items relate to the building itself and regulatory issues.
Financing and other issues are not included.

Historic Preservation Due Diligence Considerations



- Property Survey
- Site description, location, amenities, utilities
- Site conditions, soils bearing drainage
- Building/Property Inspection: Can the building do what you want: structure, square footage, HVAC etc.
- Environmental
- Zoning, Permits and Approvals
- Other special provisions or Municipal or County regulations
 - TIF
 - BID
 - Urban Renewal District
- Special zoning or planning districts (overlay districts), i.e. Charleston's Neighborhood Conservation Districts
- Census tract for distressed definition for tax credits (NMTC, Opportunity Zones, Etc.)
- Distressed County definition for ARC
- **Historic District Review**
- **Architectural Review**

Historic Preservation Due Diligence Considerations



- Regulatory review; 106
- Design Review
 - Historic Landmark Commissions
 - Historic District Commissions
 - Design Review ordinances
 - Zoning
 - Other provisions in city code
- Existing covenants or liens
 - Historic preservation grants
 - Other grants
 - HTC recapture periods
 - NMTC recapture period
 - LIHTC holding period
- Design standards such as National Park Service Secretary of the Interior's Standards:
 - Example: converting building to doctors office, if it was an auditorium part of its history is as a large open space, doctors offices need small exam rooms, about 100 square feet. not conducive to large open spaces. or visa versa using a small room space such as a house for large space planning such as catering/receptions.
- Historic preservation tools general:
 - Grants
 - HTC
 - Planning assistance
- Historic Preservation Tools site specific:
 - Historic structure report, feasibility study, or facility analysis, or other report
 - Note Opportunity Appalachia
 - Existing rehab plans

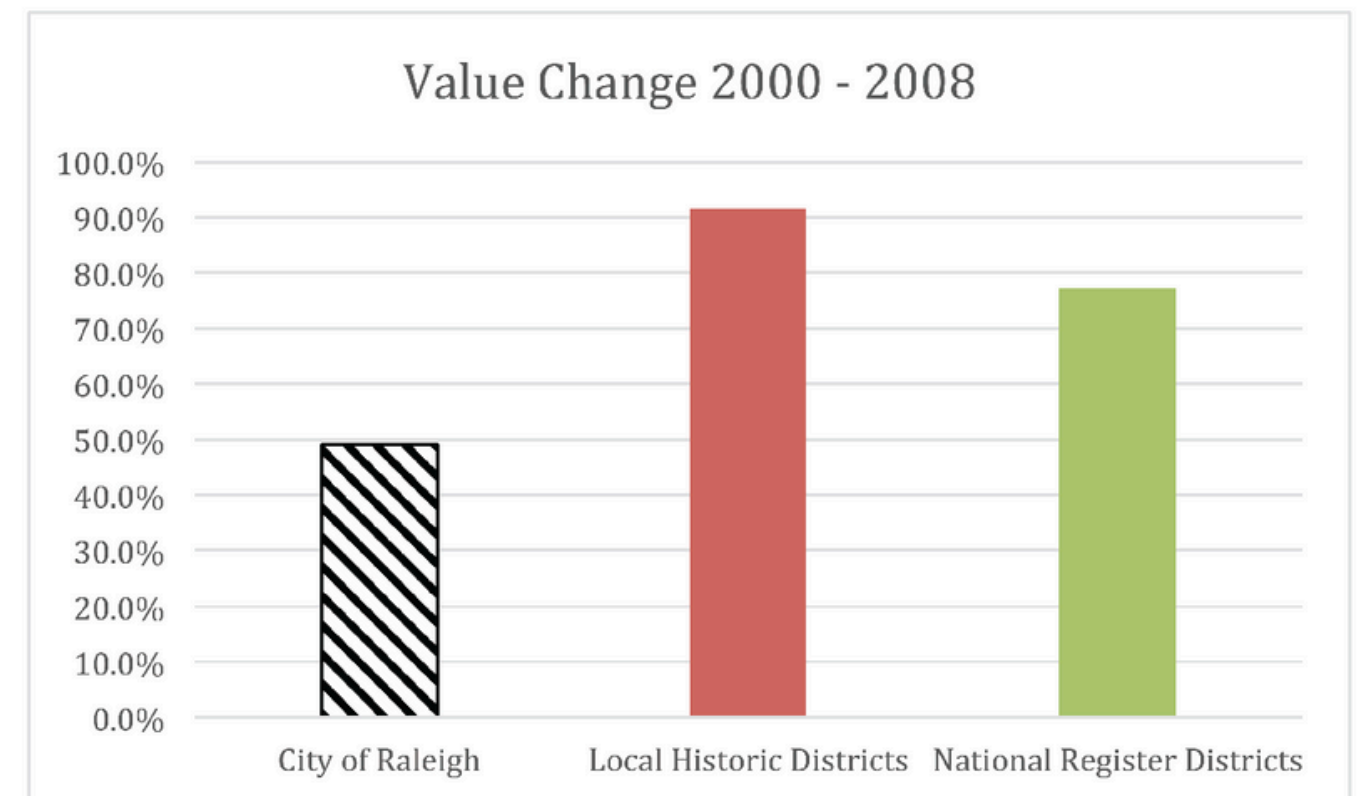
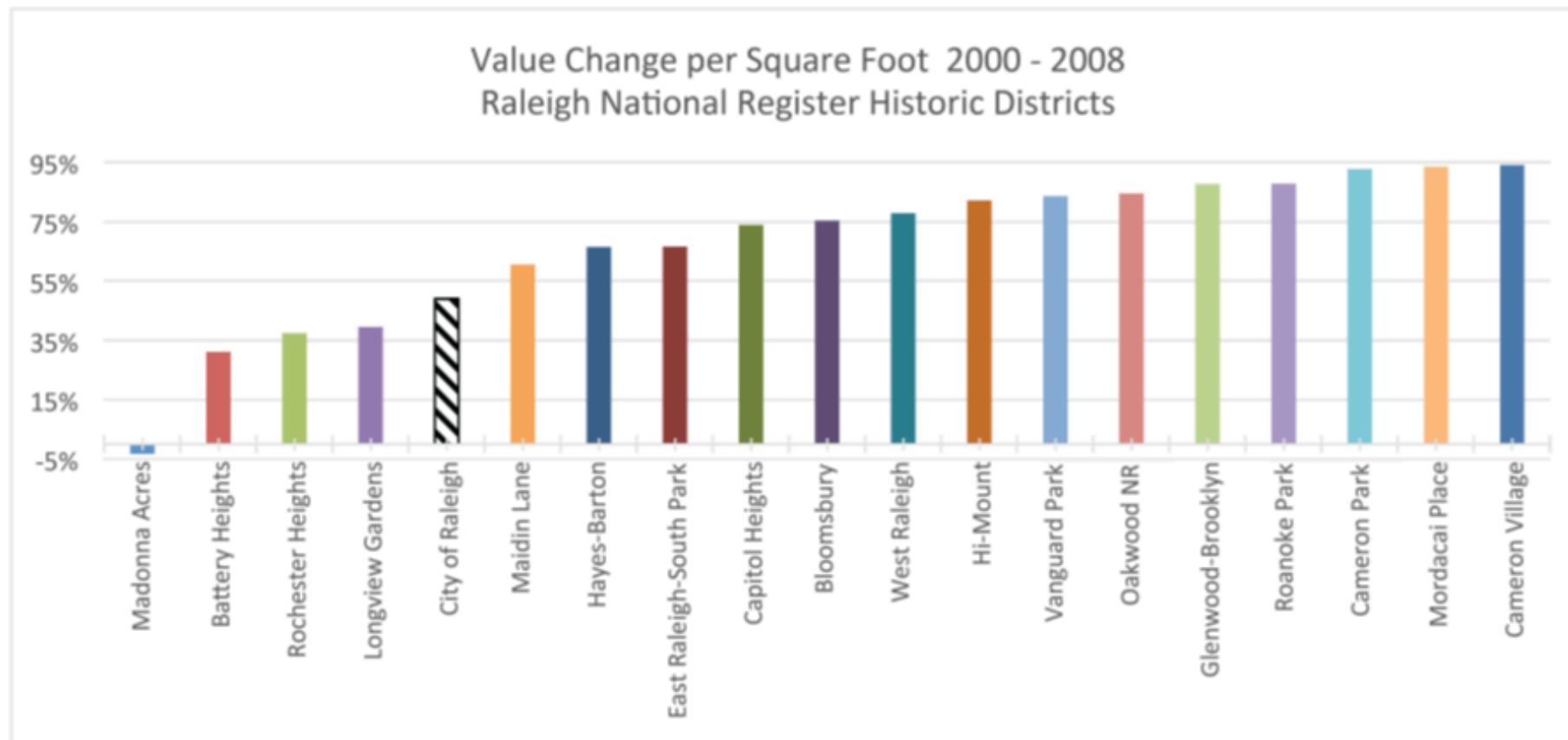


Benefits of Historic Preservation

- Increase public awareness of the value of historic architecture and the importance of design issues;
- Help reinforce the character of the district and protect its overall appearance;
- Preserve the integrity of designated historic areas;
- Protect the value of public and private investment
- Assist property owners' contractors and architects in making basic design decisions;
- Improve the quality of development;
 - Assist in projects reviewed by government agencies.

Economic Benefits

Property Values





Economic Benefits

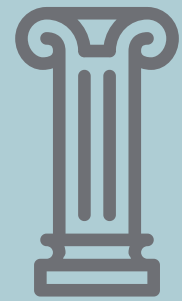
- Historic districts see lower foreclosure rates than their counterparts citywide
- Property values in historic districts generally stay protected.
- Recent Rypkema study showed the sale of buildings in Savannah's historic districts outperformed sales of buildings in the city as a whole.
- Reduce landfill materials
- Reduce infrastructure requirements
- Wisconsin Main Street study:
 - Increase retail sales in rehabilitated downtown buildings
 - New customers
 - Increase rentals

Creating and preserving historic districts hits more metrics of economic growth than widespread new construction, including more direct and indirect jobs created, lower foreclosure rates and more startup businesses moving into the area.



Federal HTC ECONOMIC Impacts

From 1977 - 2023



49,000+
Historic
Buildings Saved



\$44.3 Billion
Total HTCs
Generated



\$50.3 Billion
Federal Tax
Revenue Generated



\$235 Billion
HTC Financed
Investment



\$3.2+ Million
Direct/Indirect Jobs
Created



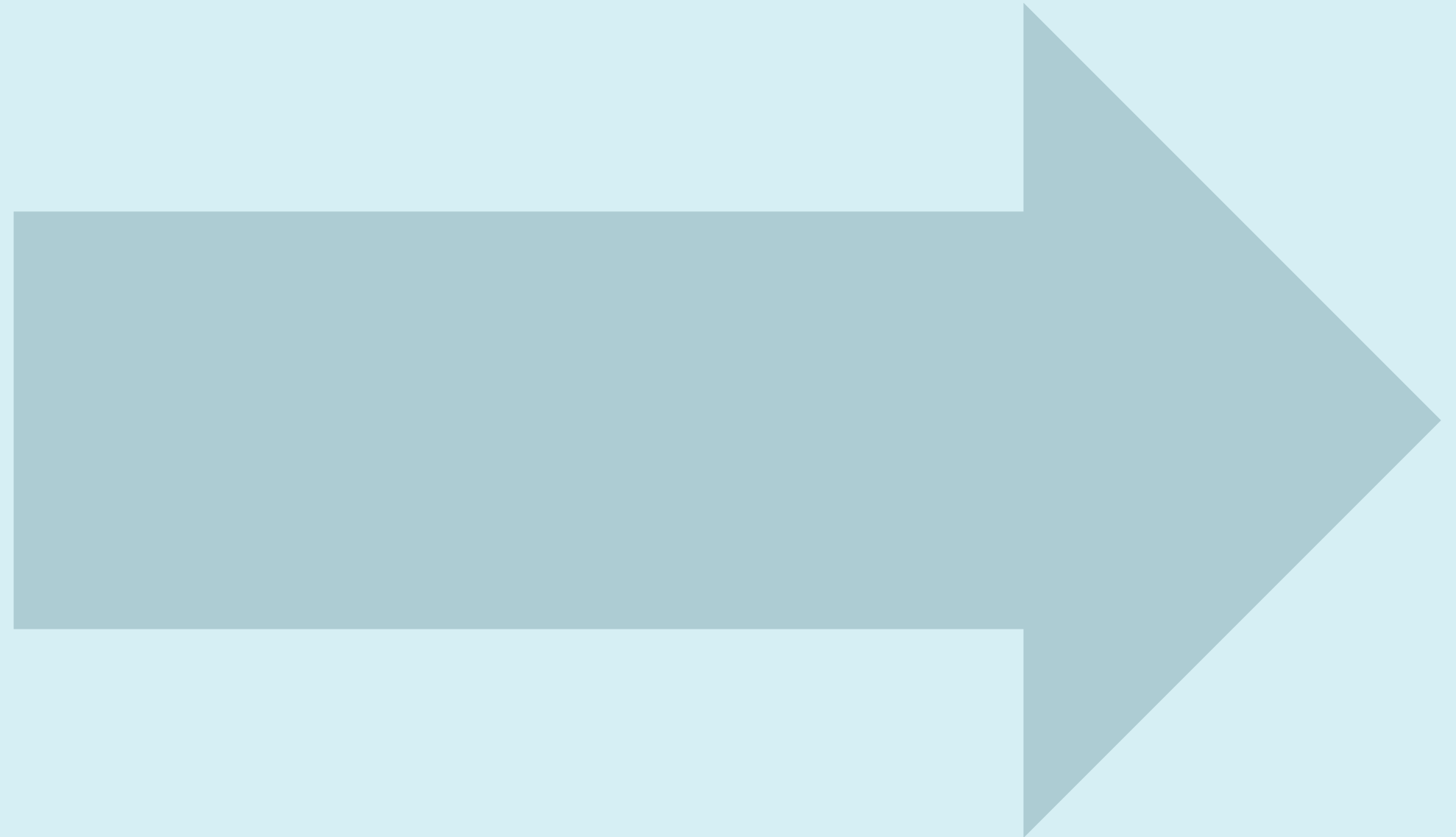
More than 665,000
Housing Units
Created/ Rehabbed

Almost 200,000
low- and moderate-
incomes units



Examples

of Historic Preservation in Brownfields



Example 1



215-219 Main St. Bank of
Sutton & Brown Bldg.,
Sutton, WV

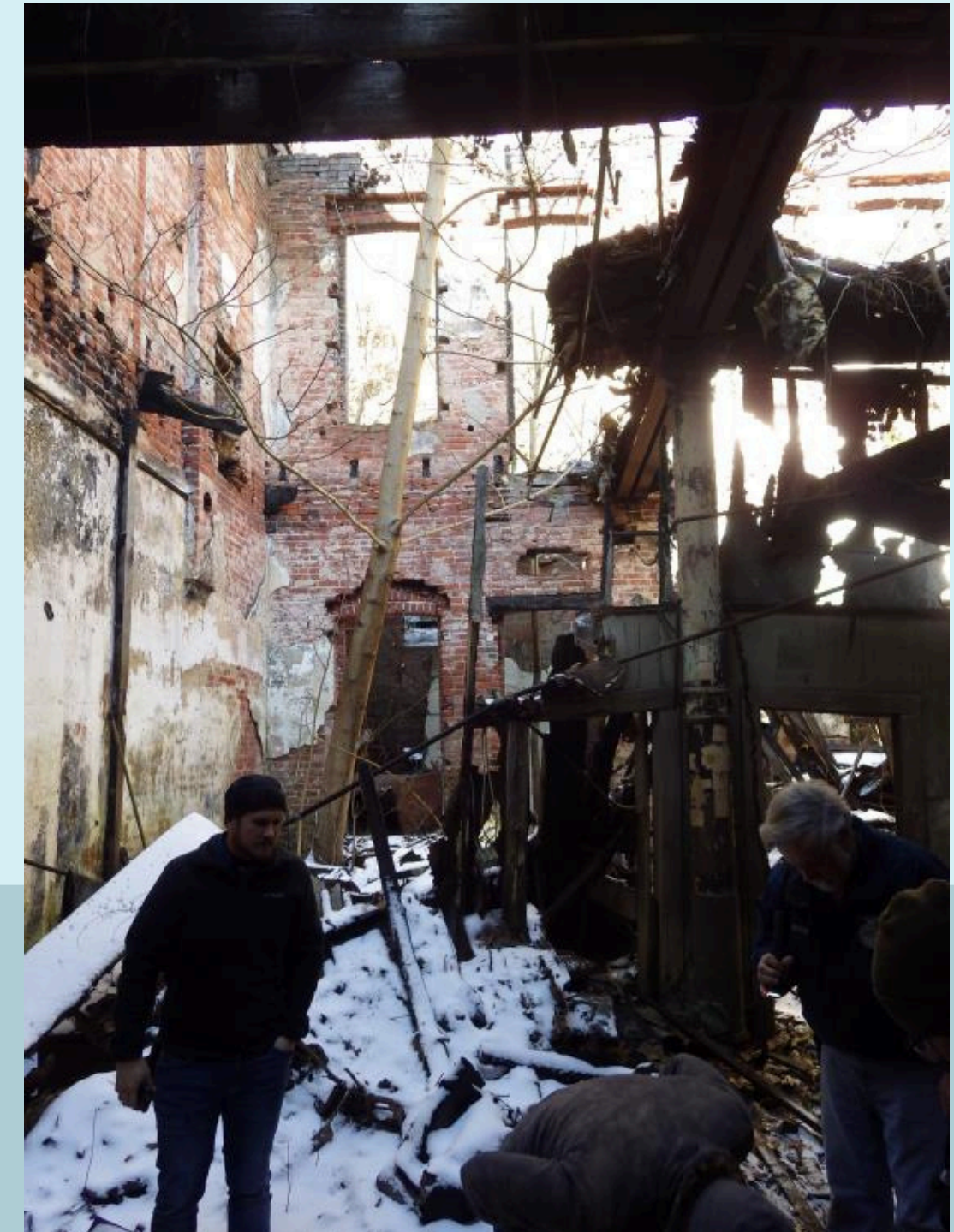
Ca. 1985. Two contributing buildings
in Sutton Historic District



Example 1

215-219 Main St. Bank of
Sutton & Brown Bldg.,
Sutton, WV

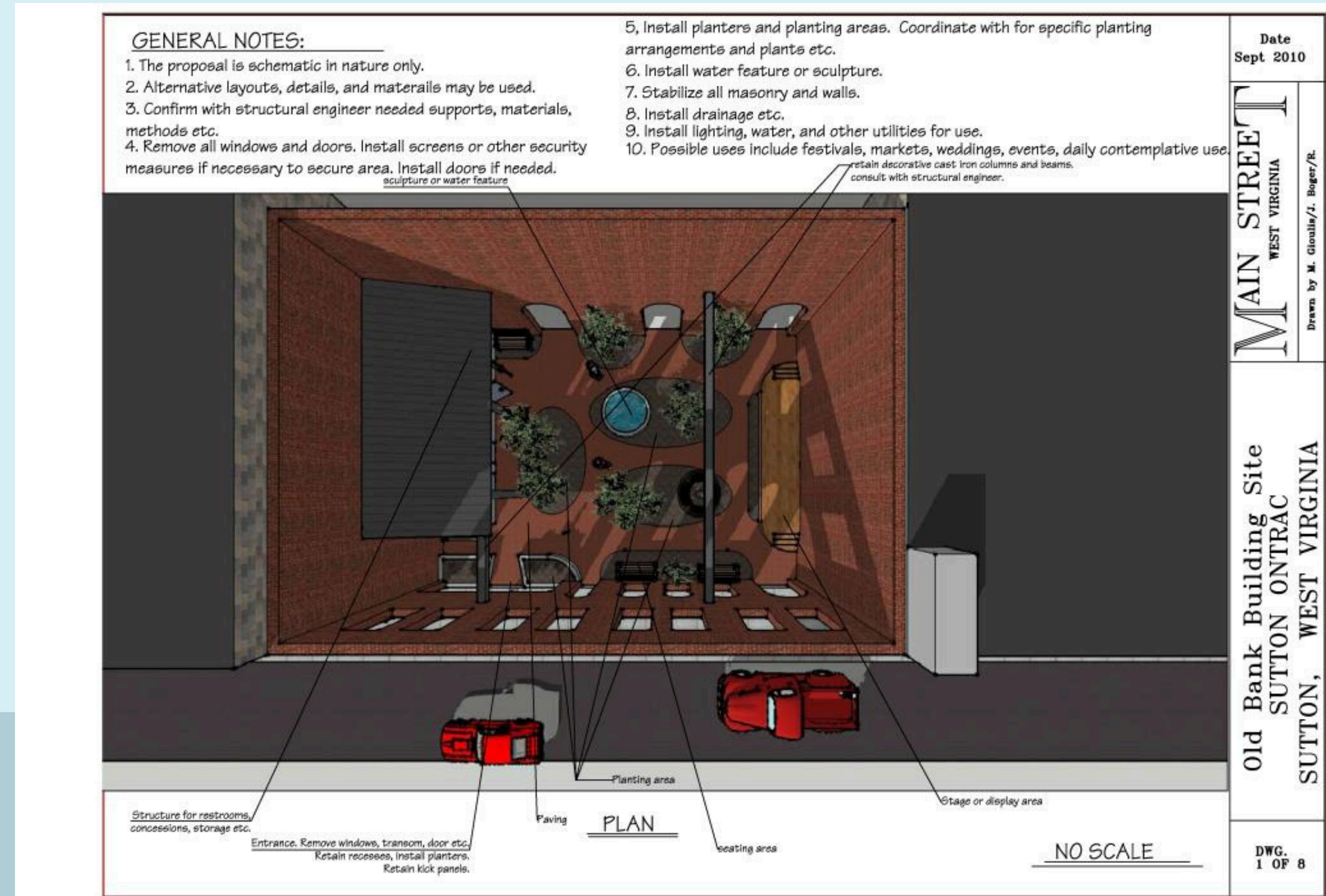
Post Fire Condition



Example 1

215-219 Main St. Bank of
Sutton & Brown Bldg.,
Sutton, WV

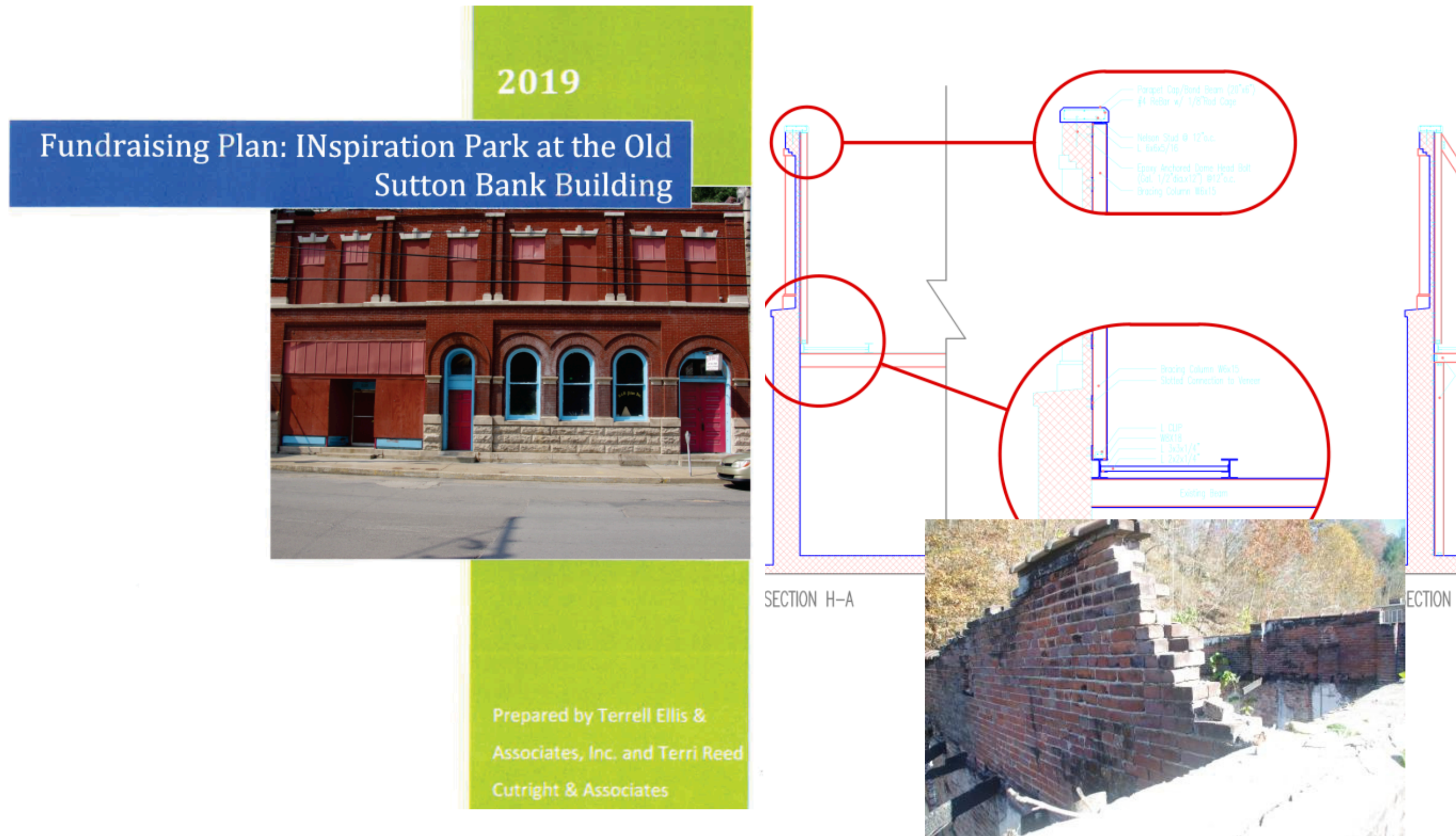
OnTrac Design Recommendations



Example 1

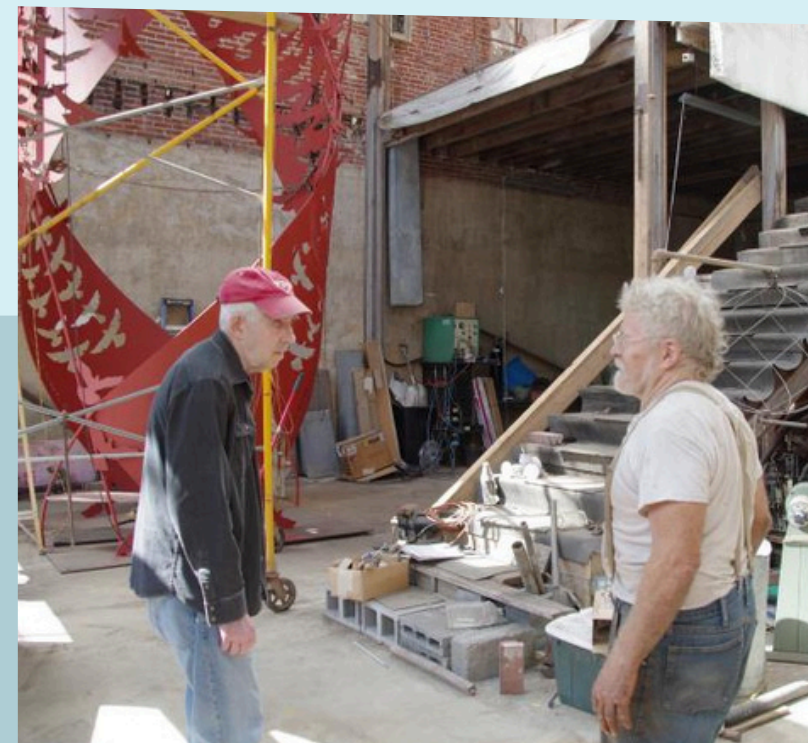
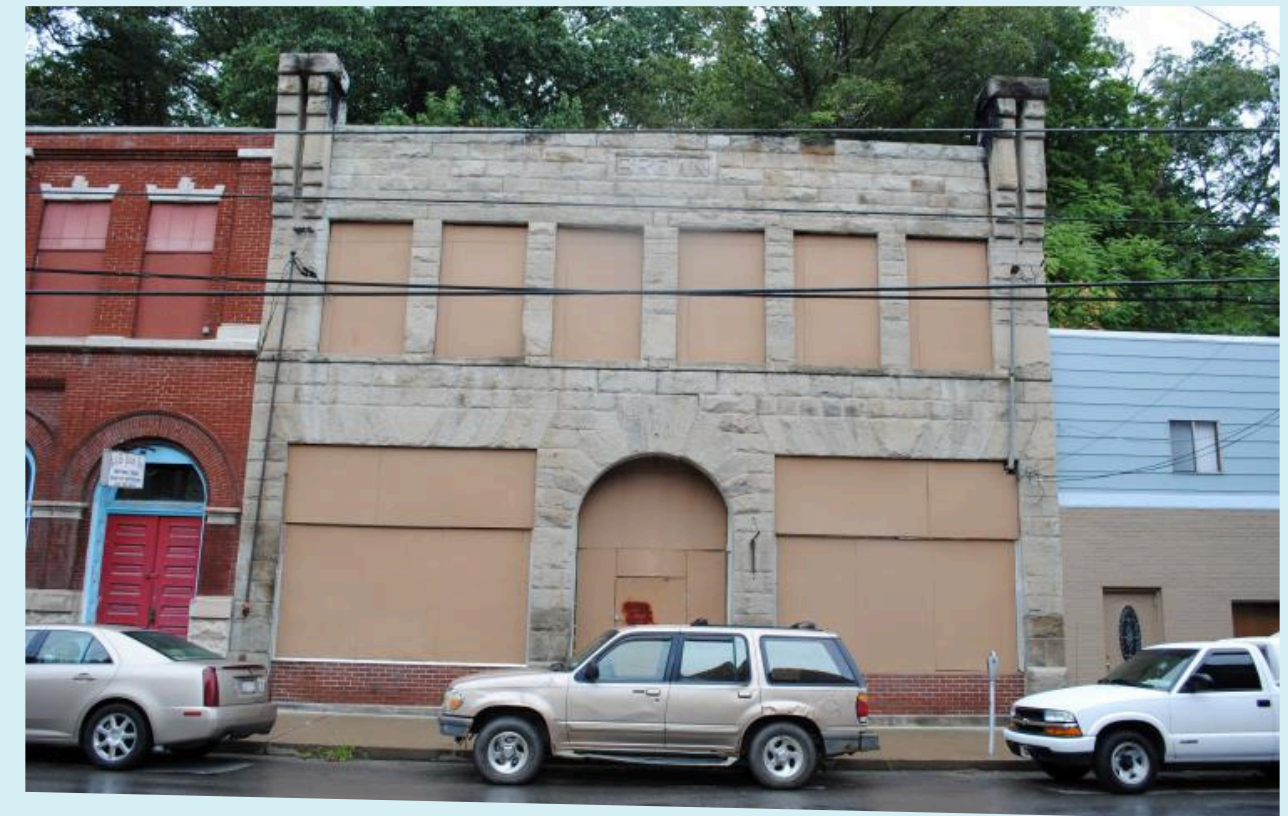
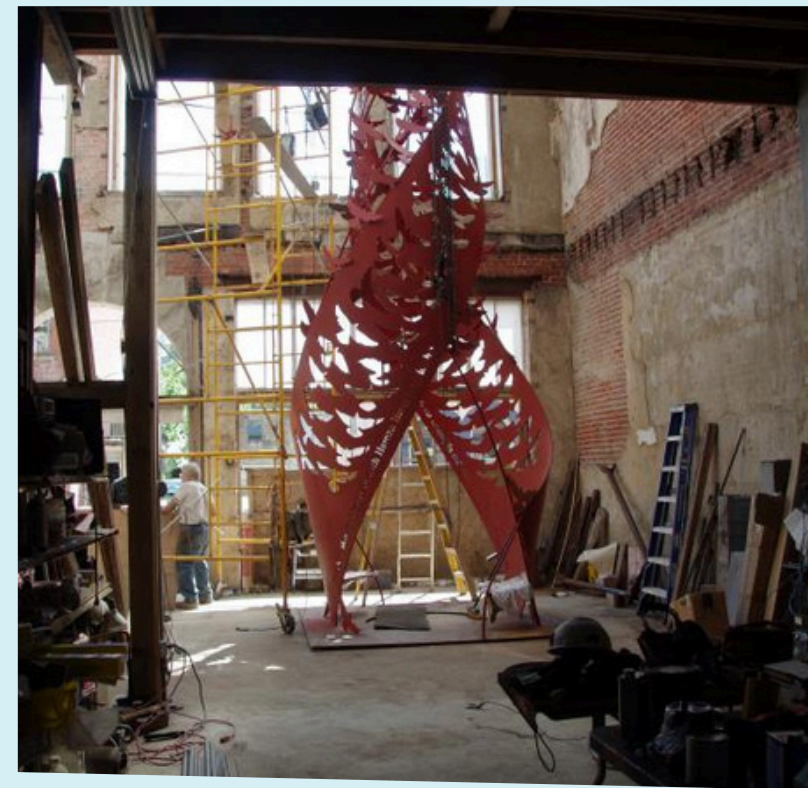
215-219 Main St. Bank of Sutton & Brown Bldg., Sutton, WV

Engineer Solution and Fundraising Plan (ARC)



Example 1

215-219 Main St. Bank of Sutton & Brown Bldg., Sutton, WV
Artist Studio in Brown Building



Example 1

215-219 Main St. Bank of
Sutton & Brown Bldg.,
Sutton, WV

Current and Proposed Condition:
Artist Studio and Sculpture Garden





Example 2

1400 Block, Market Street, Wheeling, WV

Current Condition



Example 2

1400 Block, Market Street, Wheeling, WV

Historic Significance: Night Club and Restaurant; Gambling Parlor above.



Example 2

1400 Block, Market Street, Wheeling, WV

Historic Significance: Night Club and Restaurant; Gambling Parlor above.

Partners:

- City of Wheeling
- RED (Regional Economic Development)
- Ohio County
- Wheeling Heritage
- Chip Desmone, Standard Cigarworks LLC
- Tipping Point

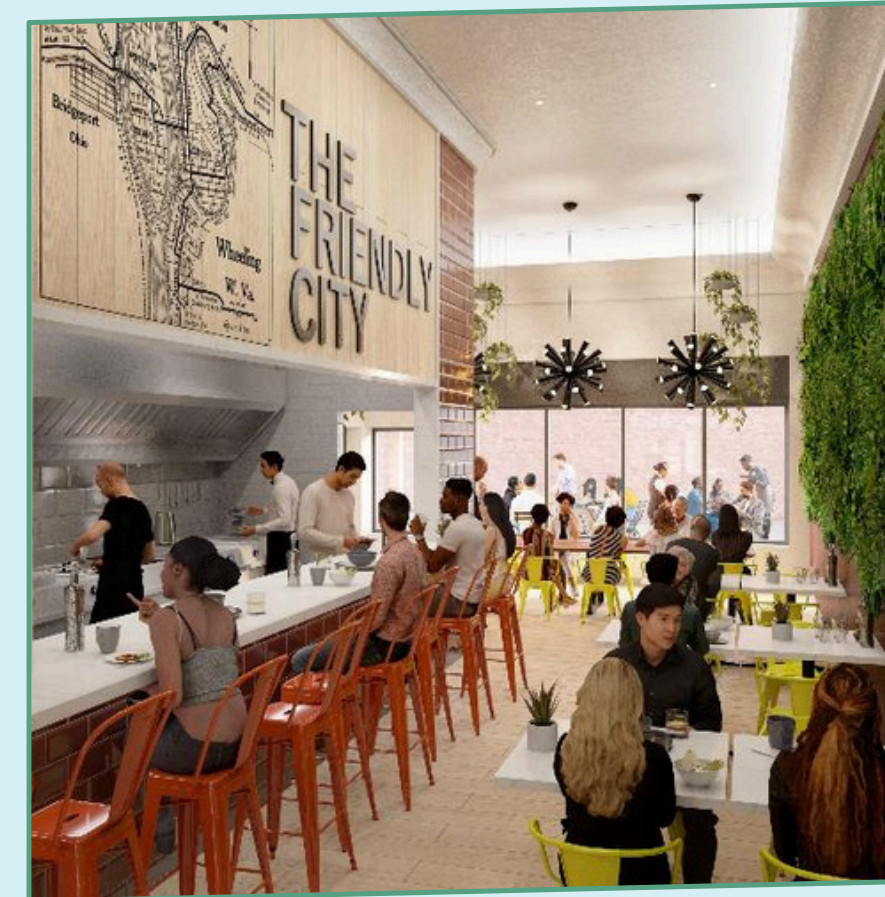


Example 2

1400 Block, Market
Street, Wheeling, WV

Future Visioning.

Source: Weelunk, Desmone, Tipping Point.

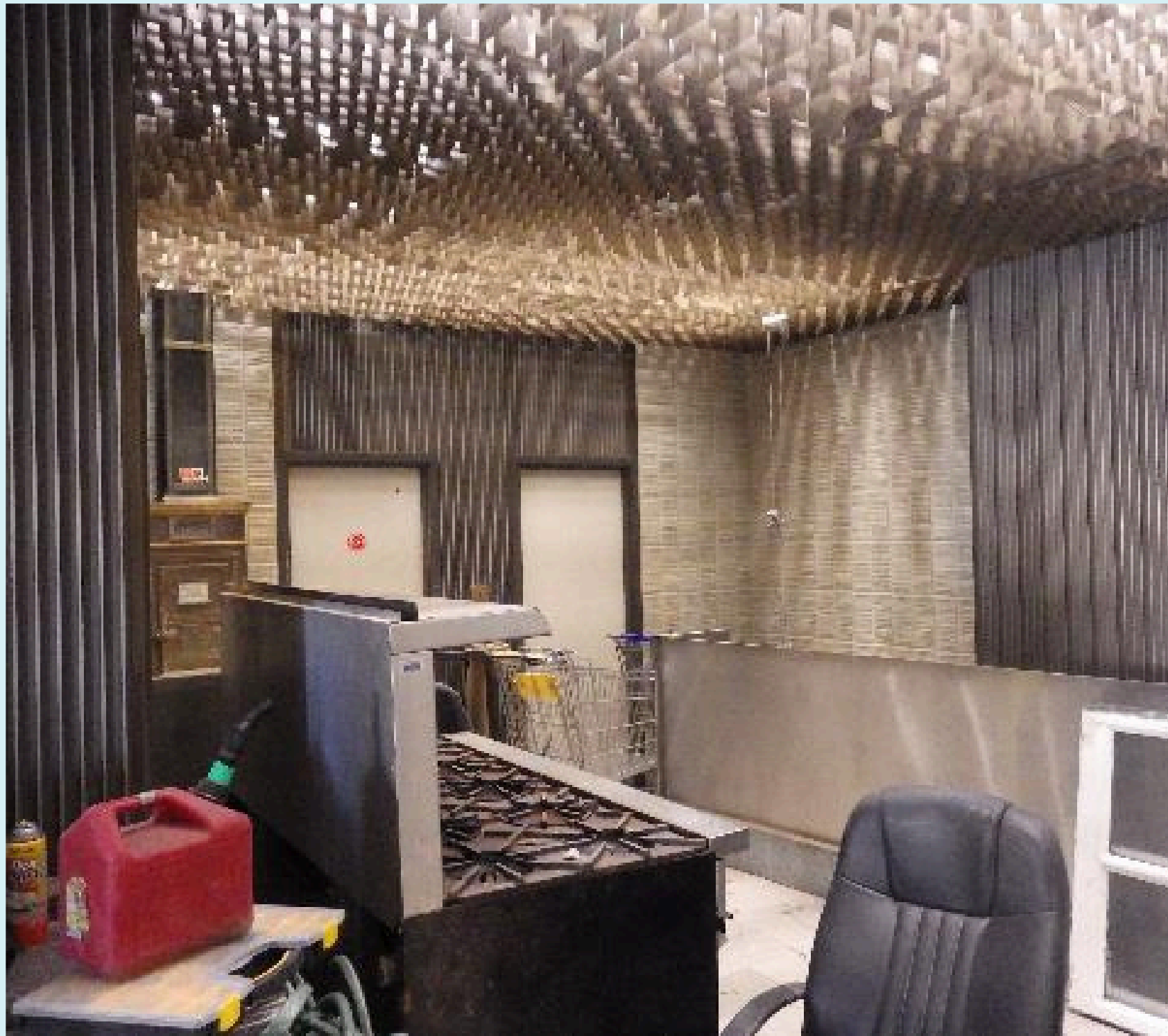




Example 3

Prichard Hotel, Huntington, WV

Pre-construction condition



Elevator lobby with ca. 1970 fixtures.



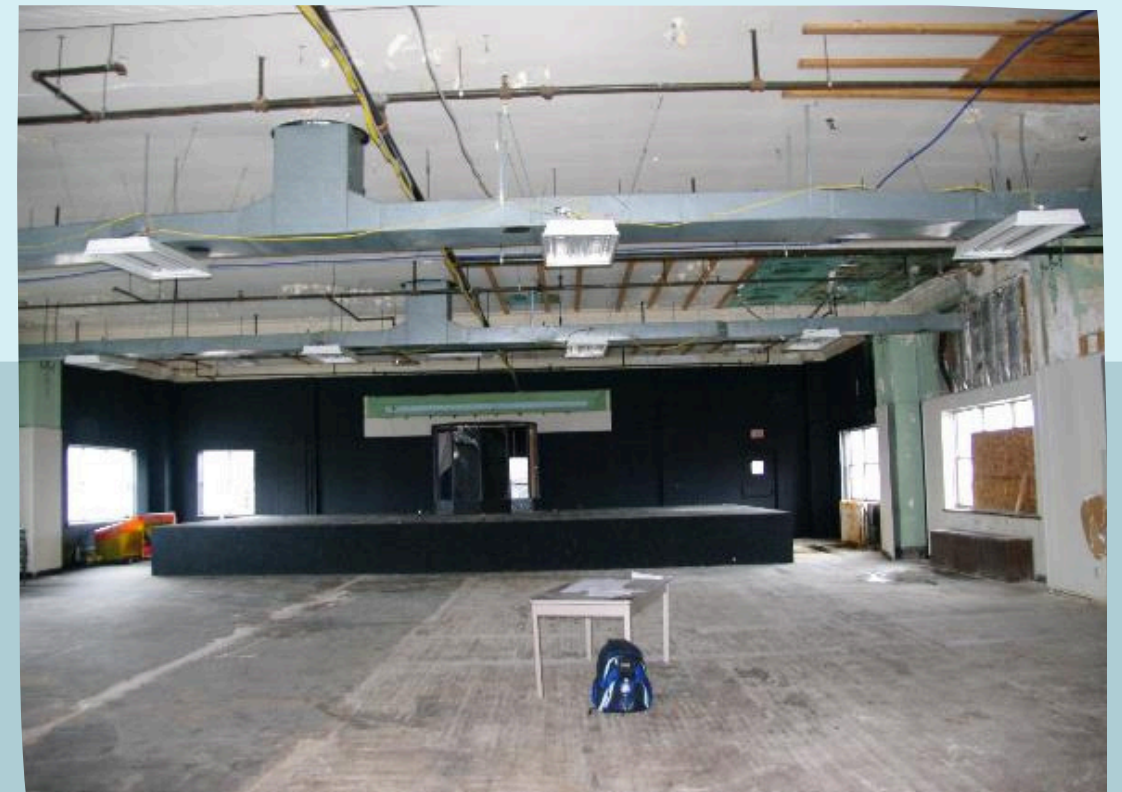
Former Restaurant



Example 3

Prichard Hotel, Huntington, WV

Pre-construction condition

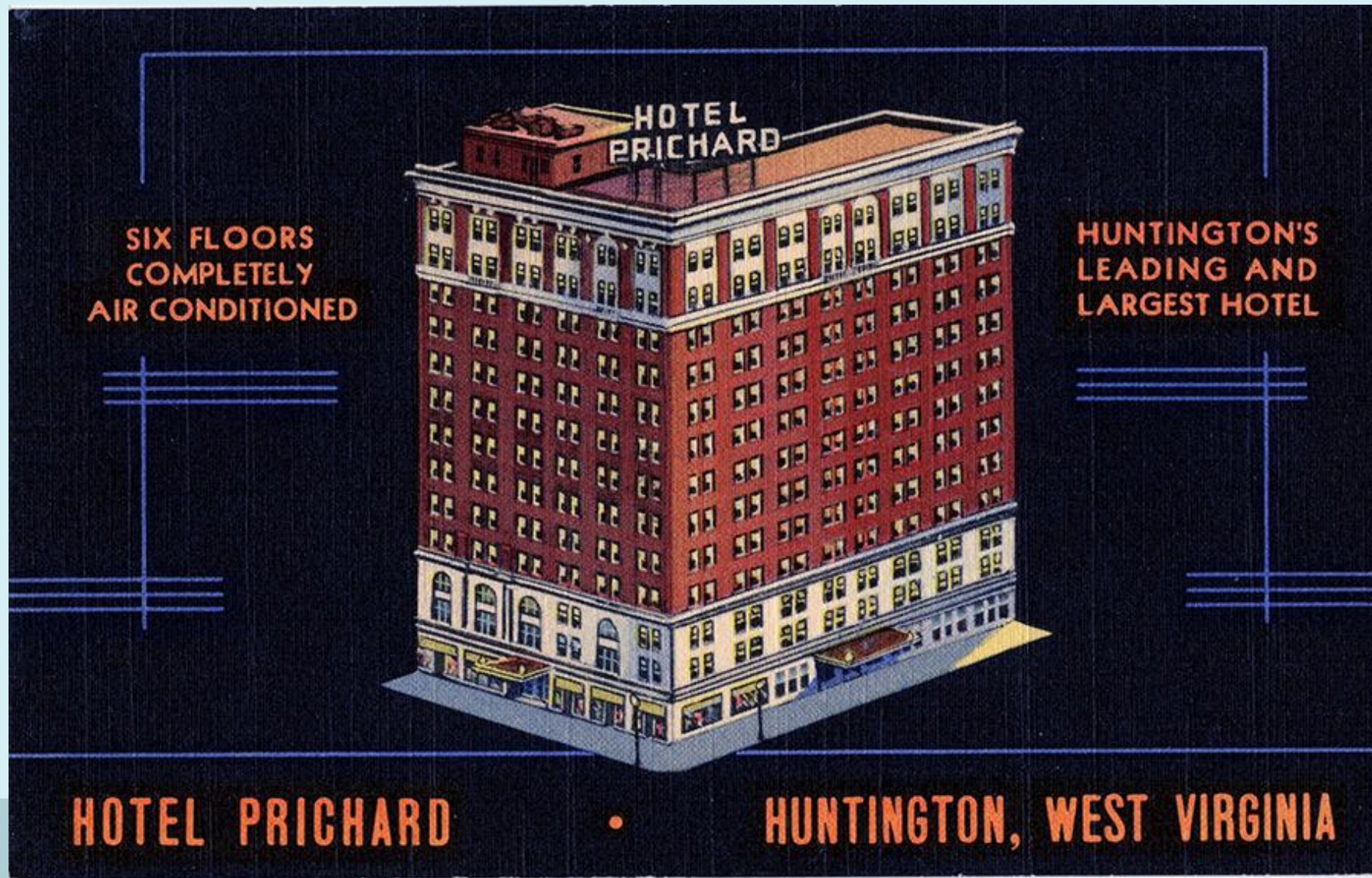


→ Lobby area after abatement project

Example 3

Prichard Hotel, Huntington, WV

History





HUGHES ARCHITECTURE, INC.
 10000 WILLOW CREEK DRIVE, SUITE 100
 DALLAS, TEXAS 75243-4491
 TEL: 214/343-8300 FAX: 214/343-8301
 WWW.HUGHESARCHITECT.COM



Example 3

Prichard Hotel, Huntington, WV

Future: 13 floors of Senior Housing residential units; Related health care services on lower floors.

HERE'S WHAT'S HAPPENING TODAY...



Groundbreaking Ceremony Tuesday, February 6th, 2024 | 1:30pm

WELCOME
NIKKI THOMAS

OPENING PRAYER
PASTOR CHUCK LAWRENCE

BRAD SMITH (WV POLITICAL LEADER HOST)
MAYOR STEVE WILLIAMS
SENATOR ROBERT PLYMALE
GOVERNOR JIM JUSTICE
CONGRESSWOMAN CAROL MILLER
SENATOR SHELLEY MOORE CAPITO
SENATOR JOE MANCHIN

NIKKI THOMAS (DEVELOPMENT TEAM HOSTESS)
WVHDF - ERICA BOGGESS
WNC - DAVID CIMINELLI
AETNA/CVS HEALTH - DON MAZZA
WV INSURANCE COMMISSIONER - ALLAN MCVEY
HOPE OF KENTUCKY - TAMUNA LOLADZE
STONEHENGE CAPITAL - STEVEN LEBLANC
MARSHALL HEALTH NETWORK - BRAD SMITH
WINTERWOOD - MIKE HYNES
CORNERSTONE - RANDY SAUNDERS

CLOSE
PASTOR CHUCK LAWRENCE

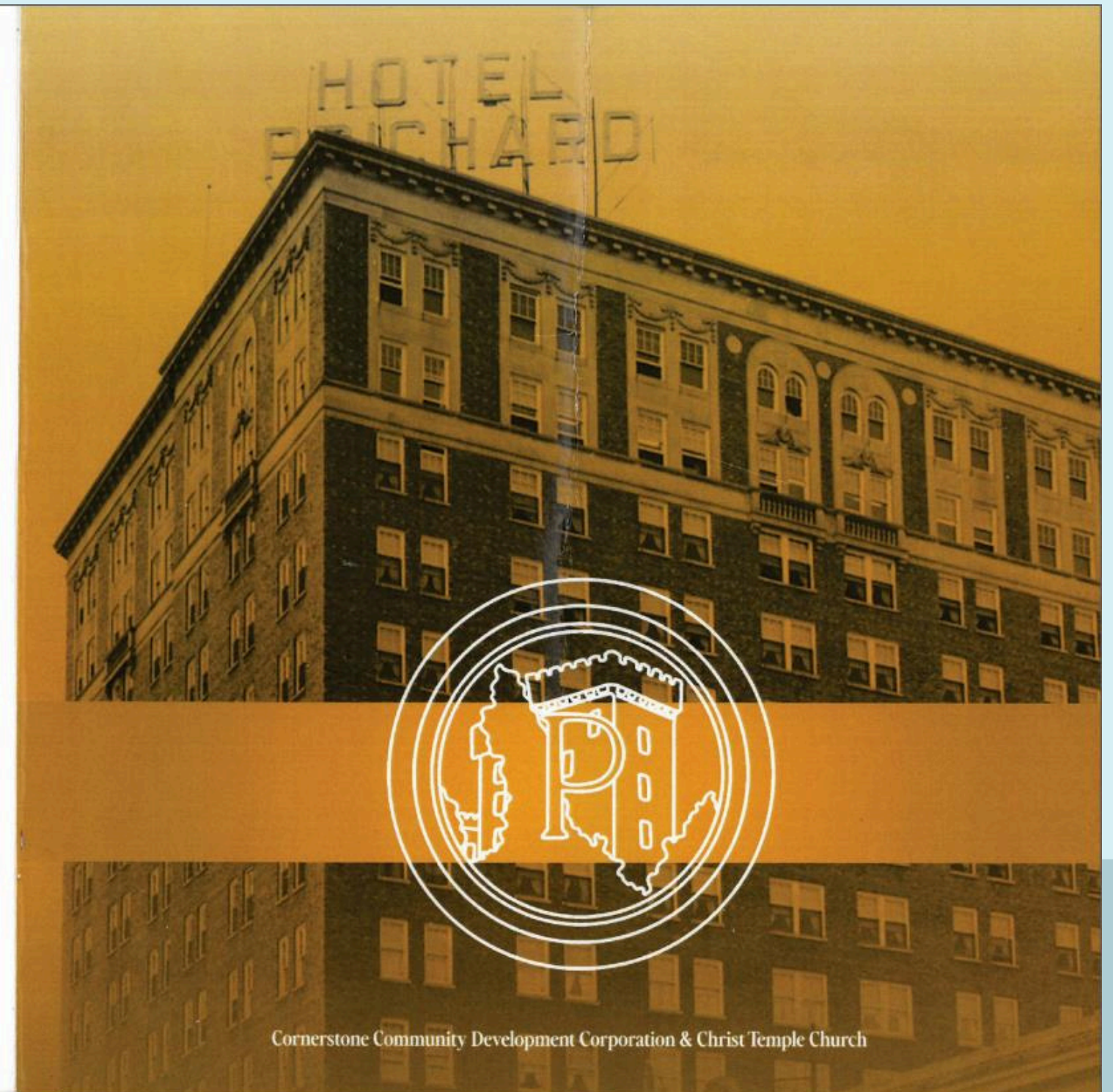
Winterwood Development will work alongside Cornerstone on the project. "Winterwood is excited to be partnering with Cornerstone Community Development Corporation on the redevelopment of the Historic Prichard Hotel in Huntington into high-quality housing and community service space. Once completed, this development will be transformative for downtown Huntington, and we are grateful to all of the partners who have assisted with making this vision a reality," said Mike Hynes, CEO, Winterwood Inc.



Cornerstone Community Development Corporation would like to extend their immense gratitude and profound appreciation for the leadership team and partners of this project, including:



Pastor Chuck Lawrence & Jamie Lawrence | Nikki Thomas | Randy Saunders | Brenda Landers | Rocky Adkins | Melanie Hall | Senator Joe Manchin
Beth "Buffy" Hammers | Governor Jim Justice | Dr. Kevin Yingling | Senator Bob Plymale | Brad Smith | Dave Campbell | Cathy Burns | CDBG
George Carico | Mike Gioulis | Senator Shelly Moore Capito | Congresswoman Carol Miller | David Leon | James C. Seiffert | Jeff Speaks
Bob Bennett | David Leon | Roger Hughes | TTA | Architectural Planning and Design | Nixon & Peabody | Sites & Harbison
Stonehenge Capital | Jack Seiffert | Dave Gozal | Homer Sarabi | Ray Moeller | Brian Lloyd | Dinsmore & Shohl, LLP



Cornerstone Community Development Corporation & Christ Temple Church

Example 4

Cutlip Building Site, Sutton, WV

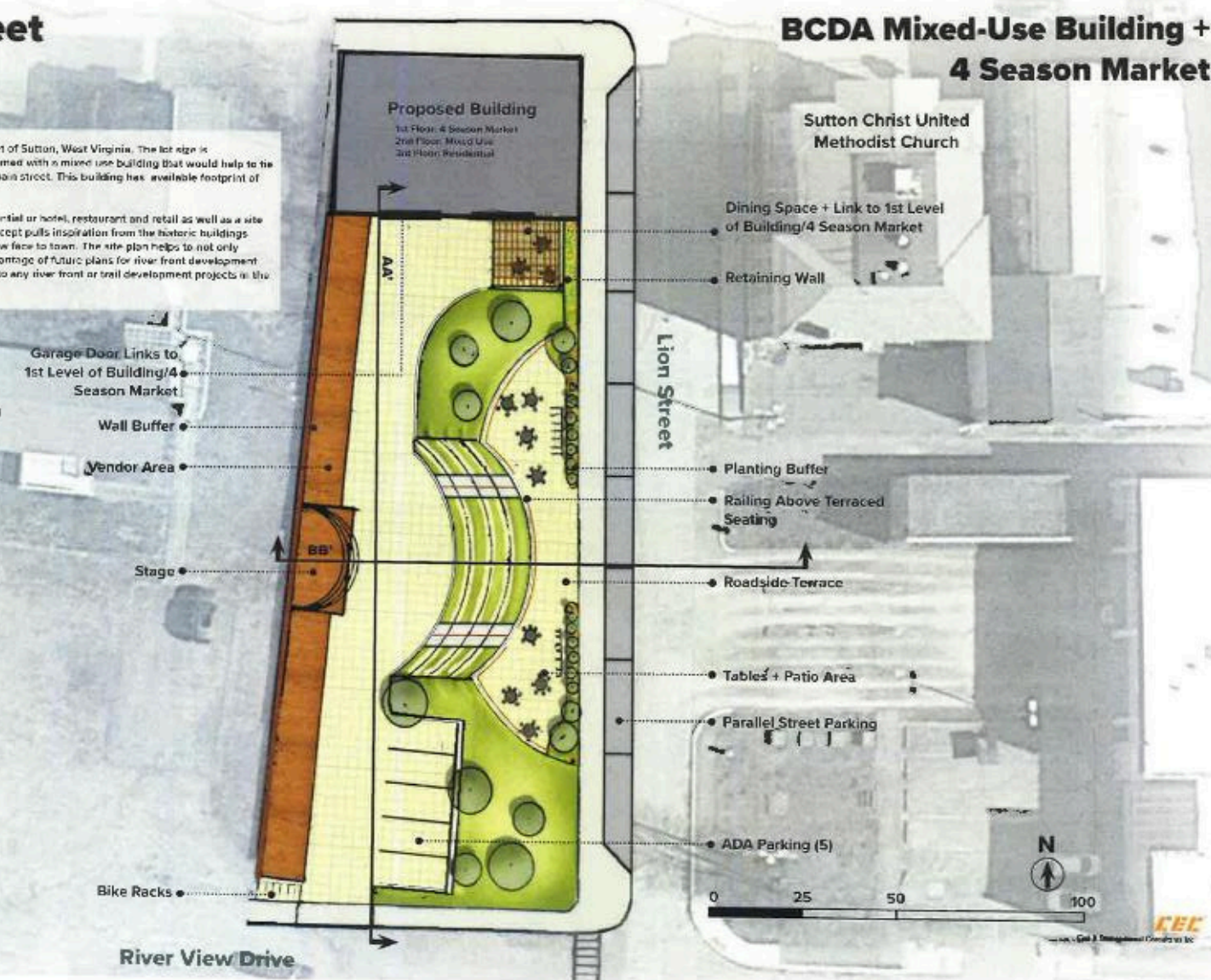


120 Main Street Concept Plan

The project site is located on historic main street of Sutton, West Virginia. The lot size is approximately 0.42 acres. This site will be programmed with a mixed use building that would help to tie this end of the street together with the rest of main street. This building has available footprint of approximately 5,500 square feet.

The proposed concept includes space for residential or hotel, restaurant and retail as well as a site designed to accommodate a courtyard. The concept pulls inspiration from the historic buildings located on main street while bringing a fresh new face to town. The site plan helps to not only program the building and its uses but takes advantage of future plans for river front development by suggesting a path way which could connect to any river front or trail development projects in the area.

Basement Level - Space for 2 Retail Shops
First Level - Restaurant Space
Second Level - Short Term Rentals or Residential



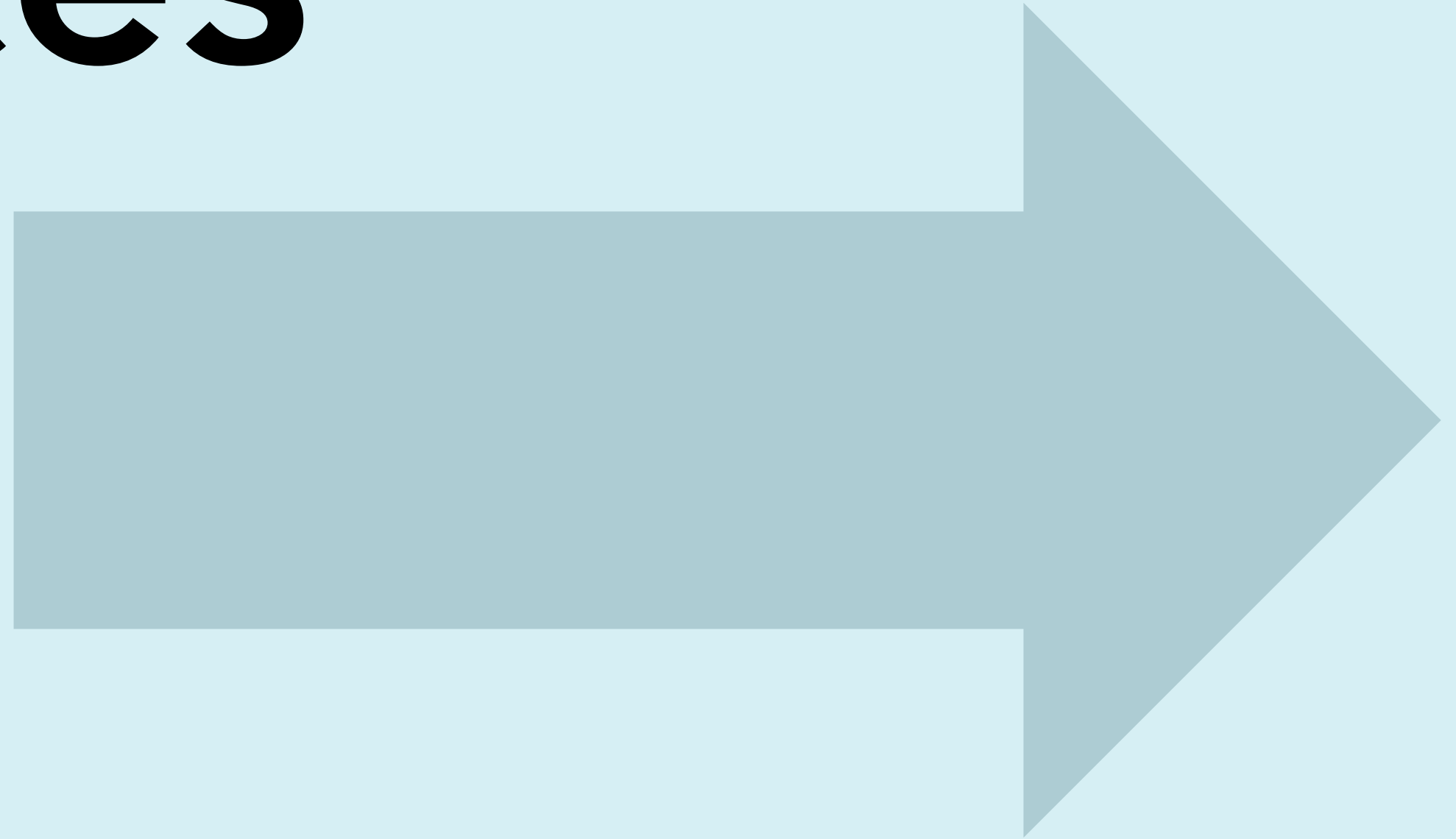
120 Main Street Section Elevations

BCDA Mixed-Use Building + 4 Season Market





Tools & Resources



Section 106 / Review & Compliance





Secretary of the Interior's Criteria for Evaluation

- Old does NOT mean "Historic"
- Section 106 of National Historic Preservation Act of 1966, as amended
- "Historic" refers to properties which are eligible for listing, or are listed in the National Register of Historic Places for meeting one or more of the *Criteria for Evaluation*:
 - **A.)** Associated with **events** that have made a significant contribution to the broad patterns of our history
 - **B.)** Associated with the lives of **significant persons** in our past
 - **C.)** Embody a type, period or method of **construction/design**, represent the work of a master, possess high artistic values
 - **D.)** Have yielded or may be likely to **yield information** important in history or prehistory



Eligibility

Standards for Individual Properties tend to be more stringent:

- Integrity of structure
- In-Kind Repairs/Replacement, etc.
- Interior/Exterior Integrity/layout

Standards for Contributing Properties (properties which contribute to a historic district or another site) tend to be less stringent:

- Integrity of Setting
- Exterior Integrity





Section 106 Process

The process consists of four steps:

1. Initiate
2. Identify
3. Assess effects
4. Minimize, avoid or mitigate effects





Financial Incentives for Historic Preservation





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



Historic Tax Credit



- The HTC Program allows building owners who have completed historic building rehabilitation to receive an income tax credit based on the amount spent on qualified expenses during the rehabilitation
- Administered by the National Park Service and State Historic Preservation Offices
- Leveraged over \$8 billion in private investment in FY23
- 3-step application process



Historic Rehabilitation Tax Credit Commercial



- 20% Federal income tax credit; may include a state credit

Eligibility Requirements:

- Building(s) must be listed on the National Register
- Expend the greater of \$5,000 or the adjusted basis of the building within 2 years (5 years if phased rehabilitation is described)
- Secretary of the Interior's Standards for Rehabilitation must be met
- Must be used as an income-producing property for five years after rehabilitation is completed



Esso Station, Fayetteville



*Interwoven Mills Buildings 1-6,
Martinsburg*

Historic Rehabilitation Tax Credit

Residential



State program in:

- Delaware (20%)
- Maryland (20%)
- Virginia (25%)
- West Virginia (20%)

Eligibility Requirements:

- Building(s) must be listed on the National Register
- Financial basis likely must be met
- Secretary of the Interior's Standards for Rehabilitation must be met
- Residential homes rehabbed by homeowners



Fournoy-Taylor House, Charleston



Old Fire Hall, Shepherdstown

Qualified Rehabilitation Expenditures (QREs)

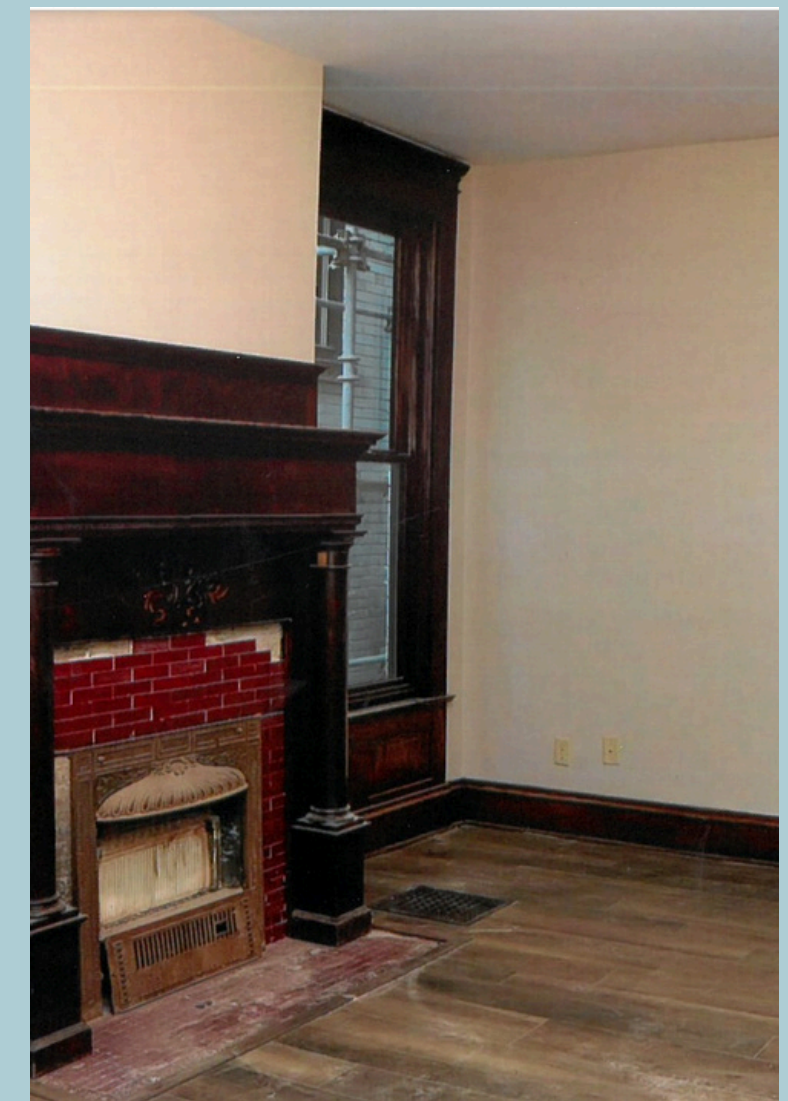


Qualified Expenditures:

- Structural components of a building
 - Walls, roof, electrical, plumbing, chimneys, windows, etc.
- Soft costs like architect/engineer fees
- Construction period interest and taxes
- Other fees charged to a capital account

Non-Qualified:

- Acquisition costs
- Additions/enlargements
- Appliances
- Cabinets
- Decks (if not part of original building)
- Exterior facilities work
- Feasibility studies



806-808 Main St, Wheeling, WV



Historic Preservation Grants

- National Park Service
 - Save America's Treasures Grant – buildings with national significance
 - Underrepresented Communities Grants
 - History of Equal Rights Grants
 - African American Civil Rights Grants
 - Historically Black Colleges and Universities Grants
 - Battlefield Restoration/Acquisition Grants
 - Disaster Recovery Grants – apportioned by Congress as needed





Historic Preservation Grants



National Trust for Historic Preservation

- National Trust Preservation Fund
- African American Cultural Heritage Action Fund
- National Fund for Sacred Places
- Cynthia Woods Mitchell Fund for Historic Interiors



Historic Preservation Grants



- State Historic Preservation Office
 - May include grants that can be applied to:
 - Predevelopment projects
 - Feasibility studies
 - Physical preservation
 - Surveys/nominations



Other Grants

- Regional Grants
 - State-wide preservation groups
 - Regional preservation orgs
- Friends Group Grants
 - City-wide preservation orgs
- Municipality Grants
 - Façade improvement grants
 - Upper-floor incentive grants
 - Reuse/development grants
 - General preservation grants





Low-Income Housing Tax Credit

- Federal program
- Administered by state and local LIHTC agencies
- Funds substantial rehabilitations, acquisition
- Generally competitive with limits to the credits



Case Study: The Golden Rule

Belington, WV





History Snapshot

- Built 1902 to house wholesale grocery distributor, Valley Grocery Company
- Positioned adjacent to WV Central Railway line and Crim Avenue
- Included a grist mill and a water-powered elevator
- 1929 renamed Golden Rule and sold clothing, shoes, furniture until 1999
- Identified by PAWV as an Endangered Property in 2014
- Purchased by nonprofit Woodlands Development Group from Elkins in 2017





Challenges

- Not listed in the National Register of Historic Places
- Building was filled with old merchandise and was vacant for 20 years
- Working with two tax credit programs:
 - Low-Income Housing Tax Credit
 - Historic Rehabilitation Tax Credit
- Owned by a nonprofit – would require creating a complex ownership structure to use federal HTC's



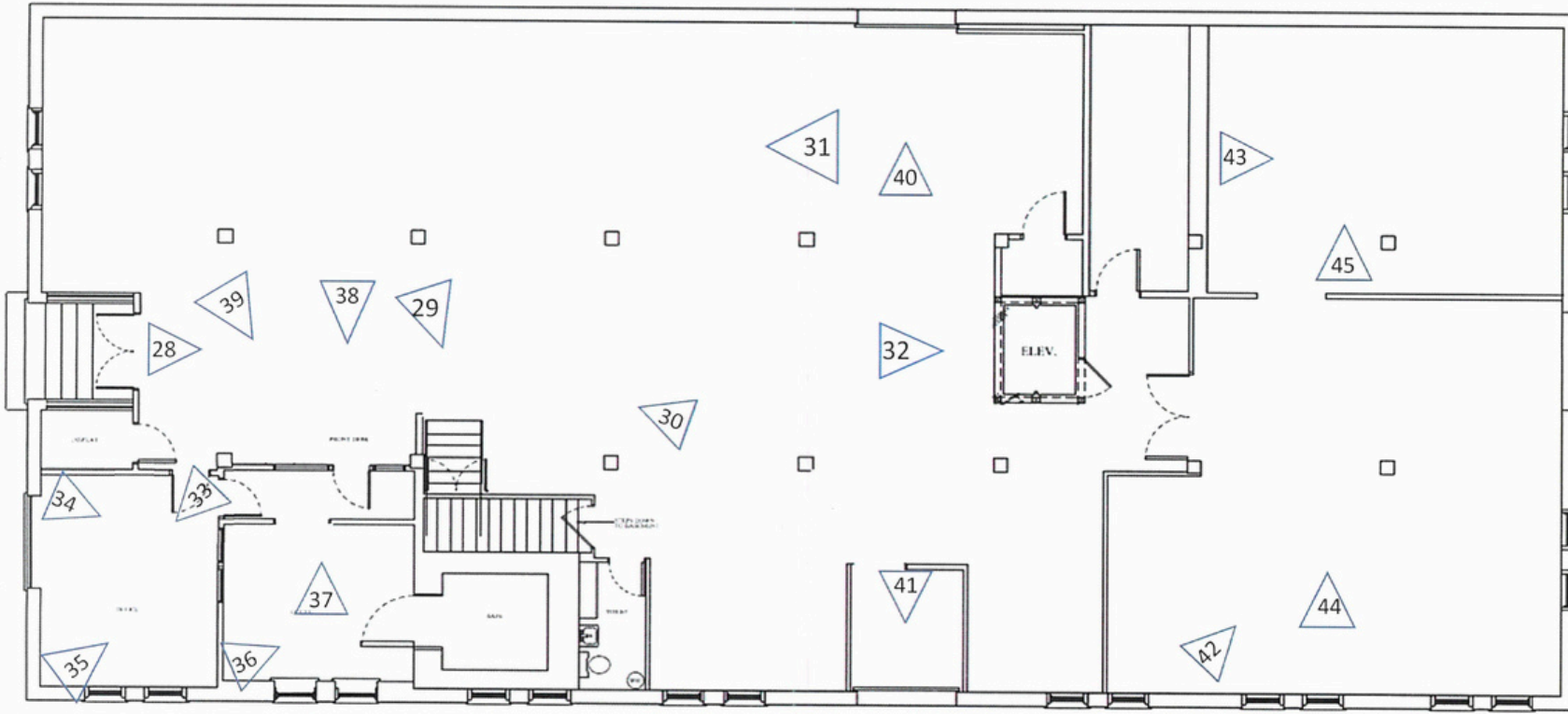


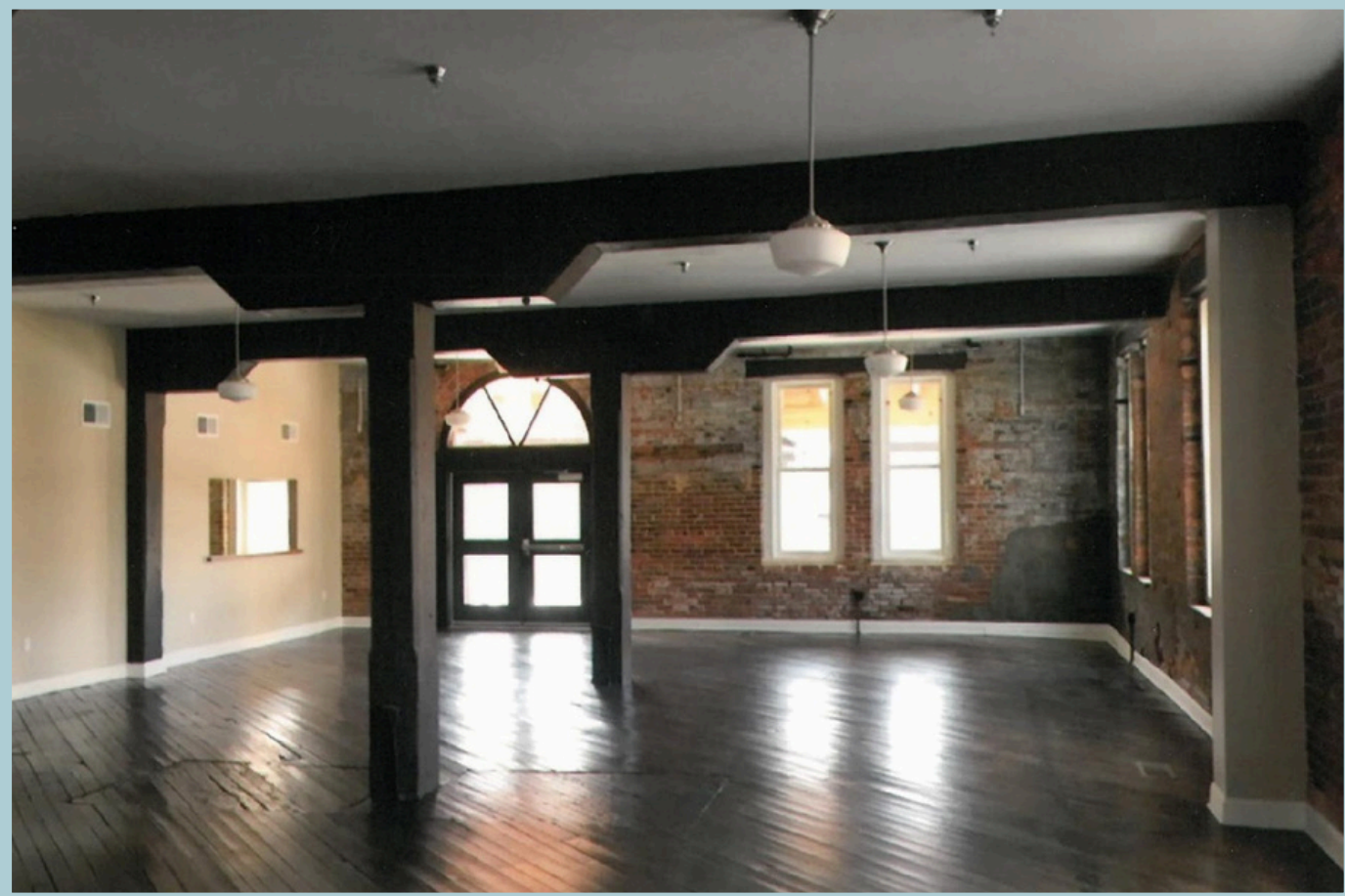
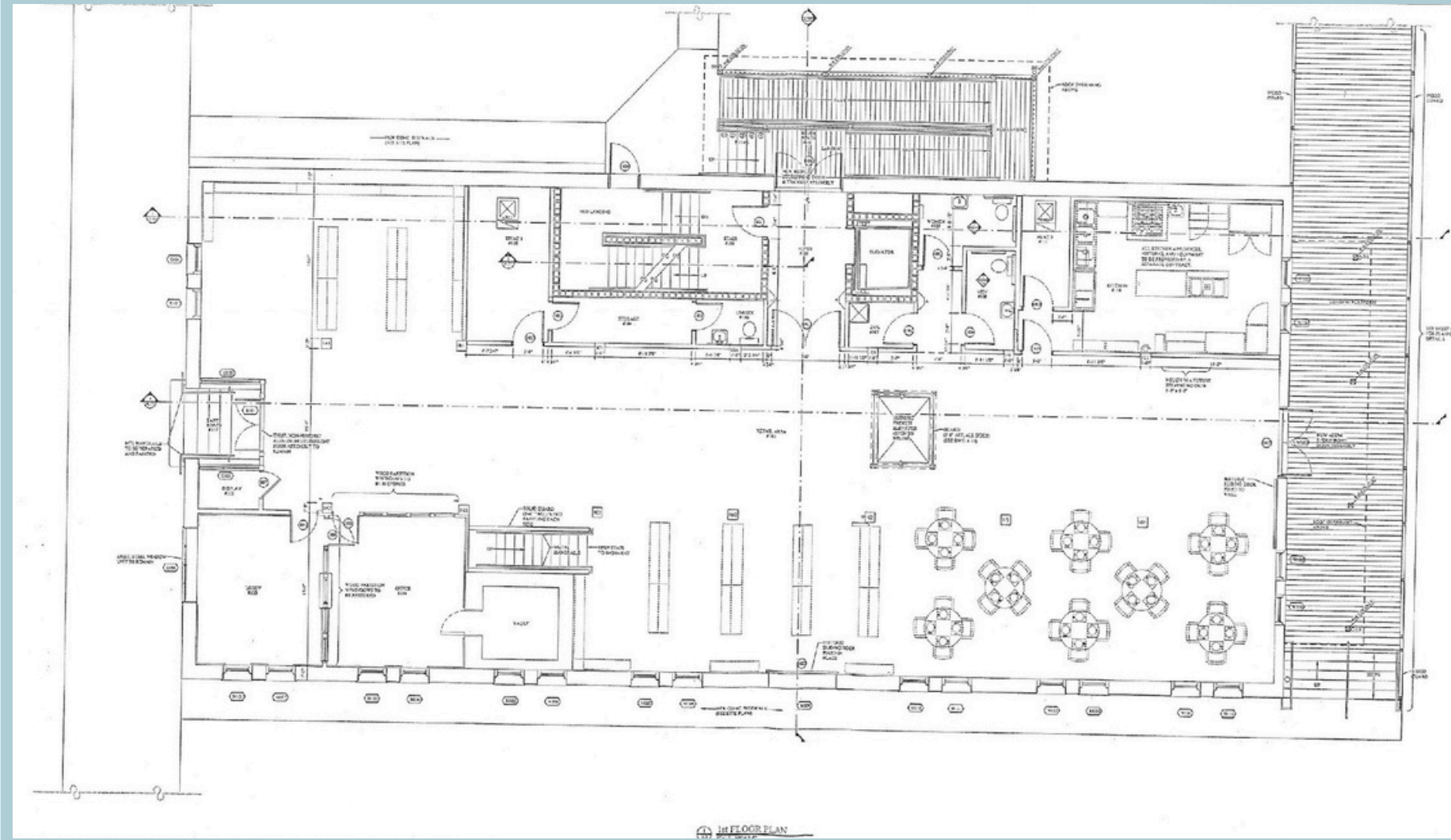
Partnerships

- Vibrant Communities Drive Change
- Belington Revitalization Committee
- Banks: Davis Trust Company, Grant County Bank, Freedom Bank Inc.
- Federal Home Loan Bank of Pittsburgh
- Barbour County Development Authority
- Community Works in WV
- USDA Rural Development
- WV Brownfields
- Appalachian Forest National Heritage Area
- WV Housing Development Fund
- SHPO & NPS
- WV Main Street



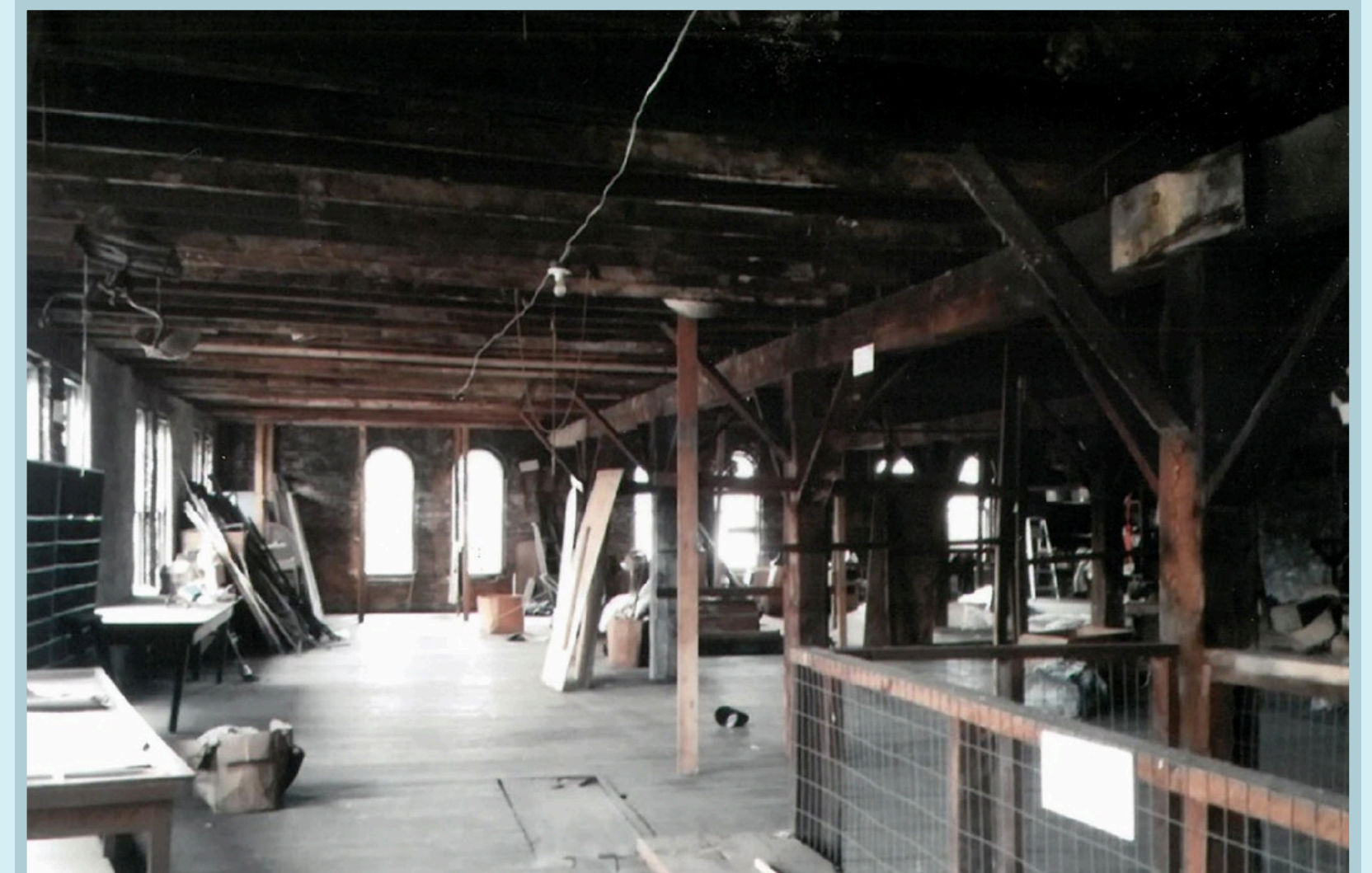
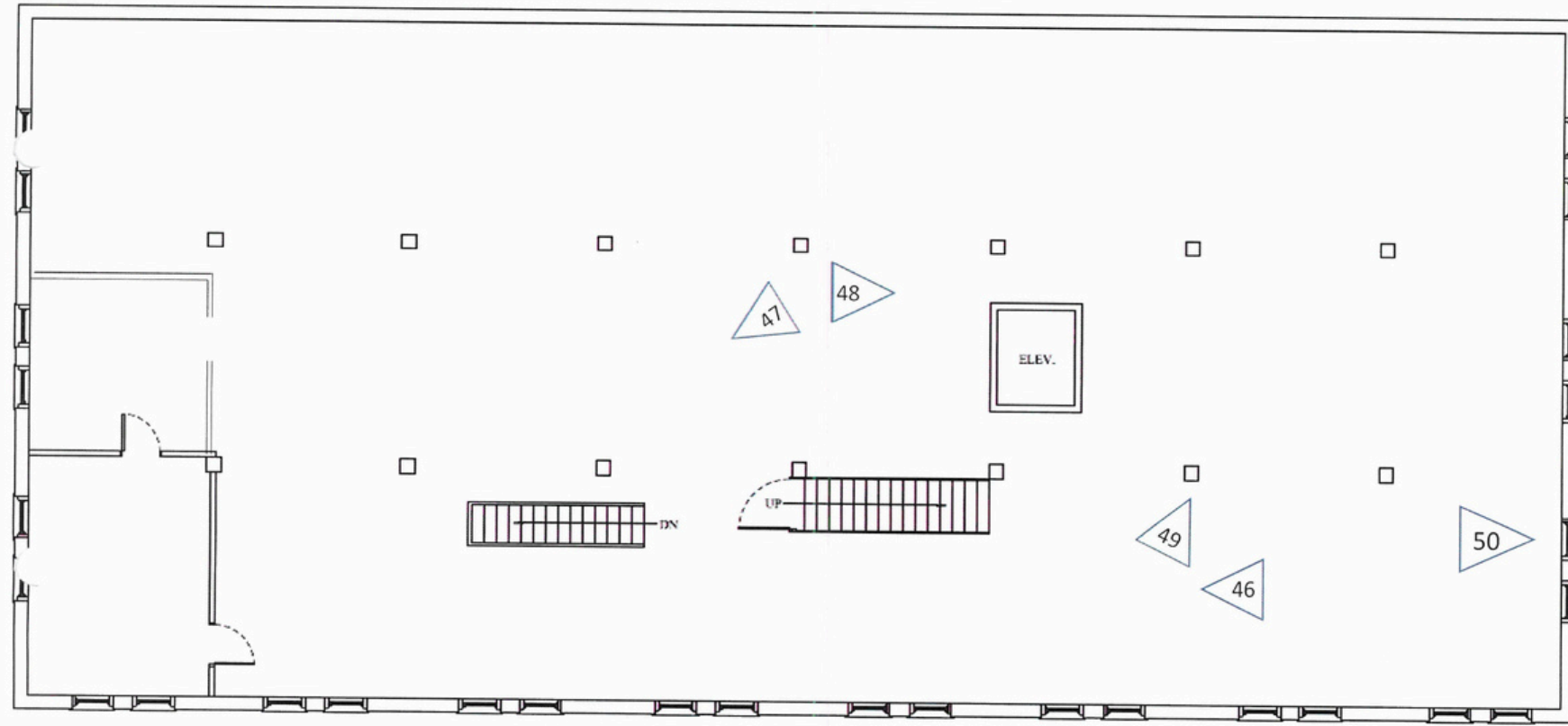
Keyed Map
First Floor Interior

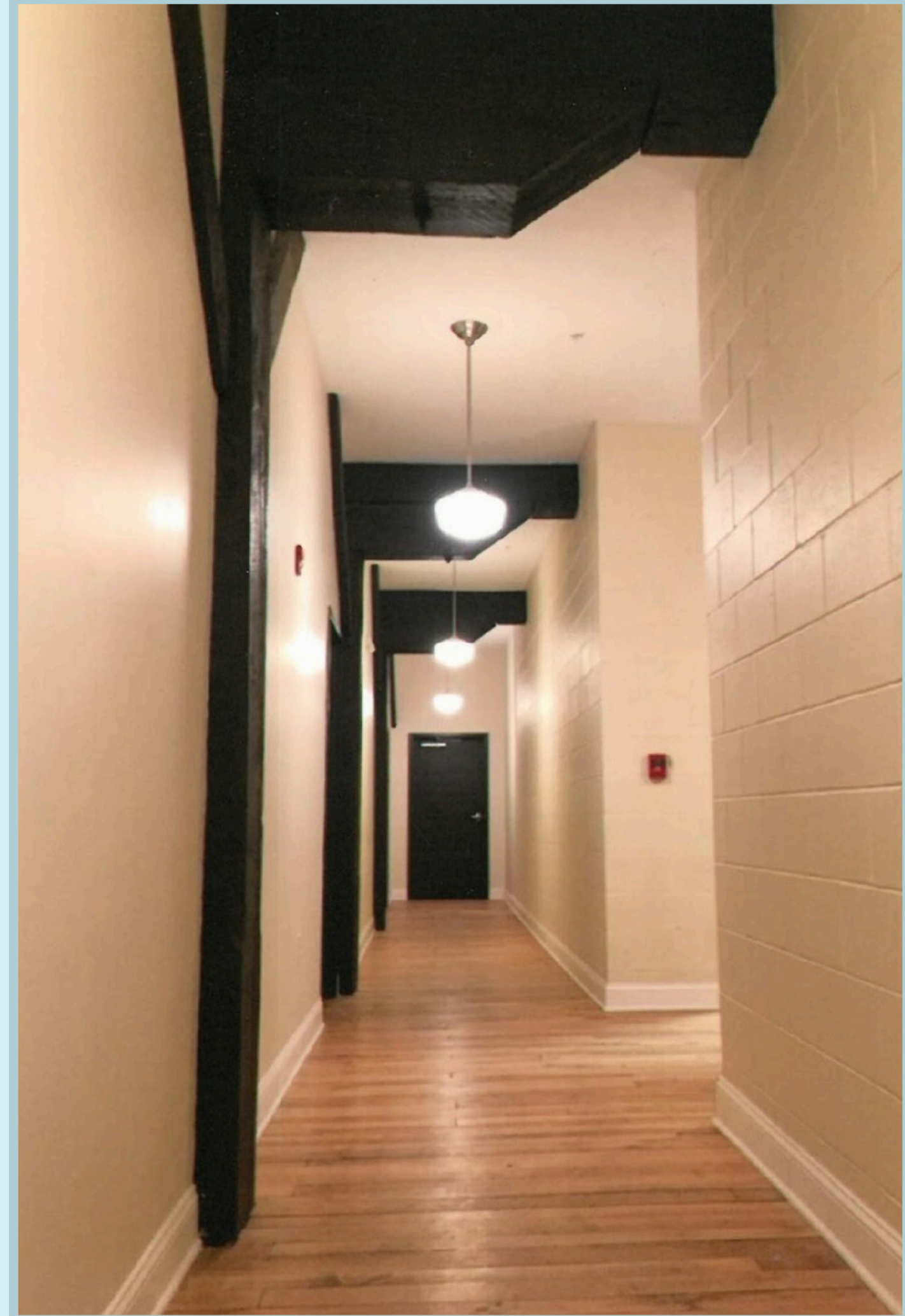
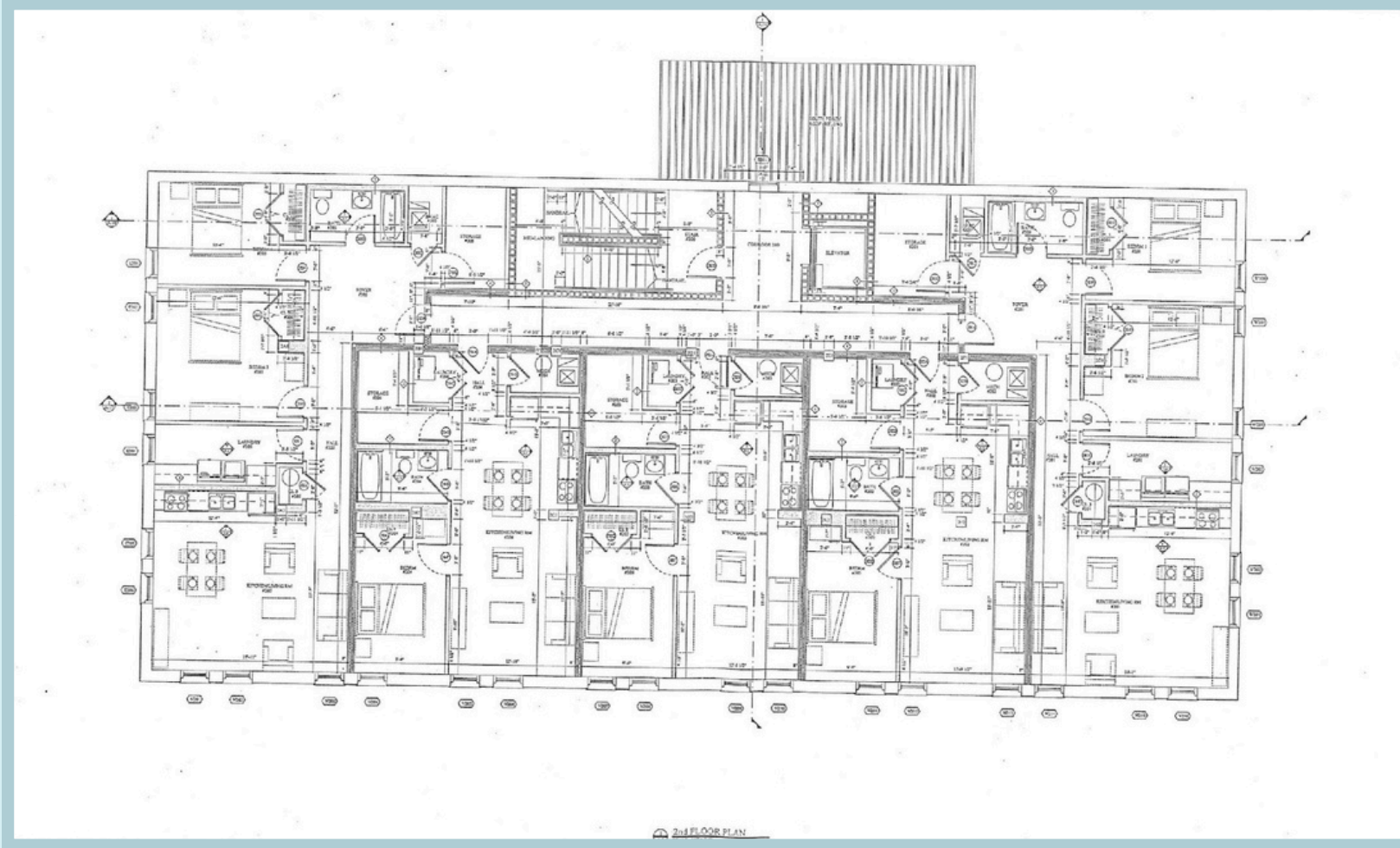






Keyed Map
2nd Floor Interior

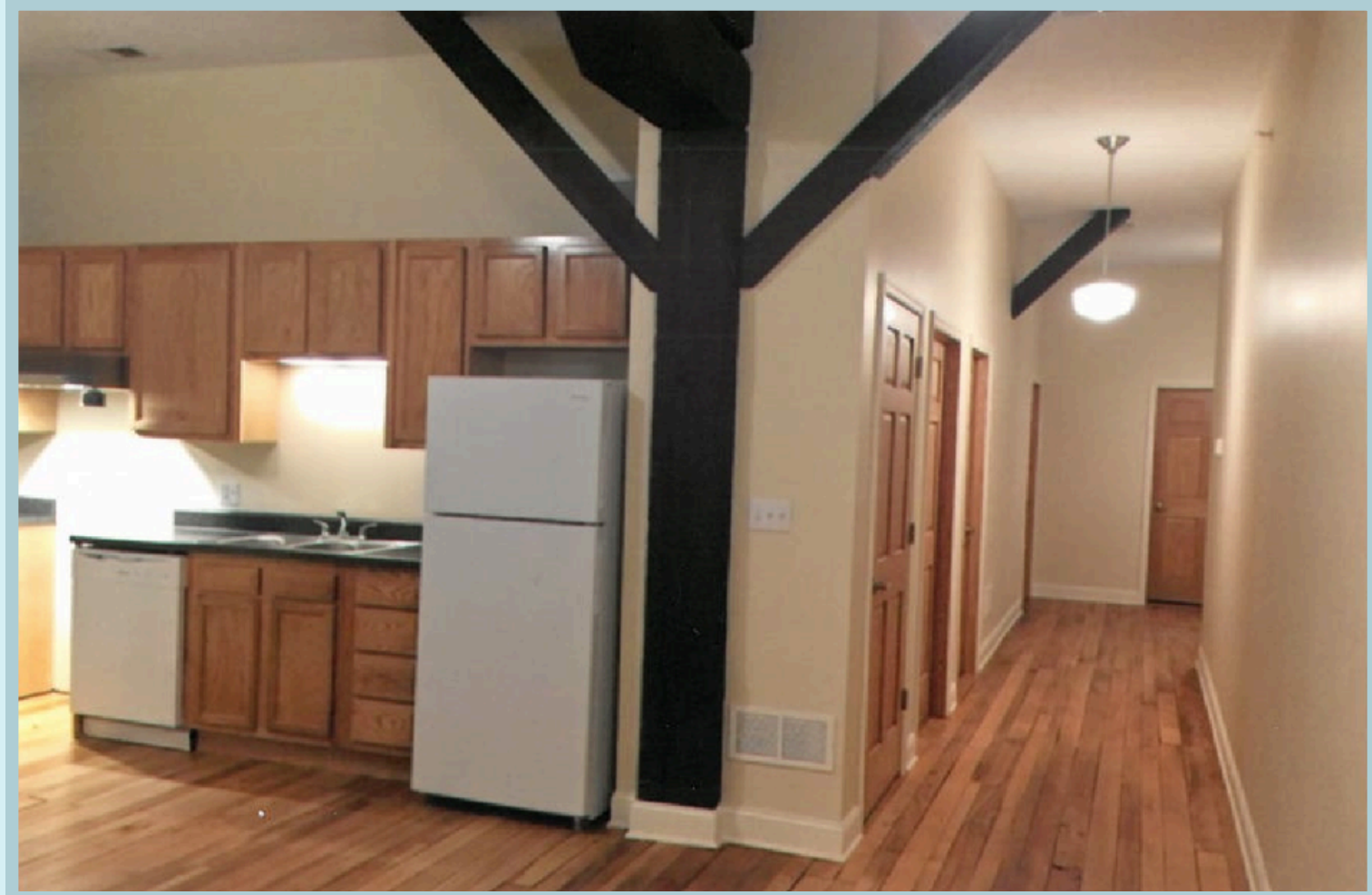






Rehabilitation Snapshot

- Woodlands purchased the Golden Rule in 2017
- AmeriCorps members clean out the building and process items to sell/keep
- Created Golden Rule Limited Partnership
- Received LIHTC allocation from WVHDA 2018
- Received Part 2 approval for HTCs in June 2019
- Listed in the National Register in 2019
- Rehabilitation of building completed December 2020





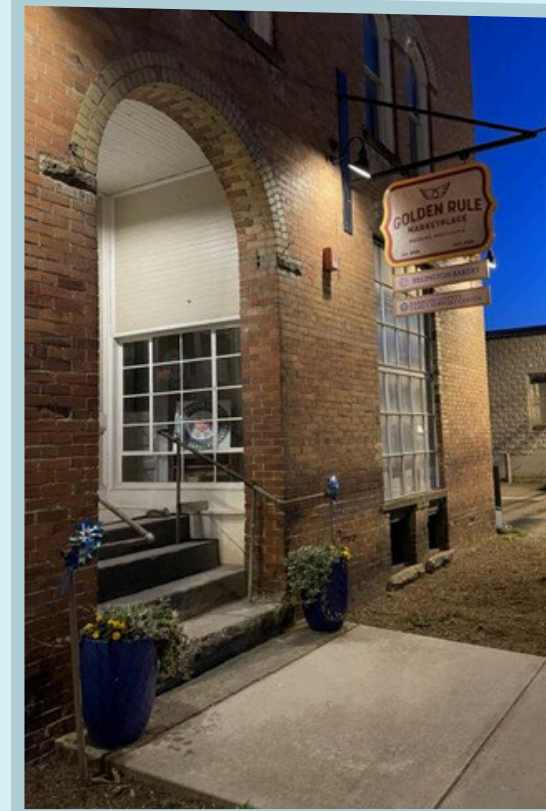
The Golden Rule Today

First Floor/Commercial Space:

- Barbour County Family Support Center
 - Distributes food, provides support for thousands of local families
- Belington Bagel Bakery
 - Bakery/pastries
 - Café
 - Local artist marketplace
 - Coworking space

Second and Third Floors:

- 10 affordable housing units based on income



Example of Financing Stack

Source of Funds	Amount
LIHTC Equity	17,100,655
Deferred Dev Fee	624,705
Fed HTC	7,684,007
State HTC	10,000,197
WVHDF NFHTF Loan	1,152,000
HUD 202 Capital Advance	3,000,000
First Mortgage	5,137,772
HOME Funds (City)	800,000
HOME Match	40,000
CDBG CV	2,500,000
HOME WVHDF	2,645,000
	<u>50,684,336</u>

Questions?

Contact Info:

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304-558-0240 ext. 138

Mike Gioulis, Historic Preservation Consultant
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(304)-765-5716

Resource List

- National Trust's [State HTC Data Center](#)
- NPS's [Historic Preservation Tax Incentives](#)
- National Park Service's [Grants Programs](#)
- HUD's [LIHTC page](#)
- National Trust's [Grant Programs](#)

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.



Upcoming Events



June
TBD

PRESERVE & CONSERVE - PART 2

Participants will explore why planners and historic landmark commissions should periodically resurvey, update, expand, or refine National Register Historic Districts.

Mid-Atlantic TAB Zoom

AUG
5-8

2025 NATIONAL BROWNFIELDS CONFERENCE

The National Brownfields Training Conference is the largest event in the nation focused on environmental revitalization and economic redevelopment.

Chicago, IL

[More info](#)

SEPT
9-11

WV BROWNFIELDS & MAIN STREET CONFERENCE

West Virginia's premier redevelopment event with sessions and workshops on brownfields redevelopment and downtown revitalization in rural communities.

Morgantown, WV

[More info](#)

How TAB Can Help

TAB is independent resource providing support and guidance to help communities understand:

- Acquiring, assessing, cleaning up and redeveloping brownfield properties;
- The health impacts of brownfield sites;
- How science and technology are used for site assessment, remediation, redevelopment and reuse; and
- How to comply with voluntary cleanup requirements.

**Find all our links in
one place!**



Visit our [LinkTree](#) to find our website, social media pages, registrations, and more.

Questions?

Direct Email: wwutab@mail.wvu.edu

We're Here to Help!

Today's Speakers



Meredith Dreistadt

WV State Historic Preservation Office
meredith.c.dreistadt@wv.gov



Mike Gioulis

Historic Preservation Consultant
mike@michaelgioulis.com



Katie See

Assistant Director, Mid-Atlantic TAB
katie.see@mail.wvu.edu

National, International, and Statewide
Preservation Organizations

The National Conference of
State Historic Preservation Officers

WV Preservation Alliance



West Virginia Department of
ARTS, CULTURE & HISTORY