

**MEMORANDUM OF AGREEMENT
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
PURSUANT TO 36 CFR 88.6(A)**

WHEREAS, the City of Wheeling, West Virginia (City) has determined that the proposed demolition will have an effect upon the property located at **1510 Wood Street**, which is listed in the National Register of Historic Places as a contributing building in the East Wheeling Historic District, and has consulted with the West Virginia State Historic Preservation Officer (WV-SHPO) pursuant to 36 CFR Part 800 regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

NOW, THEREFORE, the City and the WV-SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

The City will insure that the following measures are carried out:

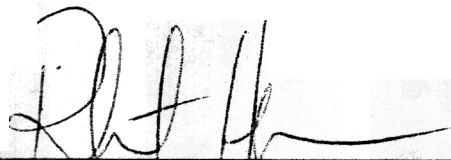
- 1 Prior to demolition the subject property will be documented under the supervision of a consultant qualified under 36 CFR 61 according to the following standards. The West Virginia State Historic Inventory Form will be completed for each structure with additional information prepared in outline form to be added to the Form. All documentation must be approved by the WV-SHPO prior to the initiation of demolition.
- 2 A series of black and white 5 x 7 photographs will be taken of all exterior facades and any significant interior spaces of the houses (Interior if available). A 35 mm camera is acceptable. Negatives will be included with the documentation package. Any available historic image shall be reproduced for inclusion or referenced by source per agreement with the WV-SHPO.
- 3 A brief history of the houses will be written. This will include a chain of title, construction date, if possible, architect's name, if known, and any information regarding use and alterations. Research shall reference early City Directories and histories, if pertinent. Any information of the structure's relationship to the surrounding neighborhood shall be researched also.

4. A brief architectural description will be included describing materials, overall dimensions and features of the buildings.

5. A site plan and outside building dimensions will be drawn. These may be sketch plans drawn to scale: Line drawings no larger than 8 ½" x 14" in size. They can be freehand or hardline, on a blank sheet of archival paper or mylar. Labels, north arrow, overall dimensions and the date of the sketches were drawn are required.

6. Sources of information will be documented; locations of historic images, interviews and bibliography. Preparer of information should be identified also.

Execution of the Memorandum of Agreement by the City and the WV-SHPO, evidence that the City has afforded the Council an opportunity to comment on the demolition and its effects on historic properties, and that the City has taken into account the effects of the undertaking on historic properties.



Robert Herron, City Manager

7-8-09

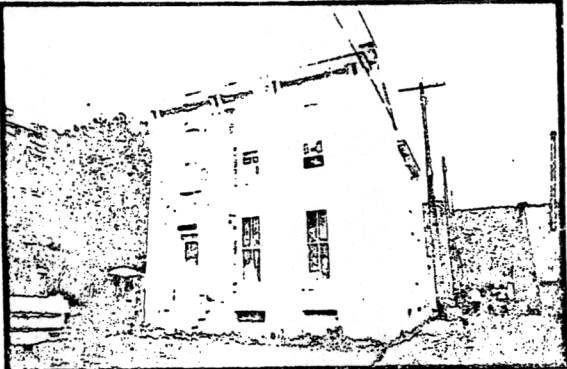
State Historic Preservation Officer

Date



RATING: CHD 3/10/11
 CONTEXT: _____

WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

STREET ADDRESS 1500 BLOCK OF WOOD STREET	COMMON/HISTORIC NAME 	NO. IN SURVEY 75-11	NO. OF BAYS <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">3</div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div> <div style="display: flex; justify-content: space-around; font-size: small;"> FRONT SIDE </div>
TOWN OR COMMUNITY WHEELING EAST WHEELING	COUNTY OHIO	NEGATIVE NO. WHO 75-12	NOT VISIBLE FROM ROAD <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; vertical-align: middle;"></div>
ARCHITECT/BUILDER	DATE OF CONSTRUCTION	EXTERIOR BUILDING FABRIC BRICK	
NAT. REGISTER LISTED STATE REGISTER LISTED	ROOFING MATERIAL ASPHALT	STYLE (STAFF USE ONLY)	
PROPERTY USE OR FUNCTION RESIDENCE	TYPE OF FOUNDATION STONE		
SURVEY ORGANIZATION AND DATE	QUADRANGLE NAME WHEELING		
WHEELING HERITAGE PROJECT	PART OF WHAT SURVEY		

SITE NO.

BRIEF HISTORY

Subject Property:	1510 Wood Street Wheeling, West Virginia
Common/Historic Name:	Unknown
Description:	Two stories with three bays
Construction Date:	Unknown
Architect:	Unknown
Style:	Italianate
Use:	Residential

Previous Uses

A review of the early City Directories (e.g., R.L. Polk & Company; Callin's Wheeling Directory; and the Wheeling City Directory) on file within the Wheeling Room of the Ohio County Public Library indicates the building was residential in nature.

Relationship to Surrounding Properties

The building is located on the west side of Wood Street. It is built to the front property line. The subject property is now in a dilapidated and potentially dangerous condition.

Property Description

The property is a two-story masonry building with a front-to-back shed roof. Windows are one-over-one wooden double hung. The foundation is stone. The roof has been covered with asphalt three-tab shingles. The property has fallen into extreme disrepair due to fire damage water intrusion.

**Chain of Title for
1510 Wood Street, East Wheeling Neighborhood**

<u>Deed</u>	<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
583/515	5/30/78	Harvey L. Rutter and his wife, Crystal F. Rutter	William D. Behrens and Eileen M. Behrens, wife
462/200	3/9/65	Trustee for Edward Linden	Harvey L. Rutter and His wife, Crystal F. Rutter
205/501	6/15/26	Genevieve Linden	Edward Linden
131/9	7/6/09	Ellen Martin, et.al, heirs-in-law To William John Nesbitt	Genevieve Linden
61/154	9/4/73	Thomas O'Brien and wife	William John Nesbitt

The following is a listing of the residents of 1510 Wood Street and the occupations of same, where listed within the city directories:

2004-1983	Vacant
1982-1980	Lorine Reed
1979-1978	William D. and Eileen Behrens
1977-1970	Jacob E. McCarthy
1969-1968	John Oates
1967-1965	Harvey L. Rutter
1964-1963	Kathy Linden
1962-1945	Anna V. Linden
1944-1926	Edward M. Linden
1925-1910	Genevieve Linden
1909-1901	Samuel B. Rose
1900-1873	W.J. Nesbitt

Lorine Reed	Retiree
Jacob E. McCarthy	Greenhouse worker, Hellstern Florist
John Oates	Manager, Windside Aluminum
Harvey L. Rutter	Social Worker, Department of Public Assistance
Anna V. Linden	Clerk, Hage-Davis Drug Store
Edward Linden	Painter
Samuel B. Rose	Department Foreman, National Tube Company
W.J. Nesbitt	Brick Contractor

CITY OF WHEELING



CITY COUNTY BUILDING

1500 CHAPLINE STREET
WHEELING, WEST VIRGINIA 26003

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Planning & Zoning (304) 234-3701

CDBG (304) 234-3701

Fax (304) 234-3899

Building Inspection (304) 234-3601

Fax (304) 234-3683

March 1, 2004

Susan M. Pierce
Deputy State Historic Preservation
Officer for Resource Protection
West Virginia Division of Culture & History
The Cultural Center
1900 Kanawha Boulevard East
Charleston, WV 25305-0300

RE: Section 106 Historical Review
Housing Rehabilitation Program

Dear Ms. Pierce:

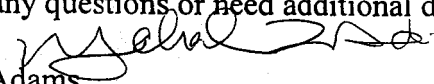
In accordance with Section 106 of the National Historic Preservation Act, the City of Wheeling hereby submits its documentation for the following property:

1510 Wood St.
East Wheeling Neighborhood
Wheeling, West Virginia

The owners of the property have been noticed of the damage shortly after it occurred. Being that the property was not insured and they needed a place to live they used all remaining moneys to find housing. As that economic difficulties prevent them from repairing the structure, they have no intention of improving it. Further more, they have expressed that they have no intentions of razing the structure either. With the assistance of the City, the property was suggested to One Wheeling Weed and Seed, a community group working in the area. They wished to own it, but after six months without a funding source for the project, they have told us they are not capable to meet and sort of code with this venture. Adjacent property owners were told of the property's availability and after much consideration, they declined due to the fact that cost of repairing the excessive damage would exceed the potential value once repaired.. Presently, the owners reside in Ohio and have filled out necessary paper work to have the City raze the structure.

The proposed housing demolition will have no effect. Attached is the analysis prepared by the City's Housing Programs Officer and the findings in support of the determination. The City requests the Division's comments on this matter in order to complete the environmental review process.

If you have any questions or need additional documentation, please contact my office.



Michael L. Adams
Housing Programs Officer

HISTORIC REVIEW

In accordance with Section 106 of the National Historic Preservation Act, the following review was performed on the subject property:

A) PROPERTY

15 10 Wood St.
East Wheeling Neighborhood
Wheeling, West Virginia

B) PROPERTY DESCRIPTION

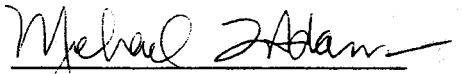
Property is a two-story masonry building with a front to back shed roof. Windows are one over one wooden double hungs. The foundation is stone. The roof has been covered with asphalt three tab shingles. Property has been vacant for one year and has fallen into a state of extreme disrepair due to Fire damage water intrusion. (Please note attached raze or repair order).

C) PROPOSED ACTIVITY

The City proposes to demolish the structure.

D) FINDINGS

The property is eligible for inclusion on the National Register. The proposed demolition will have no effect.



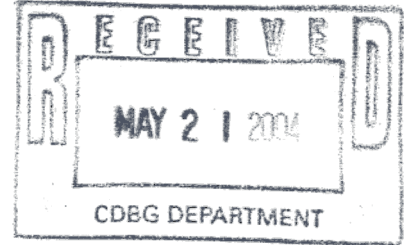
Michael L. Adams
Housing Programs Officer
City of Wheeling, WV



Date



WEST VIRGINIA DIVISION OF
CULTURE AND HISTORY



May 18, 2004

Mr. Michael Adams
City of Wheeling
City County Building
Wheeling, WV 26003

RE: 1510 Wood Street
East Wheeling Neighborhood
FR#: 04-461-OH

Dear Mr. Adams:

We have reviewed the above mentioned project to determine its effects to cultural resources. 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.

The City of Wheeling proposes to demolish the property located at 1510 Wood Street, which is listed in the National Register of Historic Places as a contributing building in the East Wheeling Historic District. Due to this fact the proposed demolition is considered an *Adverse Effect*. You will need to prepare a Memorandum of Agreement (MOA) with State Level documentation. The MOA may follow a simple format outlining that a file will be prepared for the SHPO's survey files with a Historic Property Inventory form, black and white photographs, sketch of a floorplan, and a chain of title including deed book references and dates of transfer. An attempt should be made after the chain of title to collect any historical information on the former owners. Please return the MOA for our signature.

We appreciate the opportunity to be of service. *If you have questions regarding our comments or the Section 106 process, please call Jennifer Murdock, Structural Historian, at (304) 558-0240.*

Sincerely,

Susan M. Pierce
Deputy State Historic Preservation Officer

SMP:rlf

CITY OF WHEELING



**CITY COUNTY BUILDING
WHEELING, WEST VIRGINIA 26003**

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Planning & Zoning (304) 234-3701

CDBG (304) 234-3877

Building Inspection (304) 234-3601

Fax (304) 234-3899

TDD (304) 234-3701

June 6, 2003

William D. and E. M. Behrens
P.O. Box 6325
Wheeling WV 26003

Via Certified Mail

RE: Notice to Raze and Remove
Structure Located at 1510 Wood St.

Dear Mr. & Mrs. Behrens:

On 6/9/03 I conducted an inspection of a structure(s) and property owned by you at 1510 Wood St., Wheeling, WV. As a result of that inspection I have found you to be in violation of the following 2000 ICC International Property Maintenance Code as adopted by the City of Wheeling.

Article 3 Section 301

Exterior Property Areas

3. Vacant Structures and Land

Structure and/or land not maintained in clean, safe, sanitary, secure condition, thus causing a blighting problem.

Article 3 Section 302

Exterior Properties

Sanitation

Exterior properties not maintained in a clean, safe, sanitary, secure condition.

3. Sidewalks and/or Driveways

Sidewalks and/or driveways shall be properly maintained

4. Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches.

5. Rodent Harborage
All structures and exterior property areas shall be kept free from rodent harborage and infestation.
6. Exhaust Vents
Exhaust vents of any type shall not discharge directly onto adjacent public or private property.
7. Accessory Structures
Accessory structures shall be maintained in good working order.

Exterior Structure

Article 3 Section 303

1. General
Exterior of structure in severe disrepair so as to pose a threat to public health, safety and welfare.
2. Protective Treatment
Surfaces not maintained as weather resistant.
4. Structural Members
Structural members not maintained free from deterioration and/or unable to carry imposed loads.
5. Foundation Walls
Foundation walls have deterioration.
6. Exterior Walls
Exterior walls have deterioration.
7. Roof Drainage
Roof drainage inadequate or non-existent.

Article 3 Section 304

Interior Structure.

1. General
Interior of structure in poor structural condition and/or unsanitary.
2. Structural Members
Structural members not capable of imposed loads
3. Interior Surfaces
Interior surfaces not maintained in clean sanitary condition.

Article 3 Section 305

Rubbish and Garbage

1. Accumulation of Rubbish and Garbage
Improper control of rubbish and/or garbage.

Article 4 Section 404

Occupancy Limitations

Article 6 Section 602

Heating Facilities

- 1 Facilities Required
Structure not provided with heating facilities.
2. Residential Occupancies
Heating facilities not capable of maintaining 65° F.

Article 6 Section 603

Mechanical Equipment

- 1 Mechanical Heating Appliances
Mechanical heating appliances not properly installed or maintained.

Article 6 Section 604

Electrical Facilities

1. Facilities Required
Electrical facilities not present
- 2 Service
Electrical service less than three wire, 120/240 Volt, 60 Amp rating or less than Usage of appliances and/or equipment.
- 3 Electrical System Hazards
Electrical system hazards present

Article 7 Section 703

Fire Resistance Ratings

- 1 Fire Resistance-Rated Assemblies
Inadequate, improperly maintained and/or non-existent fire resistant rated construction.

Therefore, I am condemning 1510 Wood St. as dangerous, unsafe and unfit for human habitation or occupancy and I intend to placard 1510 Wood St. as "*Condemned – Dangerous and Unsafe.*"

Subsequently, I am ordering you to raze and remove 1510 Wood St. immediately. All work should be accomplished within thirty (30) days of receipt of this notice to render said structure(s) and/or lot compliant with all applicable laws, codes and ordinances of the City of Wheeling. A complete inspection is required prior to the issuance of any permits.

Upon receipt of this notice, it shall be unlawful under the code to sell, transfer, mortgage, lease or otherwise dispose of the subject property until the provisions of the Order or Notice have been complied with. (Article 1 Section 107.5)

As the owner of the subject structure, you have the right to seek modification or withdrawal of this notice. A written application must be filed with the Building Code Board of Appeals within twenty (20) days of the service of the Order. An appeal must be based upon one or more of the following:

1. A claim that the true intent of the Code was not correctly interpreted;
2. A claim that the provisions of the Code do not fully apply;
3. A claim that the requirements of the Code are adequately satisfied by other means; and/ or,
4. A claim that a strict interpretation of the code would cause an undue hardship.


All letters are to be addressed as follows:

City of Wheeling Building Code Board of Appeals
c/o City Clerk's Office
1500 Chapline Street
Wheeling, WV 26003

Failure to comply with this Order and Notice as outlined in Article 1 Sections 106, 108, 109 & 110 of the Code may subject the afore-mentioned owner and/or occupant to criminal prosecution without further notice and possible termination of utilities without further notice.

Thank you for your anticipated cooperation in this is matter.

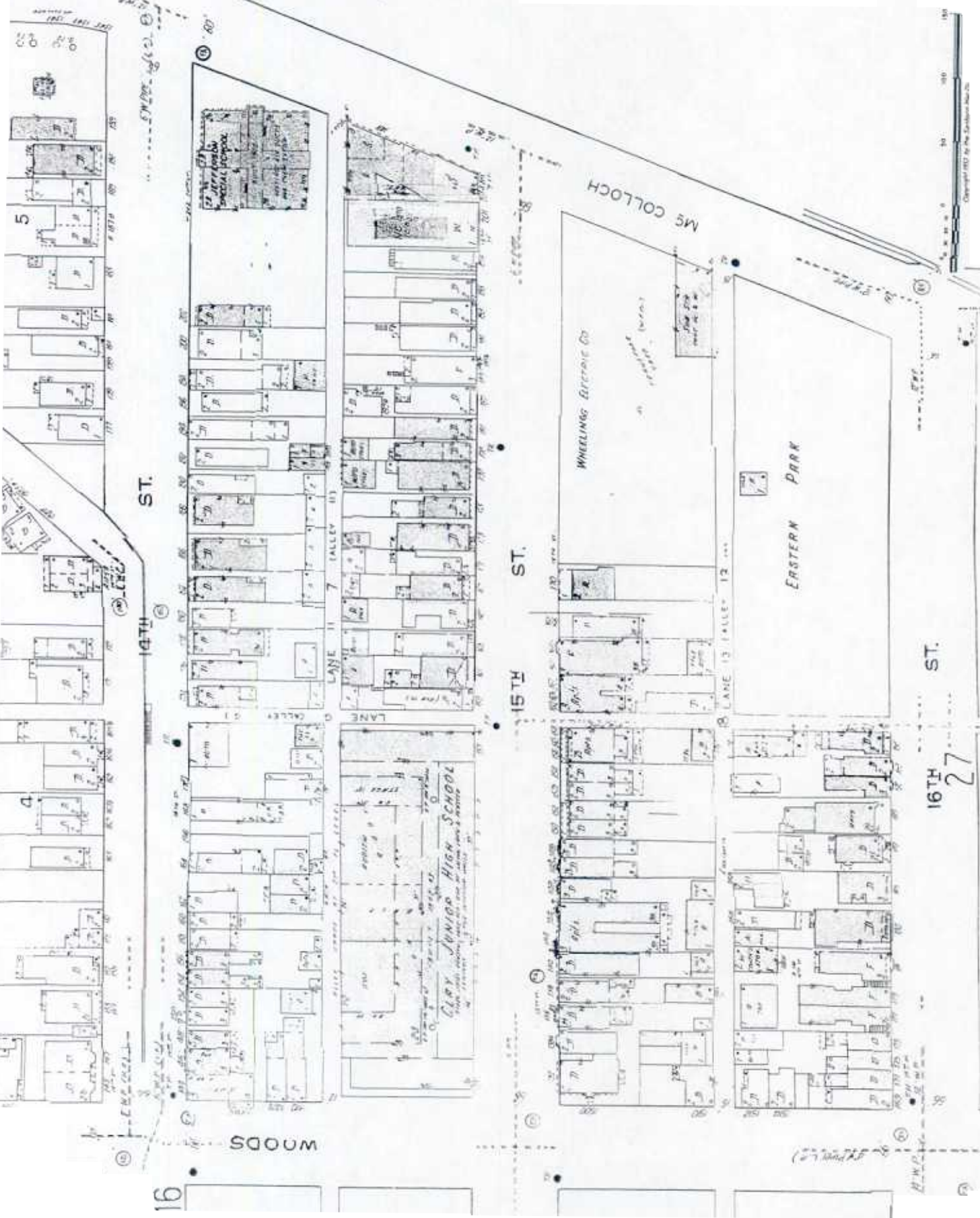
Sincerely,



Michael L. Adams
Code Enforcement Officer

MLA:jb

22



ST.

14TH

ST.

15TH

ST.

16TH

WOODS

MS COLLOCH

WHEELING ELECTRIC CO

EASTERN PARK

CLAY JUNIOR HIGH SCHOOL

27

16

Copyright 1922 by Geo. Davidson & Co.

CITY OF WHEELING



CITY COUNTY BUILDING

1500 CHAPLINE STREET
WHEELING, WEST VIRGINIA 26003

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

August 3, 2004

Planning & Zoning (304) 234-3701
CDBG (304) 234-3877
Building Inspection (304) 234-3601
Fax (304) 234-3899
TDD (304) 234-3701

Jennifer W. Murdock
Structural Historian for Review and Compliance
WV Division of Culture and History
The Cultural Center
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305-0300

RE: 1510 Wood Street
East Wheeling Neighborhood
FR#: 04-461-OH

Dear Ms. Murdock:

Reference is made to your concerns in regard to the Memorandum of Agreement (MOA) on the above-captioned demolition project signed July 8, 2004 by Mr. Robert Herron, City Manager. In short, you requested that an additional stipulation be added to the MOA to address future development at that site. Subsequently, after an exchange of information telephonically, via facsimile, and correspondence between your office and Mr. Adams, Mr. Michael Kelly, Assistant City Solicitor, and myself in regard to a similar demolition project, 138 14th Street (FR#: 04-483-OH), we have come to a mutually agreeable resolution, to wit: The City shall include within the MOA a seventh stipulation in regard to infill requirements. This we can do because the City Codified Ordinance's, Section 1347.03 EWSD, EAST WHEELING SPECIAL DISTRICT (photocopy enclosed) already calls for such a review.

Enclosed please find a revised, signed MOA. We trust this responds to your concerns, and look forward to receiving your clearance for the demolition of 1510 Wood Street.

Thanking you for your assistance in the resolution of this matter, I remain

Sincerely,

A handwritten signature in cursive script that reads "Gary A. Lange".

Gary A. Lange
Community Development Specialist

Enclosures

**MEMORANDUM OF AGREEMENT
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
PURSUANT TO 36 CFR 88.6(A)**

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NOW, THEREFORE, the City and the WV-SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

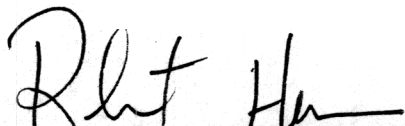
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2. A series of black and white 5 x 7 photographs will be taken of all exterior facades and any significant interior spaces of the houses (Interior if available). A 35 mm camera is acceptable. Negatives will be included with the documentation package. Any available historic image shall be reproduced for inclusion or referenced by source per agreement with the WV-SHPO.
3. A brief history of the houses will be written. This will include a chain of title, construction date, if possible, architect's name, if known, and any information regarding use and alterations. Research shall reference early City Directories and histories, if pertinent. Any information of the structure's relationship to the surrounding neighborhood shall be researched also.

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5. A site plan and outside building dimensions will be drawn. These may be sketch plans drawn to scale: Line drawings no larger than 8 1/2" x 14" in size. They can be freehand or hardline, on a blank sheet of archival paper or mylar. Labels, north arrow, overall dimensions and the date of the sketches were drawn are required.
6. Sources of information will be documented; locations of historic images, interviews and bibliography. Preparer of information should be identified also.
7. Future activity on this site shall be compatible with the historic and architectural characteristics of the East Wheeling Historic District and will be responsive to the recommended approaches for new infill as discussed by the Secretary of the Interior's Standards for Rehabilitation. The City will insure that the elevations and plans for the new construction are provided for the West Virginia State Historic Preservation Office to address any concerns, providing written comments within thirty days. Final plans and specifications will be provided to the WVSHPO to confirm adherence to the Standards. This stipulation is provided for with the City of Wheeling's codified ordinances, Section 1347.03, EWSD, EAST WHEELING SPECIAL DISTRICT, a photocopy of which is attached to this MOA.

Execution of the Memorandum of Agreement by the City and the WV-SHPO, evidence that the City has afforded the Council an opportunity to comment on the demolition and its effects on historic properties, and that the City has taken into account the effects of the undertaking on historic properties.



 Robert Herron, City Manager

8-3-04

 Date

 State Historic Preservation Officer

 Date

(f) **SPECIAL PERMIT USES** . The following are allowed by special permit, subject to the conditions and requirements of Article 1371:

- (1) Bed and breakfast .
- (2) Municipal building .
- (3) Place of worship .
- (4) Public or private utility .
- (5) Public or private elementary, intermediate, middle, junior high, or high school.
- (6) Nursery school or day care center .
- (7) Restricted accessory parking.

(g) **USE OF BUILDING** . Residential uses and office uses shall be allowed on ground and upper floors. A home occupation shall be allowed anywhere in the building and shall be subject to all home occupation regulations in Article 1367 .

(h) **DESIGN REQUIREMENTS** . All residential construction, expansion, alterations or renovations and all non-residential uses, construction, expansion, alterations or renovations shall be required to submit a building and façade plan to the Planning Commission for approval using the site plan review process detailed in Article 1373. Approval will be granted based on a set of guidelines established in conjunction with the Historic Landmarks Commission . Prior to the adoption of such guidelines, the following criteria shall apply:

- (1) The applicant shall demonstrate that he/she will preserve or restore historic and architectural features of the building and that the exterior of the structure will be in keeping with the original style of the structure and the overall historic character of the district.
- (2) The structures shall be adaptively reused in a manner that minimally alters the original façade and improves any previous inappropriate renovations or alterations.
- (3) Building materials, fenestration, color, and signs shall be contextual with the surrounding historic character and appropriate to the original design of the structure.
- (4) The applicant will be required to demonstrate that the height, massing, setbacks, materials, fenestration, and color of the new construction will enhance or restore the historic and architectural quality of the NWSD district.

1347.03 EWSD , EAST WHEELING SPECIAL DISTRICT .

(a) **PURPOSE AND LEGISLATIVE INTENT**. The EWSD recognizes that East Wheeling is one of the city's most historic neighborhoods. East Wheeling contains architecturally and historically important residential buildings that are homes to residents and may have mixed-use potential. The intent of this zoning district is to protect the existing residential character, while accommodating very limited commercial enterprises that serve the residents and visitors to the downtown and municipal buildings.

(b) **REFERENCES** . See Article 1331 for general regulations applying to all districts. See Article 1355 et seq. for Supplemental Regulations . See Article 1371 for special permit uses. See Article 1373 for uses subject to site development plan approval.

- (1) The applicant shall demonstrate that he/she will preserve or restore historic and architectural features of the building and that the exterior of the structure will be in keeping with the original style of the structure and the overall historic character of the district.
- (2) The structures shall be adaptively reused in a manner that minimally alters the original façade and improves any previous inappropriate renovations or alterations.
Building materials, fenestration, color, and signs shall be contextual with the surrounding historic character and appropriate to the original design of the structure.
The applicant will be required to demonstrate that the height, massing, setbacks, materials, fenestration, and color of the new construction will enhance or restore the historic and architectural quality of the EWSD district.



WEST VIRGINIA
DIVISION OF
CULTURE & HISTORY

1900 Kanawha Blvd., E.
Charleston, WV
25305-0300

Phone 304.558.0220
Fax 304.558.2779
TDD 304.558.3562
www.wvculture.org

EEO/AA Employer

August 27, 2004

Mr. Gary Lange
City of Wheeling
City County Building
Wheeling, WV 26003

RE: 1510 Wood Street
East Wheeling Neighborhood
FR# 04-461-OH2

Dear Mr. Lange:

We have reviewed the above mentioned project to determine its effects to cultural resources. 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.

The West Virginia State Historic Preservation Office has reviewed the revised Memorandum of Agreement (MOA) for the Adverse Effect caused by the demolition of 1510 Wood Street in Wheeling, Ohio County. 1510 Wood Street is a contributing structure in the East Wheeling Historic District listed on the National Register of Historic Places. Thank you for adding the additional stipulation to the MOA stating that the City of Wheeling will enforce that "future activity on this site shall be compatible with the historic and architectural characteristics of the East Wheeling Historic District and will be responsive to the recommended approaches for new infill as discussed by the Secretary of the Interior's Standards for Rehabilitation." Furthermore, stipulation #7 allows the West Virginia State Historic Preservation Office an opportunity to review any new construction on the site. We accept the MOA for 183 14th Street, Wheeling with the addition of stipulation #7. We have received all items necessary to fulfill this MOA including a copy of the original inventory form, copies of all review correspondence, property map, city tax parcel map, mylar map, brief history and the black and white photographs with negatives. No further consultation is necessary prior to demolition of the property.

We appreciate the opportunity to be of service. *If you have questions regarding our comments or the Section 106 process, please call Ryan Burns, Historian at (304) 558-0240.*

Sincerely,

Susan M. Pierce
Deputy State Historic Preservation Officer

SMP: rcb

**MEMORANDUM OF AGREEMENT
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
PURSUANT TO 36 CFR 88.6(A)**

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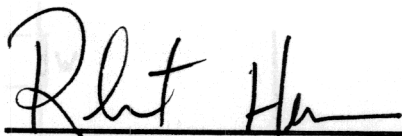
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2. A series of black and white 5 x 7 photographs will be taken of all exterior facades and any significant interior spaces of the houses (Interior if available). A 35 mm camera is acceptable. Negatives will be included with the documentation package. Any available historic image shall be reproduced for inclusion or referenced by source per agreement with the WV-SHPO.
- 3 A brief history of the houses will be written. This will include a chain of title, construction date, if possible, architect's name, if known, and any information regarding use and alterations. Research shall reference early City Directories and histories, if pertinent. Any information of the structure's relationship to the surrounding neighborhood shall be researched also.

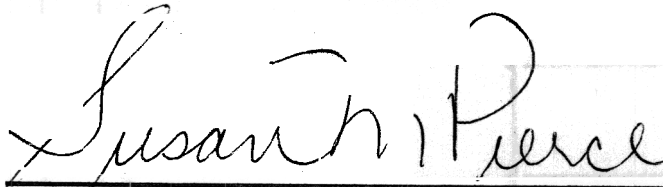
4. A brief architectural description will be included describing materials, overall dimensions and features of the buildings.
5. A site plan and outside building dimensions will be drawn. These may be sketch plans drawn to scale: Line drawings no larger than 8 1/2" x 14" in size. They can be freehand or hardline, on a blank sheet of archival paper or mylar. Labels, north arrow, overall dimensions and the date of the sketches were drawn are required.
6. Sources of information will be documented; locations of historic images, interviews and bibliography. Preparer of information should be identified also.
7. Future activity on this site shall be compatible with the historic and architectural characteristics of the East Wheeling Historic District and will be responsive to the recommended approaches for new infill as discussed by the Secretary of the Interior's Standards for Rehabilitation. The City will insure that the elevations and plans for the new construction are provided for the West Virginia State Historic Preservation Office to address any concerns, providing written comments within thirty days. Final plans and specifications will be provided to the WVSHPO to confirm adherence to the Standards. This stipulation is provided for with the City of Wheeling's codified ordinances, Section 1347.03, EWSD, EAST WHEELING SPECIAL DISTRICT, a photocopy of which is attached to this MOA.

Execution of the Memorandum of Agreement by the City and the WV-SHPO, evidence that the City has afforded the Council an opportunity to comment on the demolition and its effects on historic properties, and that the City has taken into account the effects of the undertaking on historic properties.



Robert Herron, City Manager

8/30/04



State Historic Preservation Officer

8/27/04

Date