

Footnotes

2010

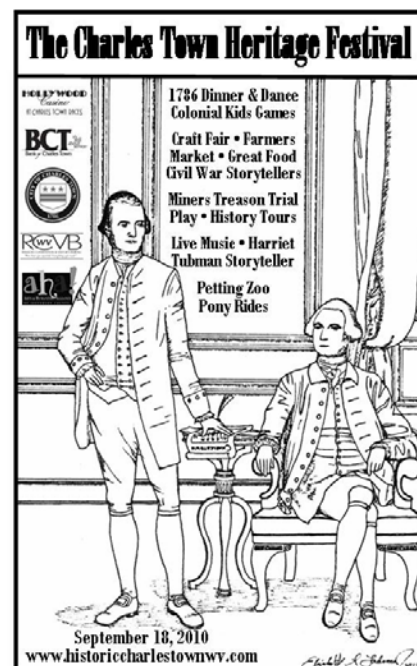
The Official Newsletter Of The Historic Landmarks Commission

Opening & Heritage Festival By: Charity Long, HLC Chair

This year has been eventful for the Charles Town Historic Landmarks Commission, literally! We are honored to be planning and implementing the upcoming Charles Town Heritage Festival, a process that began early this year. With the new management of the festival we are making some changes to better reflect the purpose of the celebration. The mission for the festival is "to promote the awareness, preservation and celebration of our local heritage in an engaging family-oriented environment. The festival is an opportunity for local citizens and heritage tourists alike to explore Charles Town's unique history while experiencing the arts and culture of the region."

As such we will be featuring a variety of events that celebrate our history through fun hands-on events. Among the activities planned are:

- Harriet Tubman Storyteller Ilene Evans
- 1786 Dinner & Dance
- David LaFleur, Folk Musician
- Guided Downtown Walking Tour
- Sounds of the Shenandoah Barbershop Chorus
- Petting Zoo
- Pony Rides
- Children's Colonial Games Workshop
- Kids Cornbread Demonstration
- Kids Play area
- The Gospel Lights, Gospel music choir
- Meet George and Charles Washington
- Emma Edmonds Civil War Spy performance by Adam Booth
- Washington Family Homes Tour
- Miners' Treason Trial Play titled "A Comic Opera War"
- John DuRant, Costumed Strolling Musician
- Faux Painting Workshop
- Farmers Market
- The Galloway Family Singers
- Road Trip to History Films
- The Scones, Folk trio including Civil War, sea shanties, Americana, and Irish tunes



Admission to the festival is free, although some activities do require tickets. For more information please visit the new HLC website www.historiccharlestownwv.com. September 18th History Awaits You!

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American Public University Systems, New Office Building
By: Jeff Whitaker



The American Public University Systems, 111 West Congress Street, Charles Town, WV, is constructing a new building to add to their campus, where there once was only a dilapidated shell of a building next to the railroad tracks. The architect, owners and contractors are participating in the LEED program for the design & construction. The general contractor for the building is Cox Schepp.

LEED is "Leadership in Energy and Environmental Design", and is internationally recognized for their green building certification and third party verification.

The program strives for energy savings, water efficiency, CO2 emission reduction, improved indoor air quality, stewardship of resources, and sensitivity to its impact. Formerly there was a 69 point total, but the new version 3 consists of an 100 point system with up to 6 extra points for innovation in Design, and 4 extra points added for regional priority.

The documents need to be submitted and a registration and certification fee paid, to achieve one of the following levels: (old point standard also shown)

Certified	40-49 points	(26-32)
Silver	50-59 points	(33-38)
Gold	60-79 points	(39-51)
Platinum	80 points & over	(52-69)

The Certified and Silver status are easier to achieve than the Gold and Platinum levels, so fewer buildings have been designed to meet these higher standards. The American Public University Building has been designed by Harne Bowen Architects & Planners to meet the Gold standard of Leed. Typically, the average extra initial cost to have a leed certified building is approximately \$2.43 per square foot, while the average energy cost savings equals \$6.46 per square foot. The building is a four story, 45,000 square foot office building and is scheduled to open mid October of this year.

The Charles Town Historic Landmarks Commission meets the second Monday of each month at City Hall

Meetings are **open to the public**.

We also publish this newsletter and are always looking for volunteers to help with articles, research or other tasks.



The Brown-Shugart House
By: Charity Long

In the fall of 2005 my husband Kevin and I purchased the Brown-Shugart House, a beautiful Victorian located on Samuel Street. When we purchased the house it was in serious disrepair with structural issues, leaky roofs, failing gutters, a gutted kitchen and so many more problems.

We saw the homes potential and bought the home with the intention of restoring it to its former glory. Over the years we have repaired various features such as the front porch floor and underlying supports, replaced and fixed leaky roofs, replaced plumbing, installed a new boiler, and remodeled a kitchen from a room stripped to the stud walls. This just begins the list of projects we have started or completed.

[Brown-Shugart House Continued]

We have learned through trial and error and have had many good laughs a few good cries as well. The process of restoration can be stressful and when the blizzards bestowed multiple feet of snow upon our roofs, we were tested further. Ice dams on our new roof filtered water into our new kitchen damaging the walls, curtains, floors and wood trim. Luckily most of the damage was minimal, but as the snows kept coming, the water kept poring through the walls. We had replaced the kitchen roof shortly after finishing the kitchen. Unfortunately, that was not enough as failing roofs and gutters on the second story were funneling water into the house.

Luckily, the South Charles Town Historic district was listed on the National Register of Historic Places in the fall of 2009. This designation allows contributing structures in the district to apply for state historic preservation grants and tax credits. We had always planned on applying for grants and tax credits once the neighborhood was listed but the grant process and writing is a detailed process which takes careful documentation, constructions estimates, and letters of support not to mention matching money. The deadline to apply for grants is in late March, and since we did not qualify until October of '09, we thought we would apply for the 2011 grant period.

The record breaking snow falls and leaking roofs changed our mind, and in February we started writing our grant proposal. We had roughly 45 days to complete the application a daunting task given the limited time frame. We were fortunate that my student Stephen Hebert with Monumental Construction was able to help us the restoration estimates.

Stephen is an expert in the historic preservation field and is frequently used by the White House and other Federal building in DC for his specialized skills. We took hundreds of pictures documenting the deterioration of the house, wrote endless paragraphs stating the restoration plan and the need for assistance. We also petitioned the community for letter of support. We received 20 letters from various sources including the City of Charles Town, congresswoman Shelley Moore Capito, the Jefferson County Historical Society and a huge number of friends and neighbors. We also researched and printed all the articles written on the house to include with the application.

Once the application was completed we sent it to the State Historic Preservation Office to be reviewed, scored and then sent to the Archives and History Commission. With only \$500,000 for the whole state, we knew it was a long shot, but we were hopeful. We began the months long waiting period as our application went through the review process.

In the end of June we received a letter from Governor Manchin stating that would be receiving a grant to assist with the repair and replacement of roofs and gutters and for the restoration of our original windows.

We still are learning what comes next but hope to know more soon as we will be attending a grants administration course in Charleston. We are anxious to begin the next phase of our restoration. Thanks to this grant and the support from the community we have a renewed sense of hope and accomplishment. Kevin and I love the Brown-Shugart House and our beautiful historic city and we are thankful to be a part of this great town.



Want to follow the progress of the Brown-Shugart House? Kevin and Charity have a website, (www.kevinandcharity.com), blog (www.walnutmanor.blogspot.com) and Facebook page (www.facebook.com/profile.php?id=100000181816105) all dedicated to the restoration of the house (AKA Walnut Manor).

**Shenandoah Valley Railroad Train Depot,
Charles Town, West Virginia
By: Kristen Marino**



Located off Route 51, or Middleway Pike, is Charles Town's only standing railroad station, the former Shenandoah Valley Railroad Train Depot. Once a bustling stop for the SVRR, which later became the Norfolk and Western Railway, it served as stiff competition for the B&O Railroad.

Construction on the wood-frame depot began in October 1879 by workers under Julius C. Holmes, a local contractor and architect, who moved to Charles Town after serving in the Civil War. He built the house on the northwest corner of Congress and Lawrence Streets for himself, as well as numerous other residences in town, including the Wilson house on Mildred Street, and the Aldrich house on the southwest corner of Congress and Mildred Streets. J. C. Holmes was also contracted to construct the brick B&O Railroad depot in Charles Town. Holmes' other buildings include Oakland Hotel, Luray Inn, Roanoke Hotel, Union Station (Roanoke), Harrisonburg Courthouse, and most, if not all, SVRR depots leading to Roanoke.

Roofing for the Charles Town SVRR depot was completed by Duke and Gallaher. According to the *Spirit of Jefferson*, the building was expected to be "capacious, handsome and convenient," as well as providing "a neat and comfortable waiting room, telegraph and ticket office, and express and freight rooms." Additional depots were to be built in Shepherdstown, West Virginia, and Berryville, Millwood, and Riverton, Virginia.

The *Virginia Free Press* noted that 6,000 tons of steel rails from Germany were bought, enough to reach to Waynesboro, Virginia. Two 35-ton locomotives from William Milnes, Jr. and V. L. Boyce reached Charles Town in November 1879, and the following year Western Union opened an office at the SVRR depot. Although the train men were complimented on their blue and silver uniforms, Charles Town residents were unhappy with the muddy path leading to the depot, in some places ankle-deep. The B&O depot, on the other hand, was accessed via a much cleaner plank walk.

Unfortunately, in October 1887 the station was destroyed by a fire in the waiting room. Plans to restore the depot were quickly underway, and in April 1888 the rebuilt depot was deemed "pleasing and convenient" by the *Spirit of Jefferson*.

Though the depot itself received accolades for its comfort and convenience, service by the railroad was not always favorable. In September 1888, passengers complained of poor service and of having to stand by the rails waiting for the train. In April 1893, the midnight train failed to stop at the depot, continuing instead to the B&O junction. People jumped off the train and a man was killed.

Further bad fortune hit when the station was robbed in 1899, with packages stolen from the safe that had been opened by dynamite. In September 1890, the SVRR was bankrupt and was reorganized as the Shenandoah Valley Railway, and by December of that year it became part of N&W.

In 1903 improvements were made at the depot. It was moved back from the railroad by five feet and Agent Marion Bollinger (or Bollingen) had the office enlarged and a baggage room added on the south side. In 1912, N&W wanted to move the station to the Belt Line, but the citizens of Charles Town opposed the plan. N&W, in 1913, purchased land opposite and south of the station to be used for a new depot, which was to be 200 feet long with a 400-foot train shed and heated with steam heat.



www.varail.com/svhome.htm

[Shenandoah Valley Railroad Continued]

In 1915 the old SVRR depot was moved by C. F. Wall to a foundation on his land near Altona Farm, just outside Charles town. The new N&W station was completed that year and a taxi ran from anywhere in Charles Town or Ranson to either depot for 25 cents for adults and 15 cents for children. Also in 1915, Agent Bollinger committed suicide with a .38 revolver in his bedroom on

Washington Street. He had been a N&W employee for 32 years and in charge of the depot for 28 of those years.

The station remains in Charles Town as a lovely example of a local railroad company.

The information for this article is based on research conducted by Cecil D. Eby provided to Mrs. Faye B. Davenport.



Charles Washington Office
By: Mark Reinhart

Built of brick, the single room office located on North Lawrence Street between Washington and Liberty Streets is identified as the Office which Colonel Charles Washington used in his practice of Law as well as the Office from which he sold lots in what was then Charlestown, Virginia. Charles Washington divided the 80 acres he laid out in half acre lots, four to a block. The Office is located on what is known as lot number 19 which was subsequently sold to Thomas Griggs by Charles Washington on 22 June 1788.

Charles Washington's home Happy Retreat was located at the time outside of Charlestown. Charles Washington rode into town several times a week to conduct business and meet with the town trustees in this office.

Thomas Griggs erected a home on lot number nineteen following his purchase of the lot 22 June 1788; it is unknown if Charles Washington continued to work from the Office after the sale of the lot.

Charles Washington sold lots in Charlestown through 26 August 1796, perhaps continuing to use the Office from 1788 through 1796.

The structure was later used as slave quarters for the Thomas Griggs descendents, although it is unknown precisely when it was used for this purpose. Later the property was sold to H. Vernon Sheetz, a prominent Charles Town WV attorney, who retired from law and established a florist business in 1924 on the property complete with green houses. During the ownership by Vernon Sheetz and later, his daughter Florence Sheetz Stocks, the building was used for storage and as a potting shed.

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CORE
By: Gary Rawlings



CORE is the outgrowth on WV ONTRAC, a state program designed to help cities reach Main Street designation. Charles Town and Ranson received ON TRAC Program status in February, 2009. Later that year state ON TRAC representatives performed a Community Assessment which produced an outline of activities for Charles Town and Ranson to follow.

ONTRAC became CORE which stands for "Center Cities One Renewal Effort. The purpose of CORE is to serve the Charles Town-Ranson community by taking actions to eliminate the physical, social, cultural and economic deterioration of our historic downtown center and promote historic preservation and other efforts for the betterment of the community.

CORE is a forerunner to Main Street designation. Main Street programs are locally driven, funded, organized, and run. They are independent nonprofits or city agencies located in the community and affiliated with the statewide coordinating Main Street organization and a network of other Main Street organizations within the state. The coordinating organizations provide direct technical services, networking, and training opportunities to their affiliated programs.

The Main Street Four-Point Approach® is a community-driven, comprehensive strategy used to revitalize downtown districts throughout the United States. It is a common-sense way to address the variety of issues and problems that challenge traditional business districts.

CORE is following the recommended Main Street structures presented by WV ON TRAC:

- CORE Board of Directors
- Promotions Committee
- Design Committee
- Economic Restructuring Committee
- Youth Task Force

Each committee meets regularly and is assigned specific tasks to accomplish.

The City of Charles Town contributes funding to CORE while Ranson provides expertise and coordination activities. It will take many people and volunteers to achieve the goal of eliminating deterioration of the historic downtown area, but just within the 2 years of effort, results can be seen:

- A new 40,000 sq. ft. office building.
- A calendar of annual events.
- Efforts to revitalize/save Charles Washington Hall (a cornerstone of the downtown).
- A Parking Feasibility Study.
- Efforts to create a "walkable" community.
- A new ice cream/deli

The future of our downtown is looking up! People are excited and involved. Stay tuned for future developments!



The City of Charles Town Historic Landmarks Commission (HLC) meets on the second Monday of each month at 7:30 pm at City Hall. All meetings are open to the public - guests are welcome.

If you have any questions or concerns or would like to know how you can volunteer, call 304-725-2311 or stop by City Hall at 101 East Washington Street.

Commissioners: Charity Long, Kristen Marino, Mark Reinhart, Evelyn Taylor, Jeff Whitaker

This Publication was Assembled by Jenay Grant- Charles Town City Hall Student Intern