

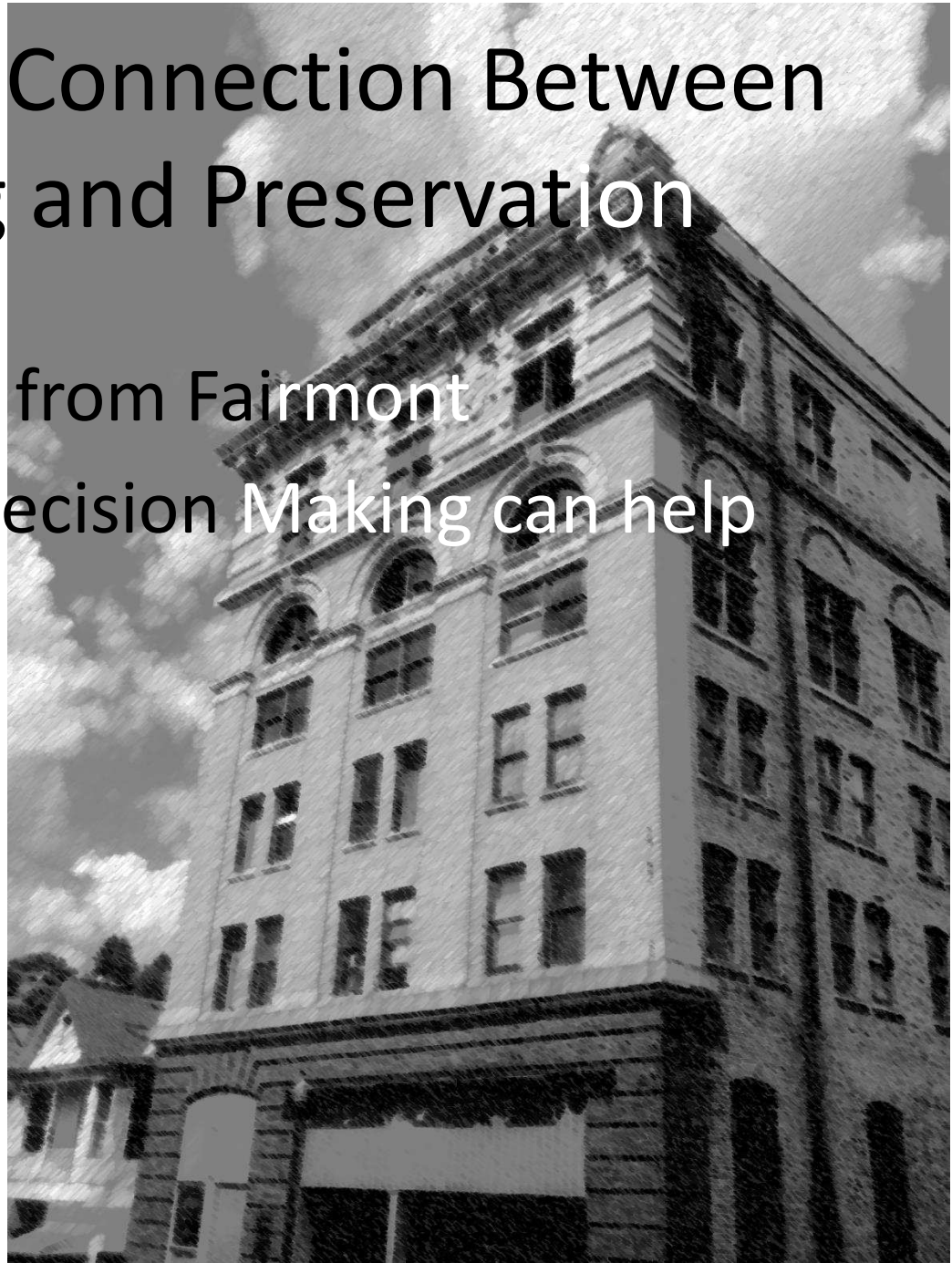
# Making the Connection Between Planning and Preservation

How to take the Hysterical out of Historic  
Preservation

Katherine Wyrosdick, AICP  
Director of Planning, Erie County

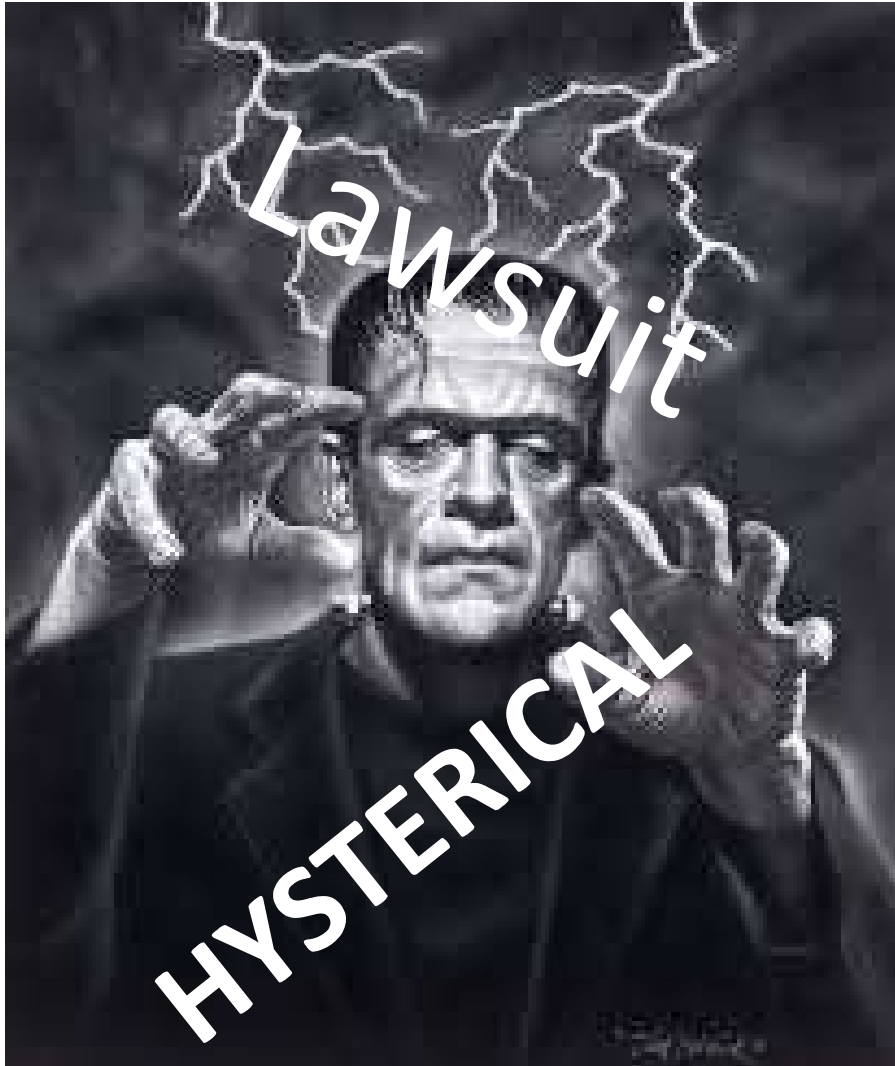
# Making the Connection Between Planning and Preservation

- Lessons Learned from Fairmont
- How Proactive Decision Making can help
- Next Steps





# Fairmont WV



- Landmarks Commission
- Historic Preservation Review Commission

# Fairmont WV

## Promote

- 2009 – New City Planner hired, begins aligning work of HPRC
- Promote Benefits of District and HPRC



# Fairmont WV Fix Regulations

City of Fairmont, West Virginia

Downtown Historic District  
Design Standards

Prepared by the Fairmont Historic Preservation Review Commission  
with assistance from Clearzoning, Inc.

September, 2014

## CONTENTS

### **1. Introduction and Purpose**

- 1.1 The Downtown Historic District
- 1.2 Fairmont Historic Preservation Review Commission
- 1.3 Certificate of Appropriateness
- 1.4 General Design Objectives for the Downtown Historic District

### **2. Site and Setting**

- 2.1 Natural Landscape Features and Plantings
- 2.2 Fences and Walls
- 2.3 Public Rights-of-Way: Street, Alley, and Sidewalk
- 2.4 Driveways, Off-Street Parking, and Internal Walkways
- 2.5 Accessory Structures
- 2.6 Signs and Awnings
- 2.7 Lighting

### **3. Changes to Building Exterior**

- 3.1 Exterior Walls
- 3.2 Windows and Doors
- 3.3 Entrances, Porches, and Balconies
- 3.4 Storefronts
- 3.5 Roofs, Gutters, and Downspouts
- 3.6 Accessibility, Health, and Safety Factors

### **4. Additions and New Construction**

- 4.1 Additions to Historic Buildings
- 4.2 New Construction
- 4.3 Patios, Terraces, and Decks
- 4.4 Repair and Reconstruction in the Event of Disaster

### **5. Relocation or Demolition**

- 5.1 Relocation
- 5.2 Demolition
- 5.3 Maintenance of Vacant Lots

### **6. Appendix**

- 6.1 Secretary of the Interior Standards for Rehabilitation
- 6.2 Resources
- 6.3 Flow Chart
- 6.4 COA Application
- 6.5 COA Matrix and Checklist
- 6.6 Sample Plot Plan
- 6.7 Map of Downtown Historic District

# Fairmont WV

## Remove Confusion

### Appropriate Signage

Sign types that are considered generally to be appropriate are defined here. While selecting a sign, an important design principle to consider is that signs should not overwhelm the architecture of the building. Consistent placement of signs according to building style, type, size, location and materials creates a sense of visual continuity.

#### Projecting Sign



#### Wall Sign



#### Awning & Canopy Sign



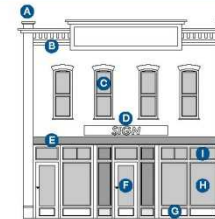
#### Window Sign



### Appropriate Alterations to Historic Building

#### Original Historic Building

- A Pilasters with brick cap and base
- B Ornamental brick cornice
- C Upper story windows, double hung with brick arches
- D Sign panel above molding
- E Lintel
- F Wood panel door



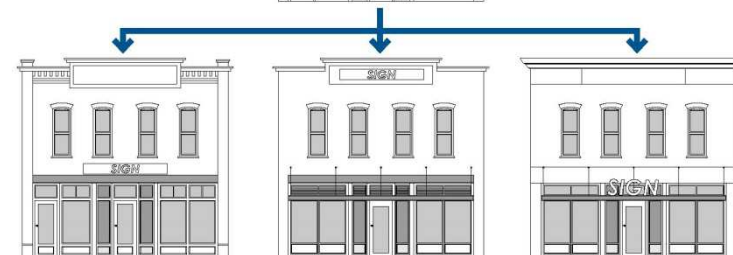
- G Wood paneled bulkhead
- H Display Window
- I Transom

#### Altered Condition

- A Pilasters removed
- B Ornamental cornice removed
- C Upper story windows intact
- D Sign obscures window details
- E Molding covered
- F Original door missing



- G Bulkhead missing
- H Display windows altered
- I Transom covered



#### Historic Restoration

- Surviving features preserved and restored
- Missing cornice and pilasters reconstructed
- Storefront elements reconstructed

#### Contemporary Rehabilitation

- New cornice reflects the form of the original
- Upper windows preserved
- Contemporary finished metal storefront in scale with original
- Canopy installed

#### Simplified Rehabilitation

- Simplified interpretation of the cornice
- Upper windows preserved
- Contemporary finished metal storefront in scale with original

# Fairmont WV Incentives

### What is the Historic District Tax Credit?

In order to encourage rehabilitation and preservation of contributing historic structures in the City's Downtown Historic District, Council passed an ordinance allowing for a NEW B&O tax credit for cost of improvements made by a taxpayer relating to the rehabilitation and preservation of a contributing structure.

The cost of any rehabilitation or preservation work on contributing structure can result in the cost amount being received in tax credits, after required information is provided to the City of Fairmont.

The amount of your B&O tax credit cannot exceed the total Cost of Improvement or tax liability.



### Prerequisites for receiving credit:

- Demonstrate that you are the owner of a contributing structure within the Historic District or a business located within a qualifying structure within the Historic District.
- Apply for the credit with forms provided by the City of Fairmont and provide required documentation.
- Be current in payment of all municipal fees, charges, and taxes.
- Show proof that all necessary permits and licenses have been issued.

More information can be found at [www.fairmontwv.gov](http://www.fairmontwv.gov)

Historic District

# B&O Tax Credit

Cost of Improvement	Period of B&O Tax Credit	Percentage of Credit
\$10,000 to \$20,000	1 year	100%
\$20,001 thru \$40,000	2 years	Year 1 100% Year 2 50%
\$40,001 thru \$75,000	4 years	Year 1 100% Year 2-4 50%
\$75,001 thru \$100,000	5 years	Year 1 100% Year 2-5 50%

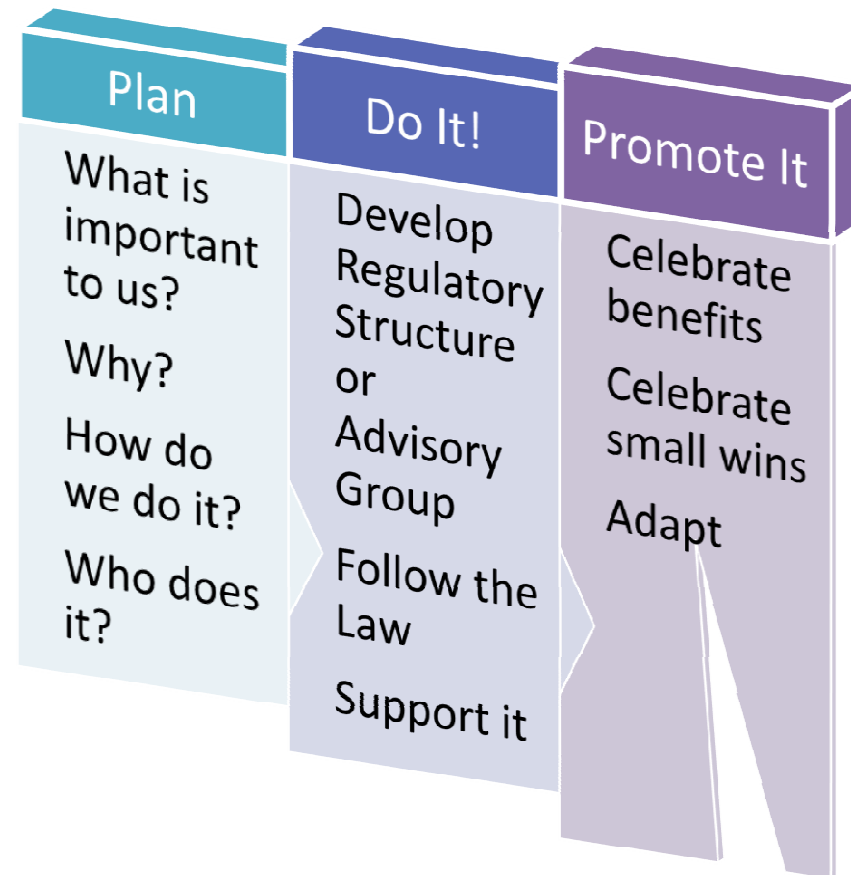
City of Fairmont

200 Jackson Street Fairmont, WV 26554  
[www.fairmontwv.gov](http://www.fairmontwv.gov)

Information &  
Map



# How Proactive Decision Making Helps



# Next Steps

