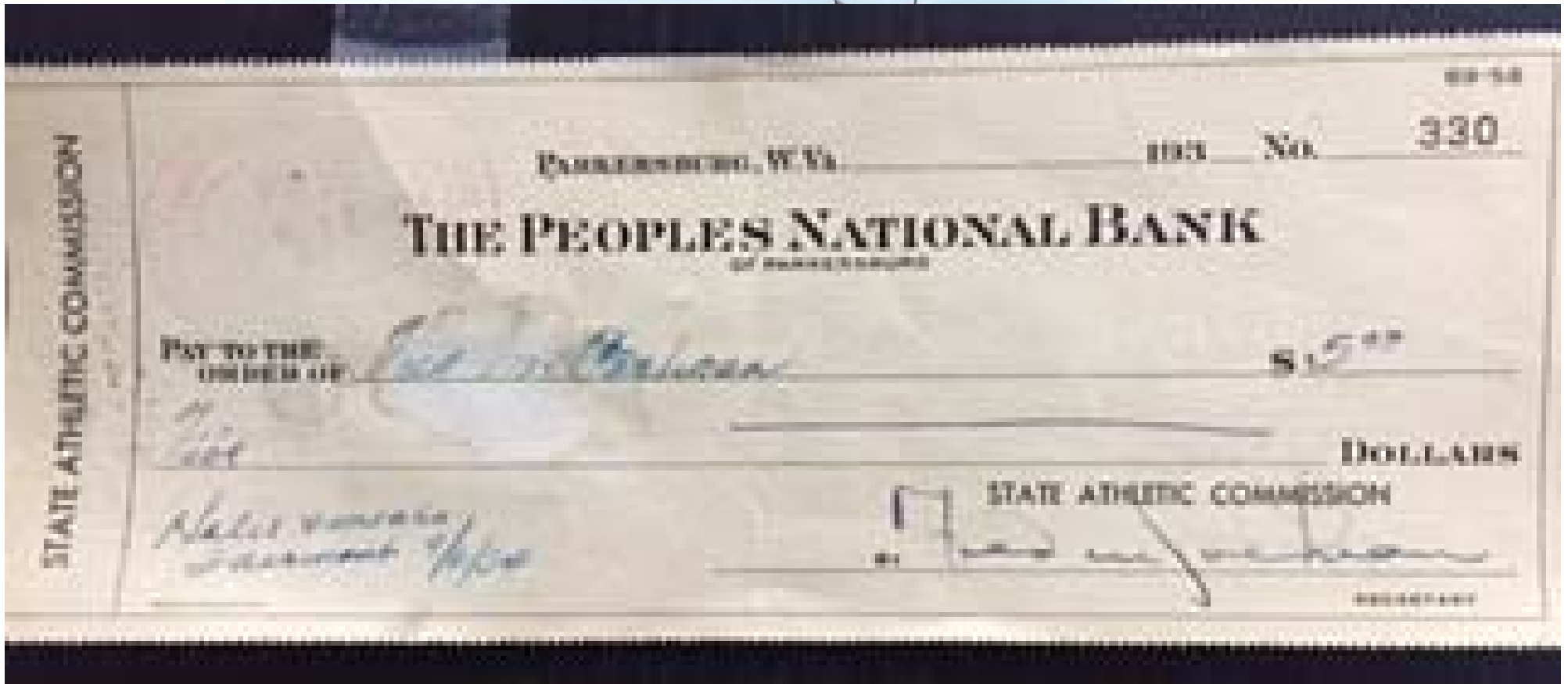


Richwood West Virginia

WOLVERTON BUILDING



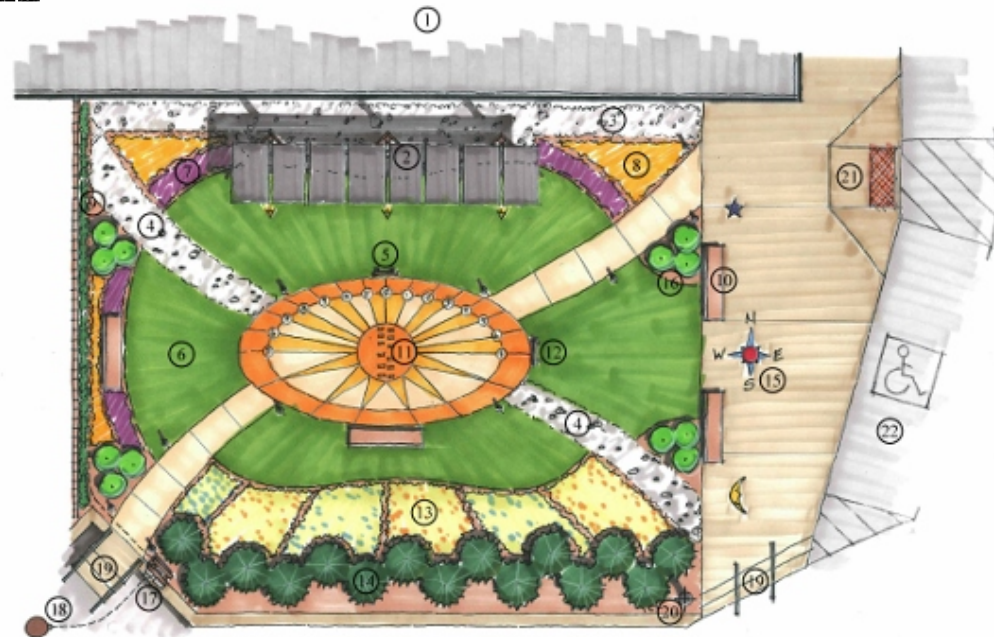
CHURCH PARKING LOT



BFG BUILDING



HELIOS PARK



Legend

- LED Accent Lighting
- LED Pathway Lights
- Trash Receptacle
- 1. The Snyder Building (Juergen's Hardware)
- 2. Solar Trees w/ Native Timber
- 3. Stone Maintenance Access
- 4. Dry Laid Creek Bed
- 5. Interpretive Sign for Human Sundial
- 6. Open Grass Play Area
- 7. Seasonal Plantings (Annuals)
- 8. Perennial Flowers
- 9. Landscaping Trellis or Espaliered Shrubs
- 10. Park Benches (typ.)
- 11. Human Sundial in Pervious Pavers or Colored Concrete
- 12. Rain Garden Interpretive Sign
- 13. Rain Garden Plantings
- 14. Shrub Row
- 15. Sidewalk Murals
- 16. Shrub Massing
- 17. Smartmeter, Panel Box & Interpretive Sign
- 18. Service Drop
- 19. Handrailing
- 20. LED Area Light
- 21. Curb Ramp
- 22. Handicap Parking Space

Notes

1. Initially 6 solar panels will be installed, with room to expand to 8.
2. The human sundial is to be constructed of pervious pavers, or colored pervious concrete, to help minimize site runoff.
3. The dry laid stream to be constructed with river stone, or recycled colored crushed glass.
4. The existing privacy fence to be screened with a climbing flowering vine or espaliered flowering trees.
5. Sidewalk murals to be painted using volunteer labor, such as local school children or boy scouts.
6. New ADA-compliant handrails are to be installed on the existing steps.

Helios City Park

City of Richwood and the West Virginia State University Extension Service



Baker
Michael Baker Jr., Inc.



GC MURPHY BUILDING



WHAT TO DO (EAT)?

- **Document – what's in the fridge?**
- **Prioritize – what food requires least preparation?**
- **Assess – how much can I really eat?**
- **Align – who will share my table?**
- **Persist – clean your plate, eat again!**
- **Celebrate – have dessert!**



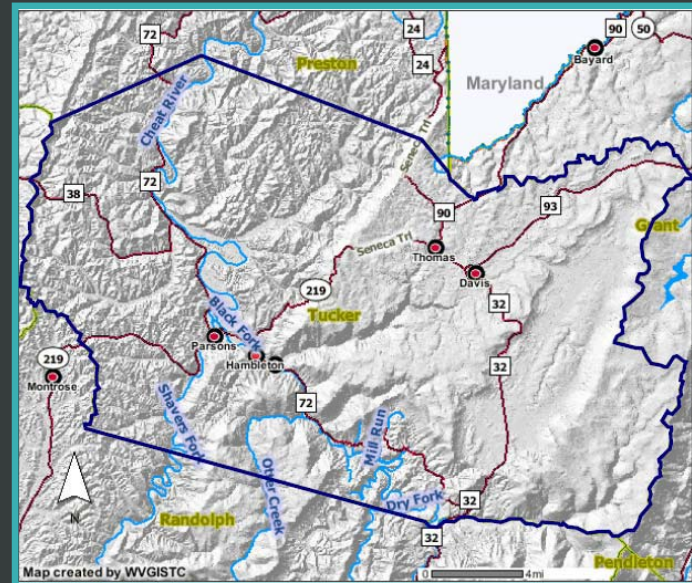
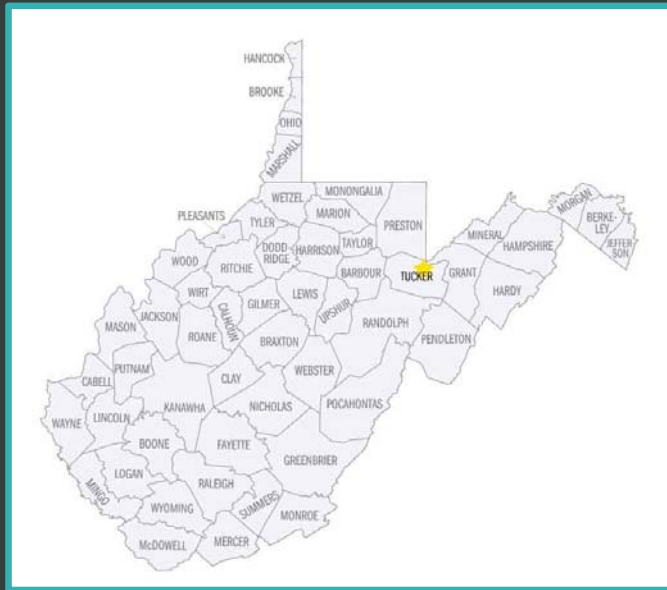


Thomas, West Virginia

SUCCESS STORIES FROM THE FIELD

EMILY WILSON-HAUGER,
NEW HISTORIC THOMAS & WOODLANDS DEVELOPMENT GROUP

City of Thomas





Building a Vacant & Dilapidated Building Inventory

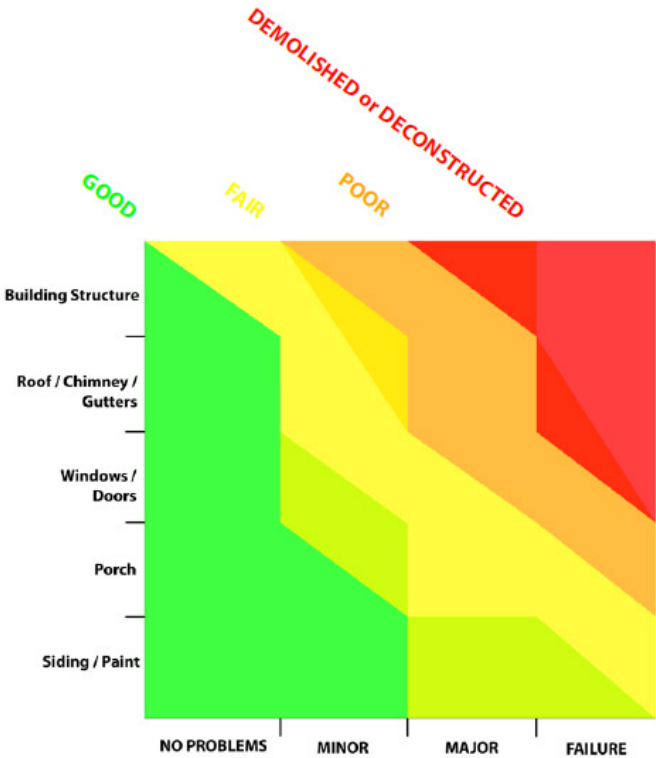
2011-2012

- Thomas chosen as pilot community for WV Community Development HUB's Vacant and Dilapidated Building Toolkit
- Partnership established with Woodlands Development Group
- Community meetings held
- AmeriCorps assistance gained
- Volunteers recruited and educated
- Surveys completed
- Inventory built



assessing overall condition

	minor	major	failure
Building Structure	building is not leaning, but foundation is in need of minor repairs	the building is not straight - leans or tilts. the foundation is in need of repair	a complete failure of the structure
Roof / Chimney / Gutters	minor deterioration, improper roof repair. Some mortar missing from chimney; gutters in need of repair	a lot of deterioration, missing material, holes in the roof, or sagging roof. alot of mortar missing from chimney or chimney is leaning	completely missing a roof
Windows / Doors	window frames need replacing or paint is peeling	windows missing, doors missing or rotted	completely missing the majority of windows and doors
Porch	seperation of the porch from the building, paint needed	significant deterioration; steps missing, porch sagging, supports holding up porch are rotted	there is no porch where there used to be one
Siding / Paint	some peeling or cracking paint	wood siding is rotting, or vinyl / aluminum siding is falling off or is badly deteriorated	



parcel 63.2, lot 115 spruce street

Tom Dale
Tom Dale
Rt 1 Box 139A
Elk Garden WV, 26292

commercial
not occupied



Square Footage	Tax Class	Date Built	When did it become vacant?	Possible Historical Significance	Construction in Progress?
8000	4	1921	?	old Car Dealership	no

Building Frame / Structure	Roof / Chimney / Gutters	Windows / Doors	Siding / Paint	Porch
failure	failure	major	major	NA

Health and Safety	Visibility	Obsolescence	Blight Concentration
3 health concern to potential inhabitants, neighboring structures and passersbys.	3 located on a major throughfare such as Front or Spruce streets	3 neither viable building type use or structural condition	2 four or more porperties on the same street or intersection where the average condition of the buildings is fair

Further Notes
• applied for a 2012 FOCUS grant for Phase I environmental assessment, did not recieve grant
• owner is wary of working with the City of Thomas

Surveyor
Elizabeth Beckerle

4

priority factor **11**

OVERALL CONDITION
DEMOLISHED or DECONSTRUCTED

prioritizing properties

the properties are preliminary prioritized based on four factors: Health & Safety, Visibility, Obsolescence, and Blight Concentration. The properties are prioritized on a scale of 1 to 3.

Health & Safety

0 not applicable

1 poses minimum to no health concerns to potential inhabitants, neighboring structures, and passersby

2 poses health concerns to potential inhabitants, although not a health concern to neighboring structures or passersby

3 health concern to potential inhabitants, neighboring structures and passersby.

Visibility

0 not applicable

1 located on a side street majorly frequented by street's residents

2 located on a through street to a less frequented destination such as the Thomas Education Center or the Buxton Landstreet Building.

3 located on a major throughfare such as Front or Spruce streets

Obsolescence

0 not applicable

1 viable building type use and viable structure condition

2 either viable building type use or viable structure condition

3 neither viable Building type use or structural condition

Blight Concentration

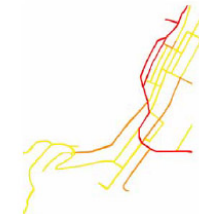
0 not applicable

1 three or less vacant properties on a single street or intersection

2 four or more porperties on the same street or intersection where the average condition of the buildings is fair

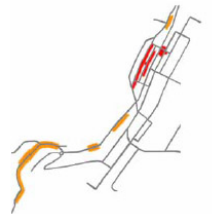
3 four or more properties on a street or intersection where the average condition of the properties is poor

Visibility Map



low visibility (1)
average visibility (2)
most visibility (3)

Blight Concentration Map



hwy 219 blight (2)
Co. Rt./Front Street blight (2)
Co. Rt. // douglas Rd blight (2)
spruce street /second street blight (3)
third /buxton street blight (3)
Brown St. (3)

ten highest priority properties

11 parcel 63.2, lot 115
spruce street

Tom Dale
Rt 1 Box 139A
Elk Garden WV, 26292



10 parcel 31?, lot 6
douglas road / Co. Rte. 27

William & Jeanine Hamilton
197 Philips Drive
Hampstead, MD 21074



10 parcel 51, lot 37
spruce street

HBK Properties HBK Properties
PO Box 138 6740 Crus Corvi Road
Davis, WV 26260 West Jordan UT, 84084



9 parcel 40, lot 28
spruce street

Carla J Robinette, Frederick Herz & Rose Marie Herz
PO Box 672
Davis, WV 26260



9 parcel 203, lot 169
buxton street

Anthony Lambruno
PO Box 275
Thomas, WV 26292



9 parcel 40, lot 18
douglas road / Co. Rte. 27

Raymond Collins et. al.
102 Spruce Street
Kingwood, WV 26537



9 parcel 16, lot 35
douglas road / Co. Rte. 27

Robert Bond Ludwig
PO Box 759
Davis, WV 26260



9 parcel 21 (but JB23?)
front street / Co. Rte. 27

Michael Thompson
2538 Chesterville Road
Mineral Wells, WV 26510



9 parcel 134
front street / Co. Rte.

Jeffray D & Rebecca J Burns
HC 60 Box 30
Thomas, WV

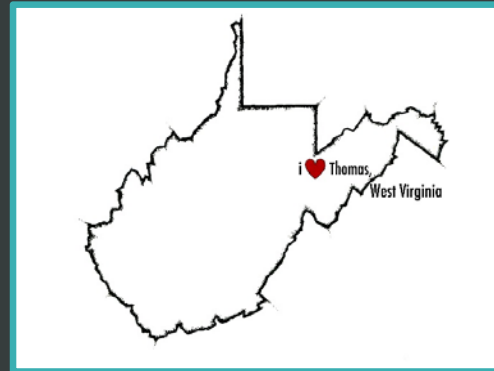


9 parcel 112, lot C
hwy 219

Emelia Reedy
13423 Justice Road
Rockville, MD 20653



New Historic Thomas



1990's

Accomplishments – 1990's

- Re-bricked historic 3rd street
- Removed old railroad ties from the grade
- Improved sidewalk conditions
- Purchased the Western Maryland building
- Acquired a historic commercial district status for downtown Thomas



Mission



New Historic Thomas is a non-profit community group dedicated to revitalizing the city of Thomas by preserving its history, cultural heritage, and resources that make the city unique.

Working with the mayor and city council, New Historic Thomas aims to preserve the city's built and natural environment, businesses, and people so that Thomas continues to be a thriving environment for residents, visitors, and the business community.



NHT Committees:

- Beautification
- Resource
- Redevelopment
- Planning

Other NHT Accomplishments

- Presentations on NHT's work at the 2012 and 2013 WV Brownfields Conferences
- Engineering and design of an 80' pedestrian bridge
- Administration of an \$18,000 grant from the McDonough Foundation to build a restroom at the Tucker County Emergency Shelter located in Thomas
- Fostering a relationship with USFS to partner on development projects.
- Completion of a study of downtown business development needs by Davis and Elkins College
- Purchase and maintenance of flower barrels and benches for the East Avenue commercial district
- Purchase and maintenance of picnic tables for the riverfront rail grade
- Planted and continued maintenance the City Hall Garden
- Pruned apple trees along on East Avenue
- Funded and commissioned local artist to design and construct a trailhead sign for the Thomas City Park and Trails
- Organize yearly trail maintenance volunteer day for the Thomas City Trails System
- Maintain list of volunteers for as needed tasks and projects
- Application for a \$180,000 DOH Recreational Trails Program Grant (Pending)
- Built handicapped accessible connector trail
- Contributed to the city's holiday decorations with additional lighting on the apple trees
- Secured USDA RCDI Initiative funds to hire a part-time Executive Director (term beginning October 2015)

Partnership w/ Northern Brownfields Assistance Center



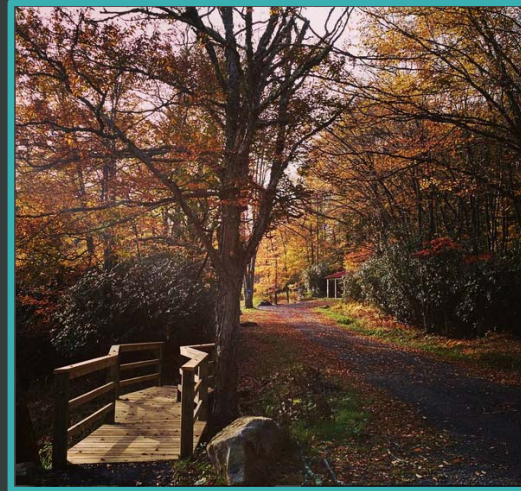
Riverfront Park Development Plan



U.S. EPA Brownfields Hazardous Substances Assessment Grant



Redevelopment Progress



Progress – Woodlands Development Group



MILLS GROUP
ARCHITECTURE • PLANNING • PRESERVATION

Woodlands
Development Group

Progress – Individuals



Progress – Organizations



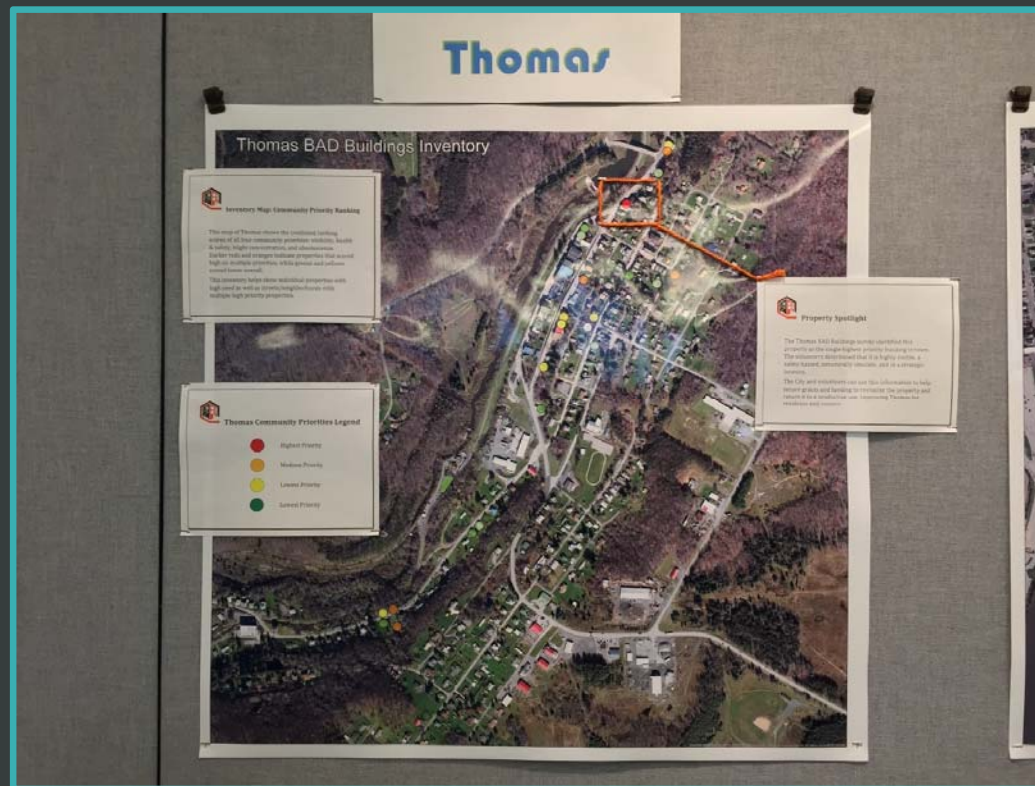
Inventory Progress

35 properties in the inventory
13 downtown properties

- 1 demolition
- 1 demolition scheduled
- 1 in process of rehabilitation
- 1 partial deconstruction
- 2 redeveloped and back in use
- 1 façade improvement – mural



BAD Buildings Program





For more information:

Web: www.newhistoricthomas.com

Email: newhistoricthomas@gmail.com

FB: www.facebook.com/NewHistoricThomas