



WEST VIRGINIA DEPARTMENT OF TRANSPORTATION

Division of Highways

1900 Kanawha Boulevard East • Building Five • Room 110
Charleston, West Virginia 25305-0430 • (304) 558-3505

D. Alan Reed, P.E.
State Highway Engineer

Jimmy Wriston, P. E.
Deputy Secretary/
Deputy Commissioner

August 30, 2022

**Ms. Susan Pierce, Deputy State
Historic Preservation Officer
Division of Culture and History
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305**

Dear Ms. Pierce:

**State Project: X316-H-125.16
Federal Project: NHPP-0484(117)
FR#: 91-246-Multi-384
Corridor H: Wardensville to Va. Line
Hardy County**

The West Virginia Division of Highways (WVDOH) received your letter dated June 7, 2022, regarding the above referenced project. Attached for your review and concurrence is an Addendum Report assessing the boundaries of the two existing historic districts and the potential of any rural historic districts within Wardensville.

Should you require additional information, contact Randy Epperly of our NEPA Compliance and Permitting Section at (304) 414-6439.

Very truly yours,

**Travis E. Long, Director
Technical Support Division**

TEL:e

Attachments

bcc: DSN(RE)

August 30, 2022

Technical Support Division
West Virginia Department of Transportation
Division of Highways
1334 Smith Street
Charleston, WV 25301

Attn: Mr. Randy T. Epperly, Historic Resources Unit Leader
E: randy.t.epperly@wv.gov

Re: Appalachian Corridor H: Wardensville to Virginia State Line
State Project No. X316-H/125.16
Federal Project No. NHPP-0484(117)
FR# 91-246-Multi-384
Historic Architectural Resource Survey and Determination of Eligibility Addendum Report,
Corridor H Project, Wardensville to Virginia State Line, Hardy County, West Virginia, 2019
Assessment of Historic Districts
Skelly and Loy Project No. JP127198

Dear Mr. Epperly:

1.0 Introduction

In correspondence concerning the *Historic Architectural Resource Survey and Determination of Eligibility Addendum Report, Corridor H Project, Wardensville to Virginia State Line, Hardy County, West Virginia (2019)* dated June 7, 2022, the West Virginia State Historic Preservation Office (WV SHPO) commented that "The addendum report notes that two historic districts were identified during the 1998 survey; however, no evaluation of the current potential historic districts within the present APE was included. It is possible that, although the majority of these resources lack the integrity and significance necessary to be individually listed in the National Register, they could potentially contribute to either residential or rural agricultural historic districts" (Appendix A).

2.0 Assessment of Potential Rural Historic Districts

To assess the presence of potential historic districts within the APE, Skelly and Loy, Inc., A Terracon Company (Skelly and Loy), on behalf of the West Virginia Division of Highways (DOH), made two site visits to the Area of Potential Effects (APE) for above ground historic resources, the first on June 29 and 30 and the second on August 18 and 19. To assess whether a rural historic district was present, Skelly and Loy analyzed the built environment inside the APE. *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*, defines a rural historic landscape (which includes rural historic districts) as "a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of land use, vegetation, buildings and structures, roads and waterways, and natural features" (McClelland et al. 1999:1-2). The bulletin also lays out eleven characteristics for reading and understanding rural landscapes: land use and activities; patterns of

spatial organization; response to the natural environment; cultural traditions; circulation networks; boundary demarcations; vegetation related to land use; buildings structures, and objects; clusters; archaeological sites; and small-scale elements (McClelland et al. 1999:4-6).

The built environment within the Wardensville to Virginia State Line APE does not possess the significant concentration, linkage, or continuity of land use, vegetation, buildings and structures, roads and waterways, and natural features of a rural agricultural historic district. As shown on a modified version of Figure 3 from the addendum report (Appendix B), the APE contains few rural agricultural properties, which are limited to farms and farmsteads near the west end of the APE and a few just to the east of Wardensville. Those on the west side of the APE are HY-0317 – Hott House Property (NRHP-eligible); HY-0039 – Francis Kotz Farm (NRHP-listed); HY-0305 – Heltzel House, which is NRHP-not eligible because it does not convey agricultural significance due to a loss of integrity to the house and outbuildings; and the NRHP-not eligible HY-0307 – Single Pen House, where the house has lost integrity due to deterioration, as have two of the outbuildings. A number of other resources on the west end of the APE have land holdings of multiple acres, but they are not rural agricultural properties due to a lack of agricultural outbuildings or a loss of integrity. These include HY-0318 – Hall and Parlor House, which has no outbuildings and which has lost individual integrity; HY-0471 – Miley House 1 and 2, which is NRHP-not eligible due to a significant expansion of the house on the property and a loss of all historic agricultural buildings; and HY-0854, which contains just a barn. As is shown by modified Figure 3, the built environment around these resources includes both historic and non-historic houses and other buildings on small lots which are not rural agricultural properties.

There are a few agricultural properties within the APE east of Wardensville, including NRHP-not eligible HY-0875, which has a historic barn, a dilapidated chicken house, and a ca. 1960 Ranch-style house; and two neighboring NRHP-not eligible properties, HY-0879, which has a non-historic house, six historic, and 12 non-historic outbuildings, and HY-0884, a ca. 1880 house with a large, non-historic addition and numerous outbuildings. Adjoining these properties is HY-0294, which has multiple acres but is not an agricultural property; rather, it is a NRHP-not eligible Italianate-style house that lacks historic integrity. These few agricultural properties lack historic or unaltered farmhouses and contain large, non-historic outbuildings. They do not possess a significant concentration, linkage, or continuity of land use, vegetation, buildings and structures, roads and waterways, and natural features.

Skelly and Loy also evaluated whether a rural historic district might be present in a larger area that included all or a portion of the APE. To assess this, Skelly and Loy used an aerial photograph of the larger project area combined with land parcel information, which is shown in modified Figure 3. The analysis concluded that no larger rural historic landscape exists that includes any of the APE. As can be seen in modified Figure 3, the project area and the APE contains a mixture of land parcels, including many small (i.e., less than one-acre parcels) and heavily wooded, upland slopes. The field views undertaken in June and August confirmed that there has been a significant amount of non-historic building in both the APE and the larger project area. The larger project area does not possess a significant concentration, linkage, or continuity of land use, vegetation, buildings and structures, roads and waterways, and natural features.

3.0 Assessment of Potential Historic Districts in Wardensville

As noted in the addendum report and in the WV SHPO letter, two NRHP-eligible historic districts exist within Wardensville, the Wardensville Main Street Historic District and the Carpenter Avenue Historic District. Both are shown on modified Figure 3. During the field visits, Skelly and Loy confirmed that the boundaries for each historic district were still appropriate. Skelly and Loy also evaluated whether any additional residential or commercial historic districts were present within Wardensville. The analysis

concluded that none were. The largest concentration of resources fifty years old or older that were evaluated as part of the *Historic Architectural Resource Survey and Determination of Eligibility Addendum Report, Corridor H Project, Wardensville to Virginia State Line, Hardy County, West Virginia* are found along Sand Field Road. The resources include NRHP-eligible resource HY-0299 – Craftsman, Side Gable House and 14 NRHP-not eligible resources. Photographs of the resources, arranged from north to south, can be found in Appendix C. The 2018 survey also revealed that two nineteenth century houses located on Sand Field Road had been removed since they were surveyed in 1998. The existing houses along Sand Field Road within the APE range in age from ca. 1930 to ca. 1970. All are undistinguished. Seven houses were constructed prior to the post-World War II era and are non-distinctive or altered. The houses on Sand Flat Road lack a common temporal frame or unifying style. There are also vacant lots and non-historic buildings present. The area does not possess the linkage or continuity of a residential historic district.

4.0 Conclusion

No rural agricultural historic districts or additional residential historic districts are located within the Wardensville APE for above ground historic resources.

5.0 Bibliography

Heinrich, K.T., and J. Thomas

2019 *Historic Architectural Resource Survey and Determination of Eligibility Addendum Report, Corridor H Project, Wardensville to Virginia State Line, Hardy County, West Virginia*. Prepared for the West Virginia Department of Transportation, Divisions of Highways. Prepared by Skelly and Loy, Inc., Pittsburgh.

McClelland, L.F., J.T. Keller, G.P. Keller, and R.Z. Melnick

1999 *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. Published 1989, Revised 1999. U.S. Department of Interior, National Park Service, Washington, D.C.

If you have questions or require additional information concerning this report, please contact Gerry Kuncio, Cultural Resources Group Leader, at 412-426-7027 or gkuncio@skellyloy.com.

Sincerely,

Skelly and Loy, Inc., A Terracon Company

Gerald M. Kuncio
Cultural Resources Group Leader

David M. Dickson
Principal, Office Manager

Attachments: Appendix A
Appendix B
Appendix C

APPENDIX A

**WEST VIRGINIA STATE
HISTORIC PRESERVATION OFFICE
CORRESPONDENCE**



West Virginia Department of
**ARTS, CULTURE
AND HISTORY**

The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300

Randall Reid-Smith, Curator
Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562
EEO/AA Employer

June 7, 2022

Mr. Travis Long
West Virginia Division of Highways
1900 Kanawha Boulevard East, Building 5, Room 110
Charleston, WV 25305
Via email: travis.e.long@wv.gov

RE: Appalachian Corridor H: Wardensville to VA Line
State Project No. X316-H /125.16 Federal Project No. NHPP-0484(117)
FR#: 91-246-Multi-384

Dear Mr. Long:

We have reviewed the *Historic Architectural Resource Survey and Determination of Eligibility Addendum Report, Corridor H Project Wardensville to Virginia State Line, Hardy County, West Virginia* submitted for the above-mentioned project to determine its effects to cultural resources. As required by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties," we submit our comments.

Architectural and Cemetery Resources:

We have reviewed the addendum report that was submitted to provide an update regarding architectural resources within the area of potential effects (APE) for the Appalachian Corridor H project in the vicinity of Wardensville in Hardy County. A total of 49 previously unidentified resources, including three cemeteries (Reynolds-Bedinger Cemetery (46-HY-665); Harrison/Hawkins Family Cemetery (46-HY-666); and Unnamed Family Cemetery (46-HY-667)), were identified during this survey. We concur that 48 of these resources, including the cemeteries, lack the integrity and significance necessary to be individually eligible for the National Register of Historic Places. We also concur that the William R. Orndorff House (HY-0887) is eligible for the National Register under Criterion C as a significant vernacular interpretation of Victorian period architecture in Wardensville.

This updated survey included six previously documented resources that had not been evaluated for eligibility in the National Register. Of these six previously documented but unevaluated resources, we concur that four of the resources lack the integrity and significance necessary to be eligible for the National Register. We also concur that the Craftsman style bungalow (HY-0299) and the Boyd McKeever House (HY-0413) are eligible for the

National Register under Criterion C as examples of the Craftsman and Queen Anne styles, respectively. With respect to their boundaries, we request that they incorporate the tax parcel boundary and the setting of the properties. If you have any questions, please contact our office.

Two resources listed in the National Register and eight resources that were previously determined eligible for the National Register were also included in the architectural report update. We concur that the National Register-listed Francis Kotz Farm (NR# 08001237; HY-0039) and Nicholas Switzer House (NR# 08001238; HY-0049) remain eligible and should continue to be listed in the National Register. In addition, the Tharp-Orndorff House (formerly Francis Godlove House) (HY-0527), which was determined eligible for the National Register by the Keeper; the Funkhouser-Earls House (HY-0042); the Cornwell Dyer House (HY-0050-0002); the Hott House Property (HY-0317); and the Wilson House (HY-064) remain relatively unchanged since they were initially evaluated, and therefore, we concur that these architectural resources remain eligible for the National Register, primarily under Criterion C for their architectural styles.

Due to the passage of time and subsequent changes, several resources are no longer eligible for listing. We agree that the James Mathias House 1 (HY-0303) and the Heltzel House (HY-0305) have lost substantial integrity since they were initially recommended eligible for listing in the National Register in 1998 because of extreme deterioration and demolition of contributing outbuildings. The Miley House 1 and 2 (HY-0471) experienced substantial renovations that modernized the dwelling, negatively impacting the structure's historic integrity. Therefore, we concur that these three resources no longer retain their integrity and are individually not eligible for the National Register. Finally, one architectural resource, the Evans House (HY-0050-0010) is no longer within the APE for the proposed project, so it was not reevaluated as part of this survey.

While we agree with the individual eligibility assessments of the architectural and cemetery resources, we request that these resources also be evaluated in relation to potential historic districts in and around the proposed project area. The addendum report notes that two historic districts were identified during the 1998 survey; however, no evaluation of the current potential historic districts within the present APE was included. It is possible that, although the majority of these resources lack the integrity and significance necessary to be individually listed in the National Register, they could potentially contribute to either residential or rural agricultural historic districts.

The next step of the review process is an updated assessment of effects report to evaluate the potential effects of the currently proposed project on the National Register-listed or eligible architectural resources identified in this addendum report. We recommend that the evaluation of any potential historic districts be submitted with the updated assessment of effects report, (separately or incorporated) and if any potential historic districts eligible for the National Register are identified, the effects of the proposed project on those historic districts should also be included. We appreciate WVDOH's cooperation during this update of the Section 106 review process for Corridor H. We look forward to continuing the consultation process with the WVDOH while the Appalachian Corridor H project moves forward.

Consulting Parties/Public Comments:

We note that the WVDOH held an informational public meeting on Tuesday, May 15, 2018, at the War Memorial Building on Main Street in Wardensville. The meeting was attended by approximately 102 people and 17 comment submissions were provided by interested parties. The majority of the comments received were in support of the project with the primary concerns being the intersections with the secondary roads and the

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Mr. Long
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integrity of the local water table. The WVDOH has continued meeting with town officials and county commissioners as well. It is our understanding that a second public meeting is planned for late summer 2022. We appreciate WVDOH's efforts to fulfill the provisions detailed in federal regulations in 36 CFR §§ 800.2(c-d), 800.3(e-f), and 800.6(a)(4) regarding involving the general public, local government representatives, and organizations that have a demonstrated interest in historic preservation or the undertaking in the Section 106 review process. Please continue to forward to our office any further correspondence or comments regarding cultural resources to our office.

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

Sincerely,

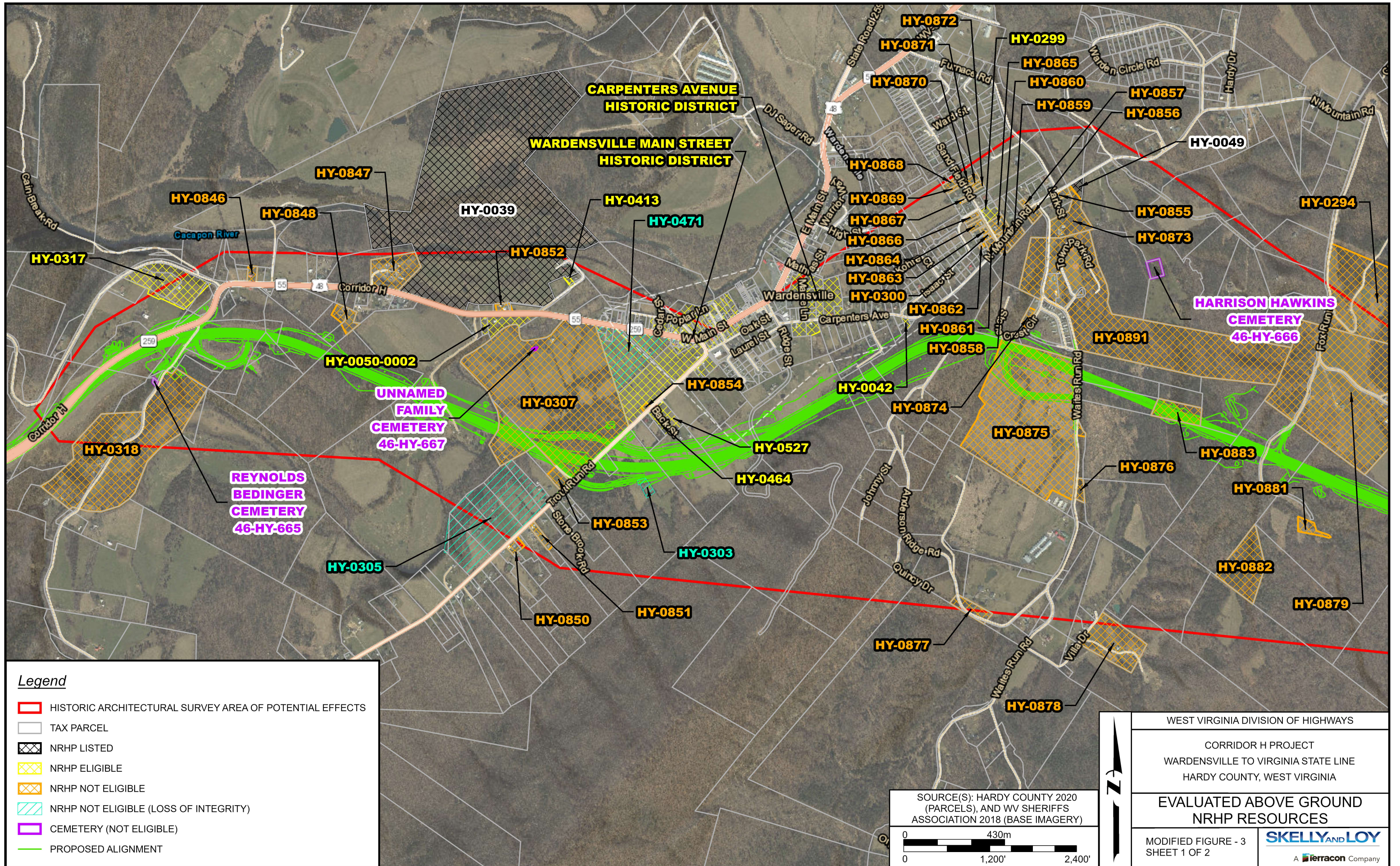


Susan M. Pierce
Deputy State Historic Preservation Officer

SMP/BMR

APPENDIX B

MODIFIED FIGURE 3



Legend

- HISTORIC ARCHITECTURAL SURVEY AREA OF POTENTIAL EFFECTS
- TAX PARCEL
- NRHP LISTED
- NRHP ELIGIBLE
- NRHP NOT ELIGIBLE
- NRHP NOT ELIGIBLE (LOSS OF INTEGRITY)
- CEMETERY (NOT ELIGIBLE)
- PROPOSED ALIGNMENT

SOURCE(S): HARDY COUNTY 2020 (PARCELS), AND WV SHERIFFS ASSOCIATION 2018 (BASE IMAGERY)

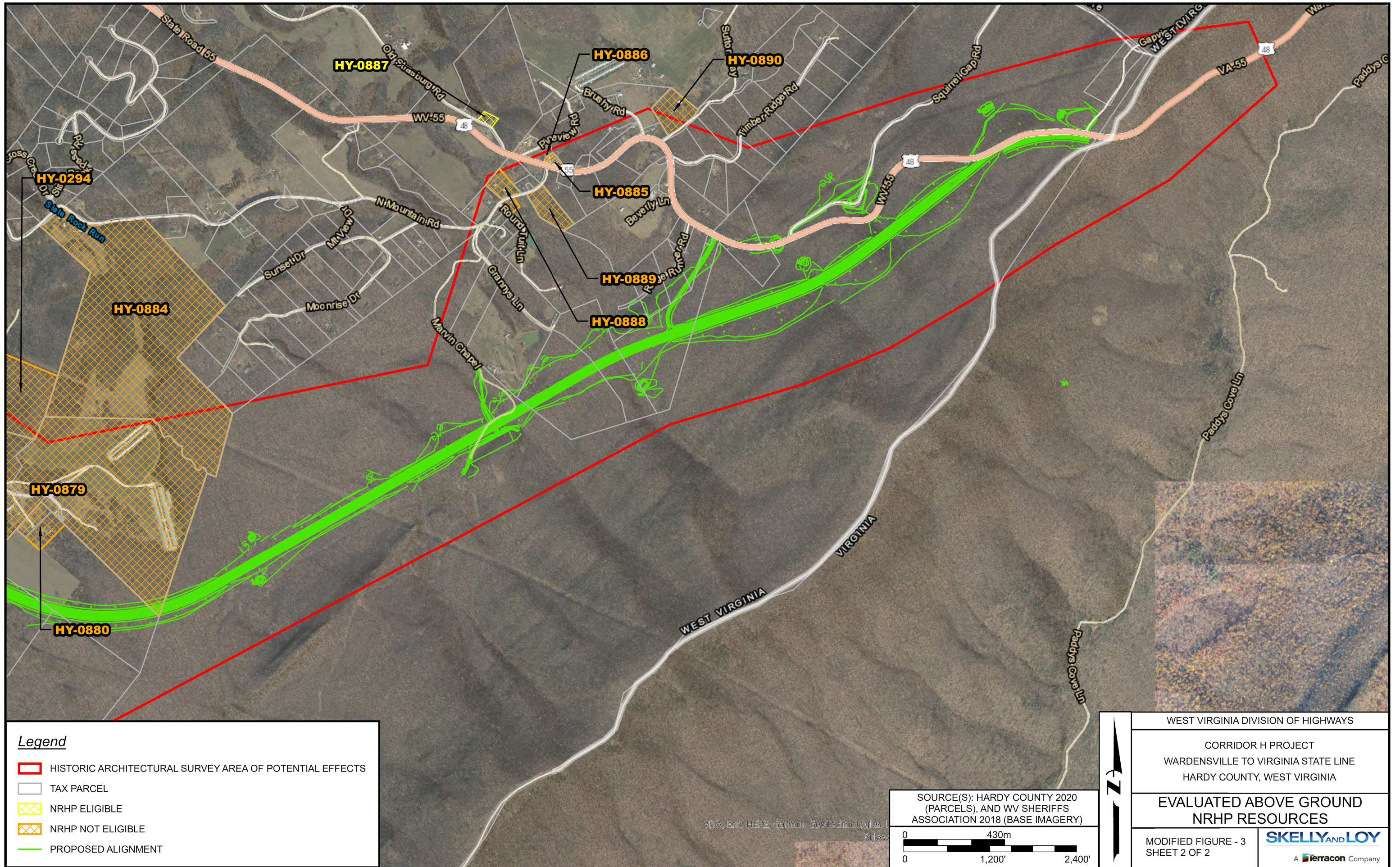
WEST VIRGINIA DIVISION OF HIGHWAYS

CORRIDOR H PROJECT
WARDENSVILLE TO VIRGINIA STATE LINE
HARDY COUNTY, WEST VIRGINIA

**EVALUATED ABOVE GROUND
NRHP RESOURCES**

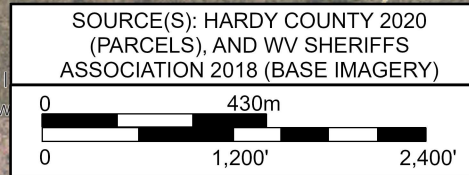
MODIFIED FIGURE - 3
SHEET 1 OF 2

SKELLY AND LOY
A Terracon Company



Legend

- HISTORIC ARCHITECTURAL SURVEY AREA OF POTENTIAL EFFECTS
- TAX PARCEL
- NRHP ELIGIBLE
- NRHP NOT ELIGIBLE
- PROPOSED ALIGNMENT



	WEST VIRGINIA DIVISION OF HIGHWAYS
	CORRIDOR H PROJECT WARDENSVILLE TO VIRGINIA STATE LINE HARDY COUNTY, WEST VIRGINIA
	EVALUATED ABOVE GROUND NRHP RESOURCES
MODIFIED FIGURE - 3 SHEET 2 OF 2	 A Terracon Company

APPENDIX C

**SAND FIELD ROAD
HISTORIC BUILDING PHOTOGRAPHS**



Photograph 1. HY-0868 (356 Sand Field Road, Wardensville), facing northwest.



Photograph 2. HY-0869 (362-364 Sand Field Road, Wardensville), facing.



Photograph 3. HY-0870 (356 Sand Field Road, Wardensville), facing southwest.



Photograph 4. HY-0871 (397 Sand Field Road, Wardensville), facing southeast.



Photograph 5. HY-0872 (397 Sand Field Road, Wardensville), facing northeast.



Photograph 6. HY-0867 (410 Sand Field Road, Wardensville), facing southwest.



Photograph 7. HY-0866 (462 Sand Field Road, Wardensville), facing northwest.



Photograph 8. HY-0299 (463 Sand Field Road, Wardensville), facing southeast.



Photograph 9. HY-0864 (480 Sand Field Road, Wardensville), facing southwest.



Photograph 10. HY-0863 (506 Sand Field Road, Wardensville), northwest.



Photograph 11. HY-0300 (520 Sand Field Road, Wardensville), facing northwest.



Photograph 12. HY-0865 (515 Sand Field Road, Wardensville), facing east.



Photograph 13. HY-0862 (462 Sand Field Road, Wardensville), facing northwest.



Photograph 14. HY-0860 (535 Sand Field Road, Wardensville), facing north.



Photograph 15. HY-0861 (462 Sand Field Road, Wardensville), facing north.