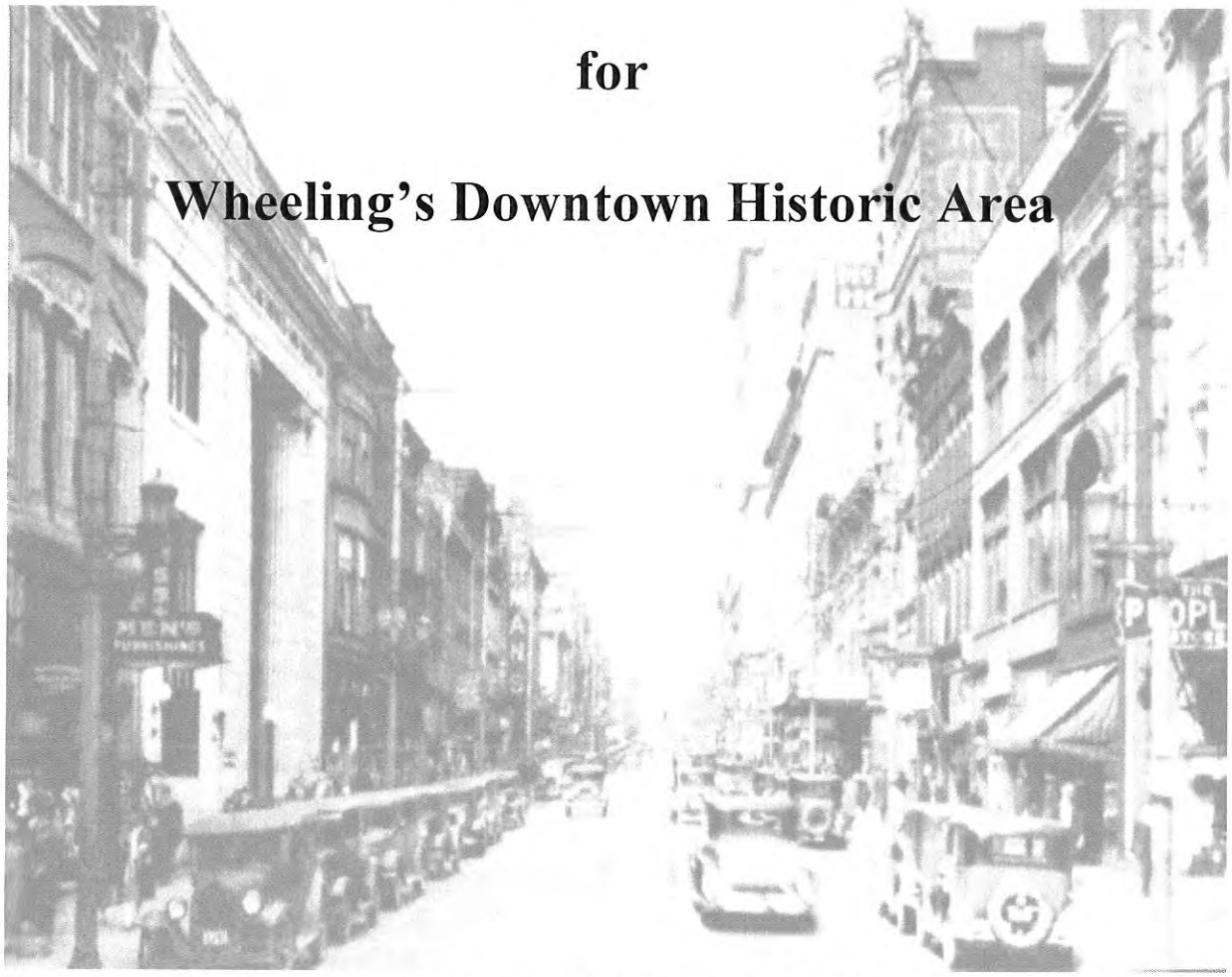
Design Guideline Manual

for

Wheeling's Downtown Historic Area



Prepared for the City of Wheeling

Wheeling, West Virginia

by

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INTRODUCTION

The City of Wheeling, West Virginia, is one of over 2,000 communities in America that has enacted measures to preserve and protect its historic resources.

This design guideline manual provides information for property owners on appropriate methods for preserving and maintaining the architectural character of the overall downtown historic area and individual buildings. Design guidelines outline the practical methods for building rehabilitation and new construction, which are essential to preserving a historic area's sense of time and place. Design guidelines offer property owners methods that are not harmful to their property values and the marketing of their dwellings or commercial buildings. Without design guidelines the qualities that make an area appealing for investment can easily be lost.

WHAT ARE THE BENEFITS OF DESIGN GUIDELINES?

Through following design guidelines the overall economic value of the downtown historic area is protected. Properties in downtown are affected by the actions of their neighbors and those around them. Decisions of one property owner have an impact on the property values of another.

GUIDELINES BENEFIT THE CITY

Design guidelines in Wheeling are part of overall citywide efforts to promote and improve its downtown and quality of life. Revitalization of the downtown historic area increases the city's tax base and promotes economic development. Design guidelines provide practical assistance and information to make sure that improvements are compatible with the goals and desires of property owners, the downtown historic area, and the city.

GUIDELINES BENEFIT THE DOWNTOWN

Wheeling's downtown historic area contains an excellent collection of historic buildings from the 19th and early 20th centuries. A large percentage of these buildings retain their original architectural character. Design guidelines assist in the preservation and maintenance of the unique appearance of the downtown.

GUIDELINES BENEFIT PROPERTY OWNERS

Maintaining the downtown historic area and using the design guidelines helps to discourage inappropriate new construction, misguided remodeling, or demolition. Downtown zoning and the use of design guidelines generally stabilizes or increases property values. Following the guidelines helps not only existing residents of the downtown historic area but it often attracts new buyers.

GUIDELINES DO NOT IMPOSE EXCESSIVE REQUIREMENTS

Design guidelines **do not** affect the use of your property or its interior. Property owners may remodel the interior or exterior as they choose.

Design guidelines **do not** affect what color you paint your property. Paint colors are not regulated and are left to the preference of the owner.

Design guidelines **do not** prohibit new construction or additions to historic buildings. Following design guidelines ensures that new construction and additions are completed as compatible as possible to the downtown historic area.

HISTORIC BUILDINGS HAVE VALUE

Buildings in Wheeling's downtown area are known for their quality of construction and craftsmanship. Many are over one hundred years old and if properly maintained will last indefinitely.

Current law makes certain properties in Wheeling's historic districts eligible for property tax credits or deductions.

For more information on these tax incentives, call Wheeling National Heritage Area Corporation (304) 232-3087.

ON TRAC Downtown Review Guidelines Coverage Area
I-70
10TH ST
SUSPENSION BRIDGE
GRANDVIEW ST
PALO ST
11TH ST
11TH ST
CHAPLINE ST
12TH ST
MAIN ST
BYRON ST
EOFF ST
13TH ST
WAFER ST
14TH ST
MARKET ST
15TH ST
LANE 13
16TH ST
17TH ST
18TH ST
LANE 15 ST
EOFF ST
20TH ST
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