

PURPOSE & INTENT

The Shepherdstown Historic District Design Guidelines indicate how to stabilize, restore, protect, and preserve the structures that contribute to the Shepherdstown Historic District. The guidelines are not intended to prevent property owners from making changes to their property. Rather, they are intended to assist property owners in making practical decisions that enhance the historic qualities of our town and that are consistent with the character of the historic district.

These Guidelines

- Explain and interpret general design criteria in the Shepherdstown Historic District.
- Help reinforce the historic character of Shepherdstown and protect its sense of place.
- Indicate which design approaches are encouraged, as well as which design approaches are not encouraged.
- Serve as a tool for property owners to use in making preliminary design decisions.

These Guidelines Cannot

- Limit growth and development or regulate where these activities take place.
- Control how space within the interior of a building is used.
- Guarantee that all new construction will be compatible with a historic area.



Visit Shepherdstown's website to review the full publication on the **Historic District Design Guidelines**.

<https://Shepherdstown.gov>

STYLE IDENTIFICATION

The Shepherdstown Historic District is largely made up of residential properties dating from 1790 to 1920, with architectural styles that include Queen Anne, Craftsman, Gothic Revival, Greek Revival, and Federal. These styles create strong visual continuity throughout the district. Homeowners should consider their property's architectural style when planning changes.



Queen Anne



Craftsman



Greek Revival



Gothic Revival



Federal

Federal Historic Rehabilitation Tax Credit

- 20% tax credit on qualified expenses for the substantial rehabilitation of a historic building.
- Available for income producing properties.
- Claimed ratably over a 5-year period.

WV State Historic Tax Credit Rates

- 25% tax credit on qualified expenses for the rehabilitation of a historic residence.
- Available for income producing and residential properties.
- Non-refundable tax, cannot result in a refund beyond taxes owed.
- There are instances where a property owner may choose to sell, assign, or transfer the credits to another entity, such as an investor or business.
- Claims are subject to specific timeframes based on the project type and phase completion.

State Development Grant Program

- Projects under this grant may include: preservation, protection, rehabilitation, restoration, and stabilization of assets on the National Register of Historic Places. Select interior work may be covered.
- Recipients of these grants will be placed under a covenant for 5 to 25 years based on the amount received.

Endangered Historic Properties Fund Program

- Provides emergency funding for historic and prehistoric structures and sites that demonstrate an immediate threat or recent catastrophic event.

For full info regarding eligibility and the process of application, please visit the QR codes to the right.



THE SHEPHERDSTOWN HISTORIC DISTRICT

Historic preservation is the best way to protect the historic character that makes Shepherdstown special. The Historic District Design Guidelines offer clear, practical advice to care for your home with respect and love for its story. Following these guidelines means any changes you make will honor your property's past and keep the spirit of our neighborhoods alive.

For details on your specific property, visit our interactive map online at our Shepherdstown website.



LEGEND

Shepherdstown

Historic District

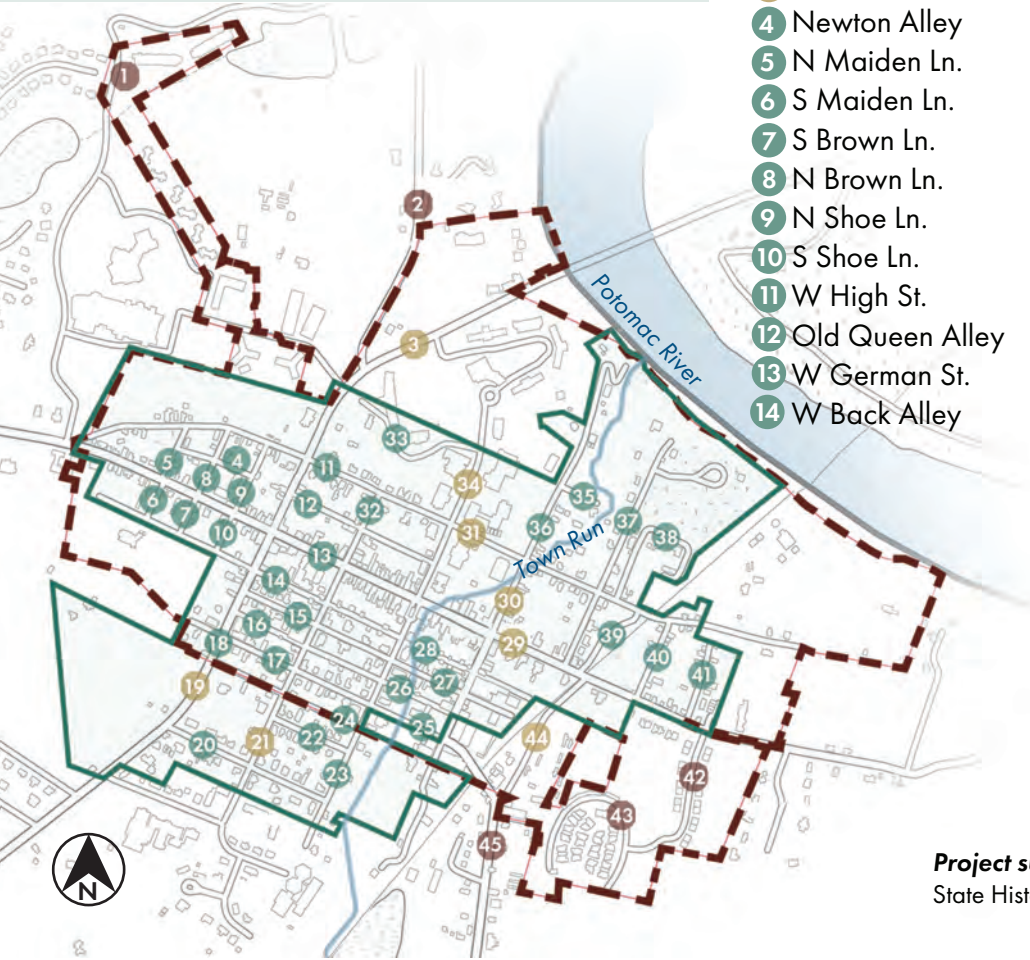
Out of Historic District

Partially In Historic District

In Historic District

LOCAL STREETS

- | | |
|----------------------|--------------------------|
| 1 University Dr. | 15 W New St. |
| 2 Shepherd Grade Rd. | 16 W Union Alley |
| 3 N Duke St. | 17 W Washington St. |
| 4 Newton Alley | 18 S Duke St. |
| 5 N Maiden Ln. | 19 Kearneysville Pike |
| 6 S Maiden Ln. | 20 Fairmont Ave. |
| 7 S Brown Ln. | 21 S Church St. |
| 8 N Brown Ln. | 22 Old Prospect Ave. |
| 9 N Shoe Ln. | 23 S King St. |
| 10 S Shoe Ln. | 24 Church Alley |
| 11 W High St. | 25 E Washington St. |
| 12 Old Queen Alley | 26 E Union Alley |
| 13 W German St. | 27 E New St. |
| 14 W Back Alley | 28 E Back Alley |
| | 29 E German St. |
| | 30 S Princess St. |
| | 31 E High St. |
| | 32 N Church St. |
| | 33 E Campus Dr. |
| | 34 N King St. |
| | 35 Bones Wright St. |
| | 36 N Princess St. |
| | 37 N Mill St. |
| | 38 Rocky St. |
| | 39 Audrey Eagle Dr. |
| | 40 College St. |
| | 41 Ray St. |
| | 42 Sage Pl. |
| | 43 Shepherd Village Cir. |
| | 44 S Mill St. |
| | 45 Shepherdstown Pike |



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Shepherdstown
WEST VIRGINIA

HISTORIC DISTRICT
RESOURCES FOR
CURRENT AND
PROSPECTIVE
HOMEOWNERS

