

# HISTORIC STRUCTURES REPORT

## FOR THE

# MECKLENBURG TOBACCO

## WAREHOUSE

North Princess St.  
Shepherdstown, West Virginia



Prepared for  
Friends of the Shepherdstown Riverfront

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## **Introduction**

Shepherdstown is one of the oldest and most historic towns in West Virginia. It has a rich architectural legacy and the Mecklenburg Tobacco Warehouse is one of its most important historic buildings. This historic structures report will be a primary planning document for decision-making about the preservation, rehabilitation and reuse of this unique building. It will provide a summary of information about its history and existing conditions as well as recommendations for its repair and future use. The Corporation of Shepherdstown, professionals, local and state preservationists will have a readily accessible document for working on the building. An historic structures report is written especially for those not familiar with the building.

The next crucial steps will be deciding what the adaptive reuse of the building will be and how to acquire funding for that reuse. It is too valuable a resource to sit unused. The Mecklenburg Tobacco Warehouse can be the anchor and catalyst for the rediscovery of Shepherdstown's Potomac Riverfront.

The methodology involved in preparing this historic structures report is based on guidelines set by the National Park Service (Preservation Brief 43) including site investigation, photography, measured drawings, historical research, review of existing archival information, oral history, discussions with Corporation of Shepherdstown and State of West Virginia officials.

Special thanks go to Friends of the Shepherdstown Riverfront, especially Dale Walter, the Corporation of Shepherdstown, the West Virginia State Preservation Office, the National Park Service, Thurman Whisner, Bill Myers, William Goodrich, and the research of Jim Surkamp for help in preparing this report.

## **Project Data:**

**Name of Building:** Mecklenburg Tobacco Warehouse

**Location:** North Princess St., Shepherdstown, Jefferson County, WV

**Owner:** Corp. of Shepherdstown WV

**Date of Construction:** ca. 1797

**Historic District:** Contributing Structure to Shepherdstown National Register

Historic District (Boundary Increase 1987)

**Period of Significance:** 1797 - 1920

**Building Footprint:** 71' x 35' - 4", 2,007 square ft.

**Preparer:** Charles Belfoure, Architect

## **Executive Summary:**

The Mecklenburg Tobacco Warehouse is an extremely unique example of American vernacular architecture. Very few buildings like this still exist in such a complete form. Despite the threat of 100 year flooding, the Mecklenburg Tobacco Warehouse is too valuable an historic resource to remain unused. Because of the outstanding stabilization program by Friends of the Shepherdstown Riverfront, the building is in excellent condition given its age and period of long neglect. But while the shell of the building is relatively sound, its original interior structure that was removed by a waterworks company and replaced with new floors is now dangerously unsound. The roof structure was also altered, and it is structurally deficient. It must be investigated and repaired at once. In its present state, the building does not conform to any building code, fire safety code or handicapped accessibility code.

If the work installed by the waterworks is removed and two floors and an attic loft can be installed, the building can be readily adapted to a new use, most likely a commercial – office space. Whatever the reuse, the building must retain its historic character and adhere to the Secretary of Interior's Standards for rehabilitating historic buildings. To insure the best reuse of the building, the Corporation of Shepherdstown should seek an experienced developer of historic structures by issuing a request for proposals. Developers who have dealt with buildings of this size will offer options for reuse and a financial / leasing arrangement that will benefit the Corp. of Shepherdstown, which will no longer have to maintain the building. The newly renovated building can be an important catalyst for the rediscovery of the town's Potomac Riverfront.

# **Part 1 - Developmental History**

## **Historical Overview & Context:**

### **Shepherdstown**

Shepherdstown is considered the oldest town in West Virginia. In 1734, Thomas Shepherd patented 222 acres and in 1762 divided fifty of the acres into ninety-six lots and streets for a town. He named the town Mecklenburg to honor Charlotte of Mecklenburg who had married King George III of England in 1761. The Virginia General Assembly, which had officially established the town in 1762, increased the town's borders to the Potomac River and authorized its name be changed to Shepherdstown in 1797-98.<sup>1</sup>

In 1786, the town witnessed the first test of a practical steamboat on the Potomac by James Rumsey, and in 1790, the first newspaper in the state, the *Potowmak Guardian* was published here. Shepherdstown offered free land in a bid to become the nation's capital but lost to a site near the mouth of the Potomac. By 1794, the town had a brickyard and many of its late Georgian / early Federal buildings that still make up most of historic center were built. Shepherdstown competed with Charles Town and Harpers Ferry as the county's most important antebellum center. Both Union and Confederate forces occupied the town during the Civil War but the town survived unscathed with most of its buildings intact. It was at a safe distance of seven miles from the Battle of Antietam in Sharpsburg Maryland, the bloodiest battle of the war. After the war, the town enjoyed some prosperity as the county seat of Jefferson County until it moved to Charles Town in 1871. In the same year, its town hall and courthouse became the first building of a state normal (teachers) college now known as Shepherd University. Throughout the nineteenth, twentieth, and start of the twenty-first century, Shepherdstown kept its small town character with one of the finest collections of historical residential, commercial, ecclesiastical, and academic buildings in the state and the Upper South. In 1973, it became West Virginia's first National Register district with its boundaries expanded in 1987. Because of its proximity to Washington DC, some of the town's outlying rural areas have been developed.<sup>2</sup>

### **The Mecklenburg Tobacco Warehouse & the Virginia Tobacco Trade**

Five years after the establishment of the Jamestown colony in 1607, tobacco was introduced to North America in Virginia and quickly became the colony's main cash crop. In the earliest days of the American colonies, tobacco was used as medium of exchange in place of hard currency. Taxes were levied and salaries were paid in tobacco. Most of the output was exported to England and Europe but by 1730, Europeans questioned the quality of American

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<sup>1</sup> S. Allen Chambers, Jr., *Buildings of West Virginia* (Oxford University Press, 2004).

<sup>2</sup> Ibid.

tobacco. Threatened with a loss of markets, the Virginia General Assembly passed the Virginia Inspection Acts in order to reestablish quality. Because wooden warehouses had been swept away by flooding of the James River, the law stipulated that warehouses be the place of purchase and inspection and that they be of stone or brick with “strong doors, to be hung on iron hinges, and with strong locks and bolts.” The tobacco leaf was transported to the warehouse in a hogshead, a barrel forty-eight inches in height, thirty inches in diameter and weighing 1,000 pounds. In the eighteenth century, merchants bought tobacco notes and took them to the warehouse and collected their purchase without actual inspection. They took the word of a state inspector who guaranteed that the tobacco was of acceptable quality. But because of lax inspecting, the quality was poor, again jeopardizing sales to European markets. Now a state, Virginia mandated that the hogshead be opened and a sample be officially re-inspected for quality by both an inspector and the buyer. Planters resented this because a sample of “tobo” had to be presented with no guarantee of a sale. Basically, these warehouses were inspection stations and used only for short-term storage of tobacco. Hogsheads could be rolled in at the basement level of the Mecklenburg Tobacco Warehouse at the east elevation or be hoisted up to the first and second floors at the north elevation where two surviving pieces of log at the second floor may have cantilevered out to hold a pulley. <sup>3</sup> (Photos #8, 36)

At the warehouse, a trumpet would sound announcing a sale where a hogshead would be broken open and the leaf inspected by a buyer. The inspector’s role diminished with actual inspection by the buyer but soon his job evolved into that of an auctioneer. But under state law, he could not receive a fee or profit in any way from the sale, but many abuses occurred at state regulated warehouses. Because of the inspection method, large amounts of loose leaf were also stored in warehouses for sale.<sup>4</sup>

During the eighteenth century, Virginia tobacco cultivation spread from the Tidewater to the Piedmont. Most of Virginia’s tobacco was exported to England until the American Revolution began and tobacco cultivation fell off from 1774 to 1782. Tobacco prices and exports increased after the war. In 1780, because of a shortage of money, taxes still could be paid in tobacco so the movement to plant tobacco was widespread in Virginia despite the fact that wheat and other grains had become the predominate crops because of the strong demand in Europe. After 1783, there was a migration of planters from Eastern Virginia into the region that guaranteed more tobacco production. A market revival for tobacco continued through the 1780s and more state regulated warehouses were needed. Harrisonburg and Lynchburg were among the many Virginia towns to petition for new warehouses.<sup>5</sup>

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<sup>3</sup> Jacob M. Brice, “Beginnings of Tobacco Manufacture” *Virginia Magazine of History & Biography*, Vol. 6 No.1 (Jan. 1956); Eugene Michael Sanchez Sanvedra, “Tobacco Inspection 1680-1820,” *Archeological Society of Virginia*, Vol. 24, No.1 (Sept. 1969).

<sup>4</sup> Joseph Clark Robert, “Rise of the Tobacco Warehouse Auction System in Virginia 1800-1860,” *Agricultural History*, Vol.7, No.7 (Oct. 1937).

<sup>5</sup> Robert D. Mitchell, “Agricultural Change and the American Revolution: A Virginia Case Study,” *Agricultural History*, Vol.47, No.2, (April 1973).

Abraham Shepherd, son of founder Thomas Shepherd, was granted the right to open a tobacco warehouse in November of 1788 by Virginia Assembly. “That an inspection of tobacco shall be and the same is hereby established on the lands of Abraham Shepherd, near the said town of Mecklenburg in the county of Berkeley to be called and known by the name of the Mecklenburg Warehouse.” The location of the warehouse was quite common for the period where no railroads existed, next to a Potomac River landing where fifteen hogsheads could be loaded on flatboats that drew only twelve to fifteen inches of water. Princess Street originally ran to the east of the building and provided a route out of town to ship tobacco overland.

In 1788, the Virginia legislature stopped tobacco as a medium of exchange for debts, but the tobacco trade still continued in the region especially with a tariff of one shilling per pound on imported tobacco. In the 1790s, Virginia exported large quantities of tobacco and snuff to Europe.<sup>6</sup> The trade was hurt in 1791 when France banned American exports of tobacco and the *Potomac Guardian* noted that that would have a ruinous effect on Shepherdstown.<sup>7</sup> But from 1790 to 1810, Virginia’s tobacco exports grew ten-fold. The market for tobacco rebounded after the interruption of the War of 1812.<sup>8</sup>

Tobacco warehouses were state regulated facilities that needed special permission to be built and had to be constructed of stone or brick. If Shepherd wanted to store only wheat and grain, he could have easily built a much cheaper wooden structure especially if he owned a sawmill. There is archival evidence that the building was used as a tobacco warehouse. The Commonwealth of Virginia’s list of tobacco warehouses and inspectors from 1795 to 1815 show a warehouse in Mecklenburg but no appointment of an inspector meaning the building was probably not completed. It was enormously expensive and time consuming to construct such a large building in stone in the late 18<sup>th</sup> century, so the construction of the warehouse may not have been finished until 1796-97. The town’s name was changed from Mecklenburg to Shepherdstown around 1797-8 and there is a warehouse listed under Shepherdstown whose first listing is of an inspector named John Webley who had probably been appointed earlier but died in 1798. He is followed by a series of inspectors up to 1815.<sup>9</sup> The tobacco market in the region may have slowed but never vanished, so even with a diminished business over the years the warehouse would have been the official site in the area for tobacco inspections. Over time, Shepherd may have used more and more of the space in the warehouse to store other goods.

The characteristics of the warehouse’s construction make it likely that German craftsmen did the work. The unique roof trusses are a modification of typical truncated German trusses found in the region (#40). As the Germans assimilated into American life, they gradually modified their native construction techniques. The trusses are notched to carry both purlins and ceiling rafters and have a peculiar change in pitch to accommodate the piggy backing of the

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<sup>6</sup> Ibid.

<sup>7</sup> *Potomac Guardian and Berkeley Advertisers*, June 11, 1791.

<sup>8</sup> Mitchell, “Agricultural Change and the American Revolution: A Virginia Case Study.”

<sup>9</sup> Virginia Secretary of the Commonwealth, *List of tobacco warehouses & inspectors, 1795-1815*, Accession 38399, State Government Records Collection, Library of Virginia, Richmond VA.

rafters. A similar truss is found at Fort Bowman in Shenandoah VA and the Schiefferstadt house in Frederick, MD which were both built by Germans. Germans originally from the Rhine Valley who migrated from eastern and central Pennsylvania also brought a very strong stone building tradition with them that is similar to the warehouse's stone construction.<sup>10</sup>

## Paper Mill

After Abraham Shepherd's death in 1822, the warehouse was inherited by his son Rezin. It was still in the hands of the Shepherd family through the Civil War. (Exhibit 1) In 1870, the building was purchased by Ashton Whelan & Company, paper manufacturers who constructed a new brick addition connected to the south wall of the warehouse. (Exhibit 2 ) Newspaper accounts of the period say the factory would be used to make boxes. The boxes were made of strawboard, a common material before the invention of the corrugated cardboard box in the 1870s and 1880s. Straw, which is a byproduct of wheat, was pulped and compressed between two layers of paper and used for hat and shoeboxes. Over the next two decades, the mill changed hands four times, being sold to the Union Straw Board Company in 1888 then to the American Straw Board Company in 1890.<sup>11</sup> American Strawboard was a monopoly of six national manufacturers that united in 1889 and bought out twenty-six strawboard mills across the country which probably included the warehouse.<sup>12</sup> The increased use of cardboard boxes supplanted strawboard as a container material and may have caused the mill to close.

## Waterworks

Sometime in the 1920s, the town of Shepherdstown acquired the property and established a waterworks in the tobacco warehouse. The entire original first floor, second floor and loft were removed and replaced with a new partial first floor that took up half the original first floor area (Photos #16-26, see 1st flr. plan). This space was accessible from an entry on Princess St. A door in the south wall of this space led to balcony that overlooked the original basement level whose foundation wall was lined with concrete to create a settling basin. (Photo #27,30) Above the first floor space is a loft that was used for storage of treatment chemicals and for water meter repair. (Photo #33-36) Water was pumped from the Potomac River into an aerator tank (Photo #23) that fed the settling basin. The water was then sent to the filtration tank (Photo #19,20) for treatment by chlorine chemicals then was fed to a clear well (Photo #21). From there it was pumped to a 60,000 gallon tank uphill from the warehouse. The system of pumps was housed under the office on the first floor. The addition built by the paper company was extant but was in ruins. In the early 1930s, the local utility company, Potomac Edison, bought the waterworks and operated it until the early 1960s when it sold it to Robert Schmidt, an architect and engineer. The town reacquired the waterworks in the late 1960s and closed down the plant in 1972 when a new facility was built. The building has been vacant ever since.<sup>13</sup>

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<sup>10</sup> Edward A. Chappell, "Rhenish Houses at Massanutten," *Proceedings of the American Philosophical Society*, Vol. 124, No.1 (Feb. 29, 1980); E-mail correspondence with Orlando Rideout, January 2010.

<sup>11</sup> Jim Surkamp, *Chronological History of the Princess St. Complex*.

<sup>12</sup> "Another Trust," *New York Times*, July 25, 1889.

<sup>13</sup> Telephone interviews with Bill Myers, Robert Schmidt, & William Goodrich, January 2010.

## **Stabilization**

By 2000, the building was in need of immediate emergency stabilization (Exhibit 3) and a plan was developed by the National Park Service. In 2002-3, the Friends of the Shepherdstown Riverfront conducted an initial clean-up and stabilization program funded by the town. In 2005-7, the FSR funded another stabilization program that repaired and re-pointed the stonework, repaired the roof, and installed fixed shutters.

## **Building Chronology:**

1789 – 1870: Tobacco warehouse, storage warehouse

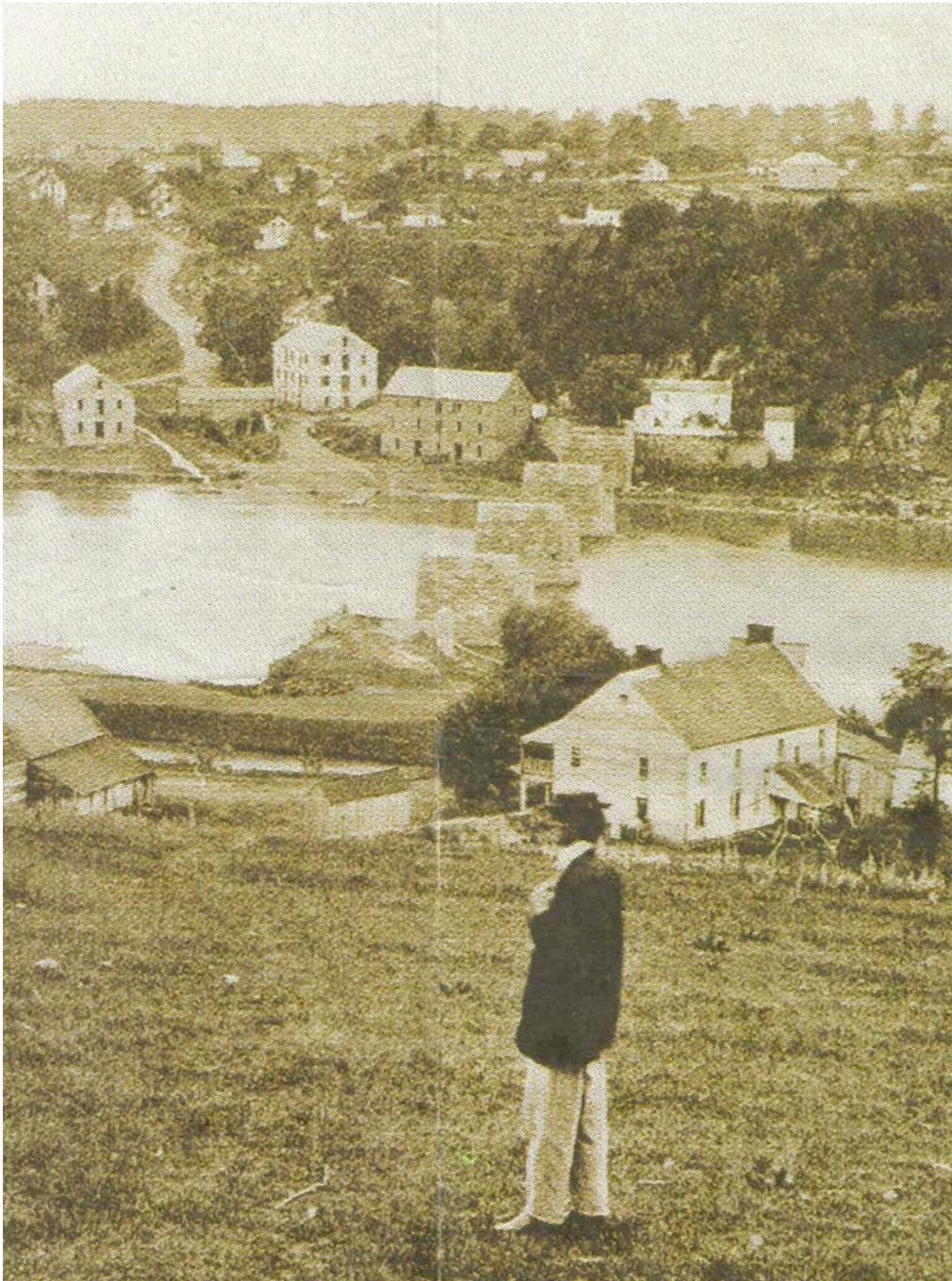
1870 – 1920s: Paper mill (with addition)

1920s – 1972: Waterworks (paper mill addition demolished)

1972 – Present: Vacant

## **Exhibit 1**

1862 view of warehouse (center of the 3 buildings to the left of the bridge piers) from Maryland side of the Potomac River



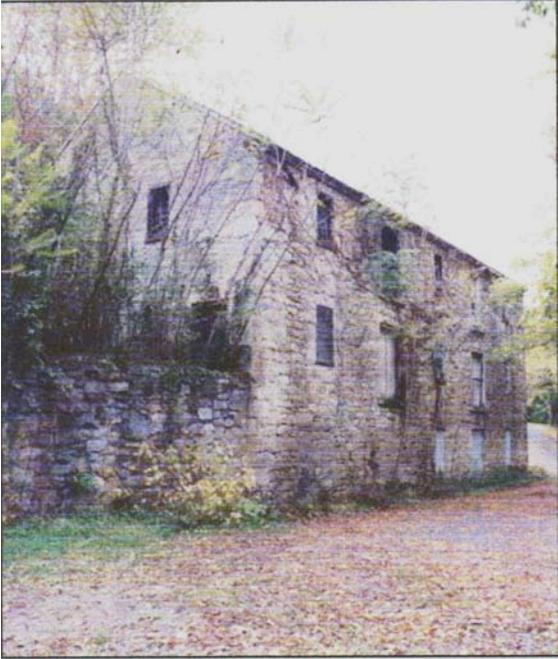
**Exhibit 2**

Paper mill addition at south end of warehouse, date unknown



**Exhibit 3**

Condition of building prior to stabilization



**General Architectural & Site Description:**

The Mecklenburg Tobacco Warehouse is a 2-story with basement structure measuring approx. 71' x 35'- 4." It has a standing seam gable roof with a 10 in 12 pitch and is constructed of limestone bearing walls laid in a random rubble pattern. The east and west elevations are 5 bays wide, the north elevation is 3 bays wide, and the south elevation is 2 bays wide. Its window openings are either infilled with masonry and plywood or covered with fixed shutters. Two openings are fitted with hinged double doors made of plywood. The openings at the basement level at grade on the east elevation are also infilled with masonry. A concrete stair from Princess Street leads to a double-door entry into the first floor of the warehouse which was converted into a waterworks and occupies half the building footprint (approx. 1,150 SF, see floor plans). The other half looks down into the basement which was converted into a tank to hold water. Directly above the first floor is a 1,150 SF second floor loft area that also looks down into the basement.

The building is oriented in a north-south direction located on .098 acre lot on the east side of North Princess Street about 150 yards from the edge of the Potomac River and 30 yards west from a stream named Town Run. North Princess Street curves around the building into a parking lot for river access by the public. Connected to the building on the south elevation are the foundation walls of a paper mill built in 1870.







**Aerial View of Property**

## **Statement of Historic Significance:**

The Mecklenburg Tobacco Warehouse is an extremely rare example of late eighteenth century vernacular architecture in West Virginia and the United States. There are almost no surviving intact buildings of this type, which show the workings of the tobacco industry in post-Revolutionary Virginia. It is also an outstanding example of the masonry and timber framing construction practices of the period, in particular, the traditions of stonework and carpentry that were brought to this country by German settlers. Although the building interior was severely altered in the 1920s, it still shows clearly the structure, detailing, size, and proportion of the original warehouse. It is listed as a contributing building and site to the Shepherdstown National Register Historic District (Boundary Increase 1987).

## **Physical Description & Existing Conditions Assessment Report:** (Refer to photographs & floor plans in Appendix )

## **Description of Original (demolished) Interior Structure:**

The original interior structure of wood joists, beams and columns that carried the first and second floors and attic loft was removed when the building was converted to a waterworks. Evidence along the interior walls shows that wooden joists approx. 3" in thickness, 11.75" in height, spaced 13" on center and bearing on 1" thick wood plates in pockets in the stone walls spanned in the east – west direction. They were supported by 2 lines of wood carrying beams in the north – south direction that broke joist spans into approx. 10' lengths. Wood columns probably spaced 10' apart carried the structure down to the basement.

## **Exterior**

### Description: West Elevation

The west elevation (#2,5,6), parallel to Princess St., is a 24" thick bearing wall constructed of limestone laid in a random rubble pattern (#7) with tuckpointed mortar joints. The stone goes directly to grade to form the foundation of the building. At the top of the stonewall at the roof eave are 3 courses of corbelled brick upon which the metal roof overhangs by a few inches (#15). The fenestration is a 5-bay pattern with alternating small openings on the second floor covered by fixed shutters and larger openings also on the second floor infilled with plywood or boards, some with hinges (#5). The window openings on the first floor are infilled with masonry and have been parged with cement plaster (#5). There are no window units in any of the openings on the exterior elevation. The main entry, accessed by a concrete flight of stairs from Princess St., has a set of crude plywood doors with a concrete lintel (not original) and stone sill (#6). Above the rest of the openings are lintels made of limestone with sills made of wood (#11).

### Condition:

The west elevation is in excellent condition with no stone or mortar joint deterioration and no deterioration of the brick corbelling at the eave. There is some natural discoloration given the age of the stone. The masonry infill and parging at the first floor windows is in excellent condition. The small window openings at the second floor which are protected by fixed shutters are in excellent condition. The wood infilled opening in the 4<sup>th</sup> bay at the second floor is in fair condition. The opening above the entry is in fair to poor condition as is the entry door. At the base of the wall, there is positive drainage but there are signs of rising damp in isolated spots.

### Description: North Elevation

The north elevation (#5,8), a gable end of the building, is a 24" thick bearing wall constructed of limestone laid in a random rubble pattern (#7) with tuckpointed mortar joints. The stone goes directly to grade to form the foundation of the building. The stonewall goes directly to the roof rake where a wood fascia board is set against the stone. The fenestration is a 3-bay pattern with small openings on the first and second floors covered by fixed shutters that flank openings infilled with stone or wooden boards. The window openings at the basement level are infilled with masonry and have been parged with cement plaster and the center opening is infilled with exposed concrete block. There is also an opening at the attic level covered by a fixed shutter. At the apex of the roof is an approx. 18" high brick chimney. There are no window units in any of the openings on the exterior elevation. The smaller openings have limestone lintels and sills while the larger openings have cut stone sills. The center opening at the basement level has a

timber lintel. The ends of 2 logs that served as hoists flank the center opening at the second floor (#8).

Condition:

The north elevation is in excellent condition with no stone or mortar joint deterioration. There is some natural discoloration given the age of the stone. The masonry infill and parging at the basement level is in excellent condition. The small window openings at the first and second floors which are protected by fixed shutters are in excellent condition. The stone and wood infilled openings in the center bay at the first and second floors are in fair condition. The center opening at the basement level is in good condition. At the base of the wall, there is positive drainage and no evidence of rising damp.

Description: East Elevation

The east elevation (#8,9) is a 24" thick bearing wall constructed of limestone laid in a random rubble pattern (#7) with tuckpointed mortar joints. The stone goes directly to grade to form the foundation of the building. At the top of the stone wall at the roof eave are 3 courses of corbelled brick upon which the metal roof overhangs by a few inches (#15 sim.). The fenestration is a 5-bay pattern with alternating small openings on the first and second floors covered by fixed shutters and larger openings on the first and second floors infilled with plywood or boards, some with hinges. The window openings on the first floor are infilled with masonry and have been parged with cement plaster (#5). There are no window units in any of the openings on any of the exterior elevations. Above the openings are lintels made of limestone with sills made of wood, limestone, or cut stone (#11). Connected to the south end of the elevation is an approx. 18" thick, 42' long retaining wall that was once the foundation of a paper mill which was added to the original building.

Condition:

The east elevation is in excellent condition with no stone or mortar joint deterioration and no deterioration of the brick corbelling at the eave. There is some natural discoloration given the age of the stone. The masonry infill and parging at the basement level is in excellent condition. The small window openings at the second floor which are protected by fixed shutters are in excellent condition. The wood infilled openings at the first and second floors are in fair condition. At the base of the wall, there is positive drainage but there are signs of rising damp in isolated spots.

Description: South Elevation

The south elevation (#9,10), a gable end of the building, is a 24" thick bearing wall constructed of limestone laid in a random rubble pattern (#7) with tuckpointed mortar joints. The stone goes directly to grade to form the foundation of the building, but the south elevation is only 2-stories because of a demolished paper mill addition whose foundations now serves as 2 retaining walls, 42' on the east and 33' on the west. The stonewall goes directly to the roof rake where a wood fascia board is set against the stone. The fenestration is a 2-bay pattern with small openings on the first and second floors covered by fixed shutters (#3). In the left-hand bay at the second floor level is a larger opening infilled with boards and directly above it is an opening covered by a fixed shutter at the attic level. Under the apex of the roof is an approx. 6" square infilled opening. There are no window units in any of the openings on the exterior elevation. The openings have limestone lintels and cut stone sills. To the right of the right-hand bay, 30" from

the corner of the building is a doorway infilled with wood boards that was probably added to access the new paper mill addition.

Condition:

The south elevation is in excellent condition with no stone or mortar joint deterioration. There is some natural discoloration given the age of the stone. The small window openings at the first and second floors which are protected by fixed shutters are in excellent condition. The wood infilled opening in the left-hand bay at the second floor is in fair condition as is the door at the corner of the building. At the base of the wall, there is positive drainage and no evidence of rising damp.

Description: Roof

The roof of the building (not original) is a continuous gable of approx. 10 in 12 pitch with no penetrations or dormers except an approx. 18" high brick chimney at the north end (#5,8,15). It is a standing seam metal roof with approx. .5" high seams at approx. 12' intervals and a continuous metal ridge. The roof has been painted green with an oil-based enamel paint.

Condition:

The roof, which is of an unknown age, shows some minor bending in a few places toward the eaves and the edge of the roof at the eaves is ragged and forms a very crude drip. The roof is generally in excellent condition. There are no signs of water leakage on the interior of the building. A description of the roof framing is given in the interior section.

**Interior**

Description: First Floor Pump Room

Through the double doors facing Princess St. is the first floor (#16-24) which occupies about half the building footprint (see 1<sup>st</sup> fl. plan). It is not original to the building, which was converted into a waterworks in the 1920s and the entire interior framing on all floors was torn out. The first floor, constructed about 24" below the original floor level, is a wood joist floor covered with board sheathing and vinyl tile, the original stone walls have been left exposed and have been parged and painted. A painted board ceiling is fastened to the second floor joists above. Built into the first floor and extending down to the basement below is equipment used for the waterworks – a steel rectangular tank (#19,20) with valves used to purify water, a circular tank (#21) called a clear well also constructed of steel used to collect the purified water and in the northwest corner of the space is a aerator tank (#23) which aerated the water pumped from the Potomac River. In the southwest corner of the room, mounted on a concrete base are electric motors used to run the pumps which are housed in the basement level below the first floor (#22). On the south wall of the room which is constructed of wood studs and gypsum board is located the electrical service and an opening leading to a balcony. On the east wall is an opening with crude double doors of wood and a smaller opening covered by a fixed shutter (#18). On the west wall to left of the entry is an opening infilled with concrete block and the main electrical panel. A beam along the underside of the ceiling supports the second floor loft above.

Condition:

The first floor room floor framing is basically sound but the second floor above is in serious danger of collapsing. It is temporarily braced by 2x4's. The tanks are in sound condition and show no signs of deterioration. On the west wall, the parging and paint has come off as a result of the rising damp (#17). There is paint most likely containing lead given the age of the construction peeling off the ceiling.

#### Description: First Floor Waterworks Office

Located in the northeast corner of the first floor is an approx. 18'-10" x 16'-10" office with its wood joist floor set 8" above the Pump Room floor (#24-26). It is enclosed by a wood stud wall covered with plaster with one door opening and an unglazed interior window at a chamfered edge overlooking the clear well. Along the east wall are kitchen cabinets and in the corner of the wall is a wood column that supports a wood beam that carries the second floor loft above. There is another column set on the sill of the window on the north wall. Set in the floor is an access opening to the pump equipment in the basement level (#47). The windows are covered with fixed shutters (#25).

#### Condition:

The first floor waterworks office is in sound condition and shows no sign of deterioration except for a few spots of paint loss on the stonewalls.

#### Description: First Floor Balcony & Basement

Through the opening in the south wall of the pump room is a balcony that overlooks the basement that was converted into a settling basin by the waterworks (#27, 28, 30, 31, 46). The balcony is wood framed with a crude 2x4 railing and is supported by pipes that extend to the basement floor (#30). The wall that divides the basement from the pump room is constructed of wood studs with board sheathing (#31). The stone foundation walls of the basement have been lined with 11" of concrete on 4 sides (one side directly under the south wall of the pump room) to form a settling basin where soil and stone particles from the river settled to the bottom (#27). Above the basin is the carrying beam that supports the second floor loft, it extends to the south wall with lights suspended on the underside (#27, 28). A wood column that supports this beam is part of the wall separating the pump room. The column rests on the concrete lining and its base is seriously deteriorated. Above the concrete lining are remnants of the original floor framing where the joists were cut out (#32). The basement level is a 2-story space that rises to the underside of the roof framing (#29). Remnants of the original second floor framing are evident on three sides of the space and in the southwest corner is the outline of a stairwell that went from the first floor to the attic loft (#29).

#### Condition:

The balcony is in very poor condition with evidence of excessive deflection and is inadequately supported. The rail is also unsafe. The concrete lining at the basement level is sound. The parging and paint have come off the stone above the lining as a result of the rising damp from the years of water in the settling basin, but the mortar joints and stonework itself has not deteriorated.

#### Description: Second Floor Loft

From the first floor balcony overlooking the basement is a wooden stair that leads to the second floor loft (#31). The loft which is completely open occupies the same area as the first floor pump room and office below (#33-36, see 2<sup>nd</sup> fl. plan). It is framed with wood joists that bear on a single carrying beam at mid-span and is approx. 30” below the original warehouse floor. The floor is covered with board sheathing, the original stone walls have been left exposed and have been parged and painted (#44). Remnants of the original second floor framing are evident on three sides of the space (#34, 36, 37, 42, 43) and in the 2-story basement space where the joist were cut off as well as the 2 carrying beams that the original joists framed into at the north wall (#36). They are below 2 logs inserted in the wall as a hoist. Window openings are covered by fixed shutters (#45) or infilled with stone and wooden boards. The loft overlooks the 2-story basement space (#37) with a crude 2x4 railing at its edge.

#### Condition:

The second floor loft floor is extremely dangerous. Sections of floor sheathing are missing and other pieces are failing so that anyone walking on it could easily fall through (#34-36). The floor framing is seriously undersized. The guard rail at its edge is also unsafe. (See structural assessment)

#### Description: Roof Framing

Above the second floor loft is the roof framing (#39, 40), set at approx. 10 in 12 pitch. It is composed of 5 trusses at approx. 11’ intervals that are notched for purlins that carry the ceiling rafters that are spaced approx. 13” to 14” on center and bear into one another without a common ridge beam. The floor joists that once carried the attic floor have been cut away, leaving only the joist ends protruding from the bearing walls (#38, 41). For structural stability, the trusses have been fitted with iron rods that span from wall to wall. The roof framing members are both sawn and hewn. Atop the ceiling rafters are spaced roof sheathing boards, on the east side of the ridge they are narrower in width and spaced for ventilation for the original wood shingle roof and on the west side of the ridge, but new wider boards were installed for the standing seam metal roof which is visible from below (#39). There is no common ridge beam, each rafter bears directly on its opposite member.

#### Condition:

The main trusses and their tie rods are structurally sound given their age. The removal of the attic floor joists seriously affects the lateral stability of the building and must be addressed (see structural assessment).

### **Mechanical Systems / Utilities Assessment**

#### Electrical:

Electrical & telephone service at one time came off a line running along Princess St. There is no longer a service drop to the building. The electrical system within the building has completely deteriorated and is unusable. There is also no telephone or data service in the building.

### Water:

Water service to the building comes via an underground line from Princess St. A meter and valve are set in the ground along the west elevation. The condition of the line from the street into the building is unknown.

### Sanitary:

There is no sanitary line serving the building.

### Gas:

There is no natural gas service to the building.

### **Building Code Assessment:**

The State of West Virginia uses the 2003 International Building Code (IBC) and the 2003 NFPA 101 Fire Safety Code for renovation and new construction. The building was constructed and renovated before the use of building codes in the state and as a result, the building does not meet any present building code or fire safety regulations.

### **Flood Plain Assessment:**

The building is located within a Federal Emergency management Agency (FEMA) 100-year flood plain (see flood plain map in Appendix). On rare occasions, it is susceptible to severe flooding up to the first floor elevation. The basement elevation is 310'.

### **Zoning Assessment:**

The building is located in the Corp. of Shepherdstown's Conservation Open Space District (Chapter 4 - COS) which restricts uses to those listed in Section 9 - 402 in the Title 9, Shepherdstown Planning & Zoning Regulations. Although the building is in this zone, new uses can be approved by special exception in Section 9- 403. The building is also located in the Corp. of Shepherdstown Historic District (Chapter 3-HD) which empowers the Shepherdstown Historic Landmarks Commission to review any changes to historic structures. The full zoning regulations are available at [www.shepherdstown.us/home/town-departments/planning-and-zoning](http://www.shepherdstown.us/home/town-departments/planning-and-zoning).

### **Accessibility Assessment:**

The building does not comply with any of the Americans with Disability Act Accessibility Guidelines (ADAAG) either outside or within the structure. Any new use of the building will have to make it handicapped accessible including the approach and entry to the building.

## **Part 2 – Repair & Reuse Recommendations**

### **Historic Preservation Objectives**

The Secretary of Interior provides four distinct but interrelated approaches to the treatment of historic properties:

1. **Preservation:** focusing on the maintenance and repair of existing historical materials and retention of the property's form as it has evolved over time.

2. **Rehabilitation:** acknowledging the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
3. **Restoration:** depicting a property at a particular period of time in its history while removing evidence of other periods.
4. **Reconstruction:** recreating a vanished or non-surviving portions of a property for interpretive purposes.

The objectives of the historic preservation of the Mecklenburg Tobacco Warehouse will meet the goals of approaches 1 & 2 – preservation and rehabilitation. Restoration and reconstruction will not be goals of the project given its current condition and anticipated reuse.

## **Preservation Goals**

A key goal will be the maintenance of the existing historic fabric, which for the time being means a plan for mothballing the building.

### Mothballing:

Because it will be some time before rehabilitation for a new use can begin, it is necessary to close up the building temporarily, protecting it from the weather and vandalism. By mothballing the building, it is safe from further deterioration while planning for its future use and obtaining the money to fund the rehabilitation. It is of extreme importance to care for the building during mothballing to prevent extensive damage that would deter potential private or non-profit development efforts. This has already been done because of Friends of Shepherdstown Riverfront's very extensive stabilization work (see Exhibit 3). The Mecklenburg Tobacco Warehouse at present is in very good state of preservation because the following stabilization measures were taken:

1. The exterior of the building has been structurally stabilized under the direction of a professional engineer by repairing damaged stonework, replacing damaged lintels and repointing all the mortar joints. No interior structural stabilization has been done.
2. The exterior envelope has been largely sealed from moisture penetration. The standing seam metal roof is intact and weather tight and there is no water penetration through the stonewalls or at the foundation / grade level.
3. The building has been kept free of pests and birds by sealing openings and installing fixed shutters which allow for ventilation. No bats seem to be present.
4. The main entry to building is poorly secured by a pad lock on two crude wooden doors to prevent break-ins and vandalism which could lead to fire. The only other point of entry is a first floor opening with double doors on the east elevation that is approx. 10' above grade. There is nothing of value inside the building worth stealing. The interior of the building has been completely cleaned out. Except for the wooden framing, there is nothing that is combustible.
5. There are no active utilities or mechanical systems within the building that could cause damage or fire. The water service and electrical system is disconnected and there is no sanitary line.
6. Vegetation that spread over the exterior was cut down and the grounds have been kept from being overgrown.
7. The local police know that the building is vacant and make regular drive by's to check for break-ins or vandalism.

### Additional Mothballing Measures:

A plan should be in place to monitor the building by having someone inspect the interior and exterior of the building on a monthly basis. Because there is no functioning electrical system, there are no smoke or fire detectors. Because of its isolated location, a fire could burn undetected for hours. Monitored detectors on battery power should be explored. A more secure entry of steel construction should be considered. The double doors in the opening at the first floor on the east elevation should be better secured.

### **Rehabilitation Goals**

The most important approach to the treatment of the Mecklenburg Tobacco Warehouse is rehabilitation. There is an urgent need to alter the building for an adaptive reuse. In its present state, it cannot be reused for any purpose. The building must be redesigned and repaired for either a commercial or non-commercial use. Many historic structures have been altered for a new use without losing their historical character. The building offers many different possibilities for both a creative and historically correct adaptive reuse.

### **Recommendations for Repair**

**(All repairs should be consistent with Secretary of Interior's Standards for the Treatment of Historic Properties and must avoid significantly altering the property's historic character and context.)**

Although a thorough stabilization plan was executed, there still are repairs to be made aside from the additional mothballing measures mentioned. The building envelope is in good condition and is weather-tight but problems remain that need attention.

#### **Exterior:**

Along the base of the west wall, more positive drainage flow should be attained by adding earth and gravel against the wall to insure that water flows away from the building into a swale between the face of the building and the incline up to Princess St. The overhang of the roof is not very great so dripping or flowing water lands close to the base of the wall creating rising damp or possibly water infiltration.

### **Interior:**

The second floor loft that was installed when the building was converted to a waterworks is now unsafe. Any reuse of the building will probably require the entire removal of both the first and second floors, but removing the floors now would bring up issues of lateral stability for the exterior walls in the interim so minimal repairs or precautions should be made. The floor framing is undersized and the board sheathing is missing or weakened in many places making it very dangerous to walk. The sheathing should be replaced or covered with  $\frac{3}{4}$ " plywood or OSB. On the first floor of the pump room along the west wall, the wall has been temporarily shored up with 2 x 4's. A stronger, more permanent shoring should be used along the entire west wall. Even with the building mothballed, there is a possibility that the floor will pull away from the wall in the future. The wood column resting on the concrete lining of the settling basin is also seriously deteriorated. **If the repairs are not made, extreme caution should be taken when walking on the first floor balcony and second floor loft.** The parging and paint in the southwest corner of the building above the lining of the settling basin has deteriorated. The section should be reparged with lime - sand mortar mix.

### **Roofing & Roof Framing:**

A serious mistake was made when the attic floor joists were cut out. Although the five main trusses were tied together with iron rods, there still is a potential problem with the lateral stability of the walls. Immediate recommended repairs are listed in the following Structural Assessment. The present roof is intact, any new roof replacement should try to retain as much of the existing historic roof sheathing as possible unless it is damaged and beyond repair.

**Testing:** A specialist should eventually be hired to test the paint on the interior of the stonewalls and first floor partitions to determine whether lead paint is present. Radon testing would also be advisable.

## **Structural Assessment & Recommendations** by Thurman W. Whisner, West Virginia P. E #7816

### **Exterior Walls & Foundation:**

The exterior walls and foundation of the Mecklenburg Tobacco Warehouse are in sound structural condition after the completion of the stabilization scope of work that I specified. This work is described and certified by me as complete in the Record of Past Repair Work that follows on p. 28.

### **Existing First and Second Floor Framing:**

The warehouse's original first and second floors were removed when the building was converted into a waterworks. Evidence of the old framing is along all four walls where joist and beam pockets can be still be seen. The second floor framing was originally undersized and in the northwest corner has begun to fail. It is temporarily supported by crude 2 x 4 framing. The sheathing on the second floor loft is missing or collapsing in many places and is extremely dangerous to walk on. The base of the wood column that sits atop the north concrete wall of the settlement basin is seriously deteriorated. The wood railings along the first floor balcony overlooking the settlement basin and along the south edge of the second floor loft are not code compliant and pose a danger. Until the floors are removed, people should not be allowed to walk on the second floor. If the new use of the building requires the removal of the existing floors, a new properly sized structure can be installed with a continuous north – south steel beam supported by steel columns at one – third points and carried down to new concrete footings at the basement level. Using the existing joist pockets at 13" o.c., new wood support members such as Parallam PSL's would span approx. 31' to the opposite wall, bearing at their mid-points on the steel beam. Floor sheathing of 3/4" thickness would be installed over them.

### **Roof Framing:**

The condition of the existing roof framing is the biggest structural problem in the building. By cutting out all the ceiling floor joists of the attic, the waterworks caused a serious concern about the lateral stability of the building. The waterworks realized this and installed iron ties to the five main trusses. These ties must be inspected – the end connections, the turnbuckles and the tension in the rods must be checked. Because they are a critical structural component, there must be no rust or deterioration. A rust-inhibiting primer must be applied. At the gable ends there are no iron ties. At the north gable end the wooden tie member has rotted and must be replaced. In order to provide any insulation for the building, the attic floor joists should be re-installed using no less than 2 x10's spanning 15' +/- to bear on the center steel carrying beam which would be supported by the steel columns carried up through the second floor. The attic floor would only be used for storage unless larger members are specified.

### **Danger of Excessive Snow Load:**

The recent heavy snow load of the storm of February 5-6, 2010 may have put too much downward force leading to excessive deflection of the roof and outward thus excessive outward thrust forces on the bearing wall, as well as the bottom tension rods on the interior roof truss support system. Also, the broken lower timber chord member along the north end wall may lead to failure of the roof at that area with no structural retrofit (strengthening) work in place.

If there appears to be some apparent excessive downward deflection and outward thrust forces on the bearing walls with possible broken tension rods and/or truss connections, I would then recommend the following Emergency Structural Retrofit Repairs to the Mecklenburg Tobacco Warehouse Building:

That temporary and/or permanent tension cables with turnbuckles be installed at the above noted broken bottom chord member and also along each interior truss bottom tension rod area to provide additional horizontal support against the excessive outward thrust forces from this heavy snow load. I also recommend that additional structural supports to the rafter system of each interior truss, such as new horizontal (collar) beams under / below the ridge beam, connected to the adjacent (opposite) rafters of each main interior support truss, providing an A-

frame type of structural retrofit strengthening repair to the existing interior rafter/truss support system.

**Record of Past Repair Work (done in stabilization phase)**

Subject: Final Inspection of "As Built" Structural Repairs to Foundation of Mecklenburg Tobacco Warehouse, Shepherdstown, WV

As per your request, I, Thurman W. Whisner, PE, met with you at the historic Mecklenburg Tobacco Warehouse last Saturday on Feb.10, 2007, to perform the Final Structural Inspection of "As Built" Structural Repairs to the original Stone Masonry Foundation (Exterior), as per my recommendations in my initial Structural Inspection Report dated May, 2006, and the Mecklenburg Tobacco Warehouse Building Repair Plans, provided by you & "The Friends of the Shepherdstown Riverfront". The results of this Final Structural Inspection of above noted recently completed Structural Repairs to the Stone Masonry Foundation are discussed, as follows.

Basically, my main concern during this Final Structural Inspection was the replacement of the exposed deteriorated timber header beam over the bottom exterior doorway (closed entrance) at the North end of the stone masonry foundation with a new oak timber header beam. This new timber header beam consists of one very wide X 7"-8" depth exterior solid oak timber beam with the bark side exposed and another much smaller interior oak timber beam, which appears to have been properly installed and is structurally sound. Also, the missing stones over this timber header beam have been replaced along the exterior wall area and appear to be adequate. However, some additional missing stones need to be replaced along the interior header area of the stone masonry foundation, as was pointed out to me by Len Shaw, the Contractor, and as noted during my Final Structural Inspection of the Interior of the Stone Masonry Foundation. Also, my initial 2006 Structural Inspection Report on the stone masonry foundation recommended filling the open gap cracks in the stone masonry foundation with mortar (Type S Mortar mixed with yellow sand) applied by grout bags; re-pointing the cracked mortar joints; replacing the missing stones, especially the key stones over the above window headers; starting at the top exterior surface of the stone masonry foundation and then working down the foundation to the above noted damaged header, before removing the rotten timber header support beam and installing the new oak timber header support beam(s). The Contractor, Len Shaw, appears to have followed my recommendations with only a few void areas and/or loose stones needing additional mortar, as noted during my final Structural Inspection. Recommend that these few void areas and/or few areas with loose stones, which I pointed out to you during my Final Structural Inspection, be re-pointed as well.

Since the Contractor, Len Shaw Masonry, appears to have followed both my verbal and written recommendations for the structural repair work on the Mecklenburg Tobacco Warehouse Stone Masonry Foundation, I, Thurman W. Whisner, PE, now hereby certify that the majority of recommended Repair Work to the Building has been properly done according to both my verbal and written recommendations and above noted Revised Foundation Repair Plans. The Stone Masonry Foundation appears now to be both structurally sound & adequate. Repairs also met requirements for any Historical Building Restoration in Town of Shepherdstown, WV.

Refer to the above noted Building Repair Plans for any additional information and revised original Repair Specifications: "Rake Joints to a minimum depth of 2 times the width of the joint." to full depth filling of both the open cracks and mortar joints by use of grout bags prior to hand (V-Shape) tooling and/or re-pointing the cracks and missing mortar joints, and replacing the missing stones, in the highlighted areas as shown on the Building Repair Plans, throughout this Old Stone Masonry Foundation on the above noted Mecklenburg Tobacco Warehouse Building. And any additional repairs to stone masonry foundation interior areas shall follow same specifications.

Letter of Certification on Mecklenburg Tobacco Warehouse "AS Built" Foundation Repairs By:

Thurman Walter Whisner, PE (West Virginia PE # 7816)

## Recommendations for Reuse

(Any reuse of the building should be consistent with Secretary of Interior's Standards for the Treatment of Historic Properties and must avoid significantly altering the property's

**historic character and context. In addition, the alteration of the building must meet all applicable State of West Virginia building and fire safety codes and the provisions of the Americans with Disability Act.)**

### **Permitted Uses:**

Under current zoning regulations, the warehouse is classified as a waterworks which is permitted in the Conservation Open Space District. There are no commercial or residential uses permitted. Any other use not listed under Section 9 - 402, may be permitted by special exception.

### **Reuse & Flood Plain Risk:**

Though the building is located within a FEMA 100 year flood plain, the property is eligible for flood insurance under the National Flood Insurance Program.

### **Reuse under the Federal & State Historic Tax Credit Programs:**

A developer has the option of rehabilitating the Mecklenburg Tobacco Warehouse using Federal & State historic tax credits because it is listed as a contributing structure in a National Register Historic District. This would give the owner or leasee an important source of funding for the project. Administered through the West Virginia Division of Culture and History and the National Park Service of the U.S. Dept. of the Interior, tax credits allow depreciable income-producing, historic buildings in West Virginia to be rehabilitated for new uses.

There are separate federal and West Virginia state income tax credits. These credits are substantial, as the federal credit is equal to 20% of the capital investment in the building and the West Virginia state income tax credit is equal to 10% of the capital investment in the building. In order to qualify for the credits an owner must undertake substantial rehabilitation, which is the expenditure of more than \$5,000 or more than the adjusted basis in the building whichever is greater. If all of the appropriate conditions are fulfilled the owner will benefit from a total nominal tax credit of 30% of investment. The expenditure necessary to qualify as a substantial rehabilitation must take place in a 24 month period or a 60 month period with the starting date determined by the taxpayer.

In order to qualify for the tax credits, the rehabilitation must retain significant historic features of the building and any new work such as doors, windows etc. should be sympathetic to the building's historic character. The rehabilitation must follow the Secretary of Interior's Standards for the Treatment of Historic Properties (see Appendix). If this option is used, the work must be approved by the West Virginia Division of Culture and History and the National Park Service before any construction has begun. There is the possibility of inflexibility on the part of these two agencies in requiring that existing historic fabric remain in place, specifically, the floor installed by the waterworks renovation which would make a reuse of the building very difficult, even impossible.

### **Overview of Recommended Reuses:**

#### **Historic Fabric**

Whether rehabilitating the Mecklenburg Tobacco Warehouse using historic tax credits or not, the Corp. of Shepherdstown will require that any reuse follow the Secretary of Interior's Standards and retain the building's important historic features like the stonework, window openings, roof profile, and roof framing. In an adaptive reuse, all historic features on the interior should not be covered over, some evidence of them must be visible such as the interior stonework. At present, the building has no windows. The renovation would install new units that match the windows that existed before the stabilization work, (see Exhibit 3). Those units were 6 over 6 double hung windows that probably date from the building's use as a paper mill.

### **Floor Area**

In order to reuse the building, floor space must be maximized. If the existing floors are removed and the full first floor is installed as it was originally was in the warehouse, it would total 2,077 square feet. A second floor, also 2,077 square feet, would bring the building total to only 4,154 square feet. With the basement, the square footage of the entire building would increase to 6,231 square feet although with its concrete tanks from the waterworks era and the possibility of flooding, the basement would probably be for storage only. Originally, there was an attic loft accessed by a stair in the southwest corner of the building. This could be re-built with new structural framing support, adding another 2,077 square feet.

### **Handicapped Accessibility & Parking**

Another problem is handicapped accessibility. For any new use, the building has to be accessible. Because the interior would be entirely renovated, it would be 100% accessible including an elevator if required. The problem is accessing the entry to the building. The present entry is almost 5' below Princess St., making it very difficult to construct an accessible ramp from the street. A very long ramp could be built from the parking lot if the hill to the north is removed and a retaining wall is constructed. A required handicapped parking space could be located there along with other spaces for the tenants of the building.

### **Flooding**

The reuse of the building is hampered by the possibility of flooding. But over the history of the building, severe 100-year flooding has only rarely happened especially in the last 30 years. It would be a waste of an important historic building to let it go unused because of fear of flooding. Flood insurance to protect the building and contents is available.

### **Energy Conservation**

Except for the thermal mass of the stonewalls, there is no insulation of any kind in the building. Any reuse would have to include energy conservation measures to lower the building's operating costs. The most effective way to do this is to reconstruct the former attic loft and install R-30 fiberglass batt insulation between the floor joists. This would prevent extensive heat loss through the roof. But if the loft is to be used as habitable space, then the roof rafters would have to be insulated. Because the building does not have any windows, new thermal glazed units which would be historically accurate could be installed in the existing window openings and contribute greatly to energy savings. Another way to insulate the building would be to furr out the interior of the walls with 2 x6 wood studs and install R-19 fiberglass batt insulation. Gypsum wall board would be installed over the studs and finished. This method raises the issue of historic integrity by covering up an important historic feature – the stone walls. Some historic preservationists would object to any furring of the walls, while others would insist on some portions of the walls throughout the building to remain exposed.

### **Mechanical Systems & Utilities**

There is no mechanical system for heating or cooling in the building. A completely new system will have to be recommended and designed by a licensed mechanical engineer. Placing the equipment in the basement is not feasible because of the threat of even minor flooding. Equipment could be installed in the re-built attic loft or placed within mechanical rooms on each floor. Outside condenser units if required could be placed on pads. Fire code regulations will probably require the building to be sprinklered whatever the reuse. Completely new utilities would have to be connected to the building and coordinated with Corp. of Shepherdstown's Department of Public Works and possibly other state and federal agencies.

## **Recommended Use #1 – Commercial / Office Building**

Buildings of this type have been readily reused by creating an open floor area that gives a tenant flexibility to convert it into office or commercial space. This option is entirely contingent on reinstalling the first and second floors as they were in the warehouse originally. The building at present does not conform to any building code or fire safety codes. The following diagram shows a possible reuse of the building with all required egress and handicapped accessibility. Starting with a handicapped accessible parking space at a lot created at the north end of the building by excavating and using a retaining wall, a physically disabled person would use a ramp that brings them to a landing in front of the existing entry at the first floor. A new stair from Princess St. would come down to the same landing.

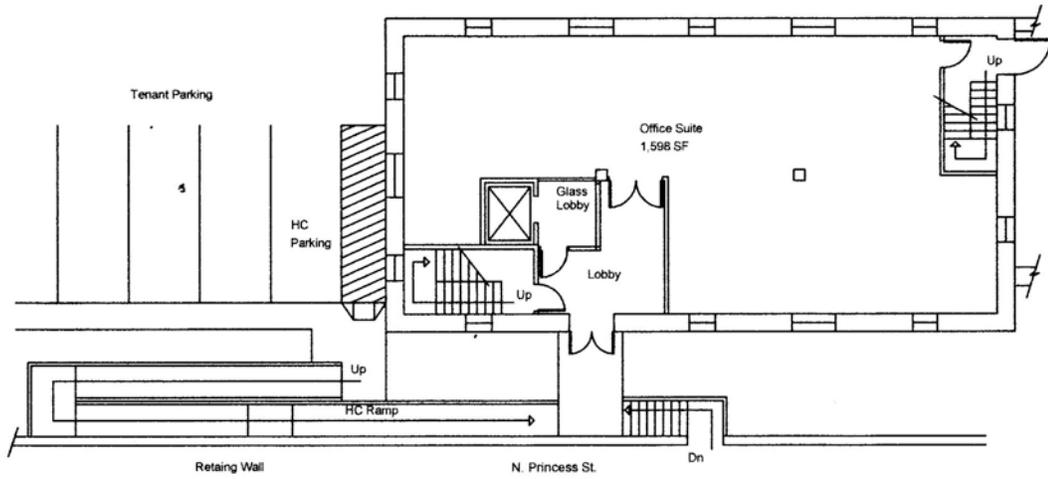
Through the doors of the entry one comes into a fire rated lobby that also houses a hydraulic elevator within its own fire rated glass enclosure. In the lobby is also a required fire rated stairway that leads to the second floor. In the lobby, one has the option of taking the stair or elevator to the second floor or going through a set of double doors into the first floor tenant space. Each floor is shown with two means of egress in case of a fire. The tenant space is open with a required fire rated stair from the second floor in the southeast corner of the building where there is a door leading directly outside. The diagram gives an idea of how much room is taken up by these requirements. An original floor area of 2,077 SF is reduced to 1,598 SF. Both floors would have to be sprinklered as well. At least two structural columns must be used to support the floor above. The new ceiling height would be approx. 10'.

A tenant has the flexibility to design the space according to their own requirements as long as they don't destroy any historic fabric. As part of the adaptive reuse of historic structures, there is a standard lease provision spelling out what the tenant can or cannot do to the space. Partitions could be erected for offices or the space left completely open and filled with office cubicles. A commercial tenant could leave the space open and fill it with merchandise display.

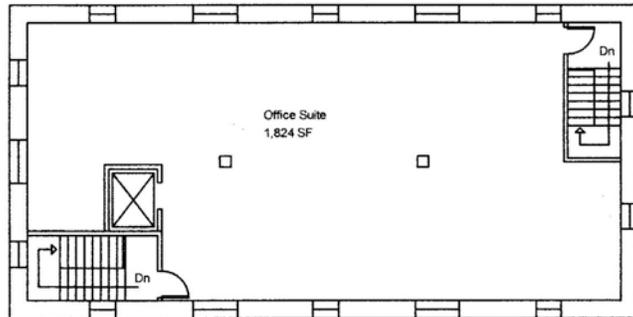
The diagram shows the second floor with an elevator and two egress stairways. In case of a fire, occupants would either use the southeast stair which leads to the door to the outside or the northwest stair which leads down to a fire rated lobby that leads directly outside. An elevator cannot be used during a fire. Because there is no requirement for a lobby as on the first floor, the original floor area of 2,077 SF is reduced only to 1,882 SF. At least two structural columns must be used to support the attic floor above. Like the first floor, a tenant has the flexibility to design the space according to their own requirements as long as they don't destroy any historic fabric. There could be separate tenants for the first and second floors or one tenant for both floors.

In an historic building of this type, the usual design approach is to treat it as an industrial space, which means not giving it a finished interior that one would find in a brand new office building. These spaces derive their uniqueness by expressing their industrial character and historical features. The structure and space could be exposed instead of being enclosed with suspended ceilings and gypsum board.

**This recommendation is contingent upon a full building code analysis based upon building use.**



First Floor  
No Scale



Second Floor  
No Scale

Note: These are diagrams for showing possible reuse of the bldg. & are not to construed as architectural drawings



## Commercial / Office Reuse

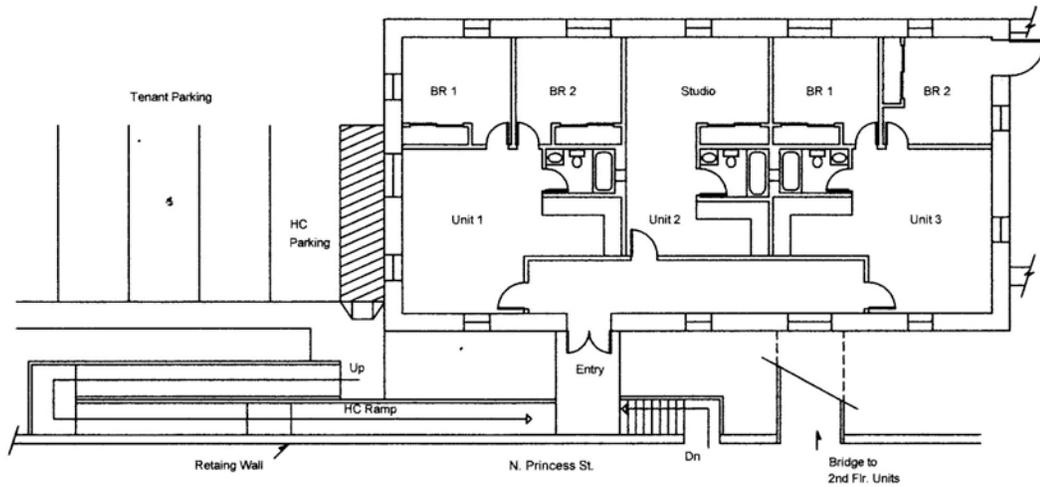
## **Recommended Use #2 – Residential / Apartments**

A less desirable reuse would be residential. Buildings of this type have been converted by creating an open floor area that can be divided into apartments. In college towns like Shepherdstown, students often look for off-campus housing. This option is entirely contingent on reinstalling the first and second floors as they were in the warehouse originally. The building at present does not conform to any building code or fire safety codes. The following diagram shows a possible reuse of the building with all required egress and handicapped accessibility. As in the commercial reuse, a handicapped accessible parking space and lot is created at the north end of the building by excavating and using a retaining wall, so a physically disabled person would use a ramp that brings them to a landing in front of the existing entry at the first floor. A new stair from Princess St. would come down to the same landing.

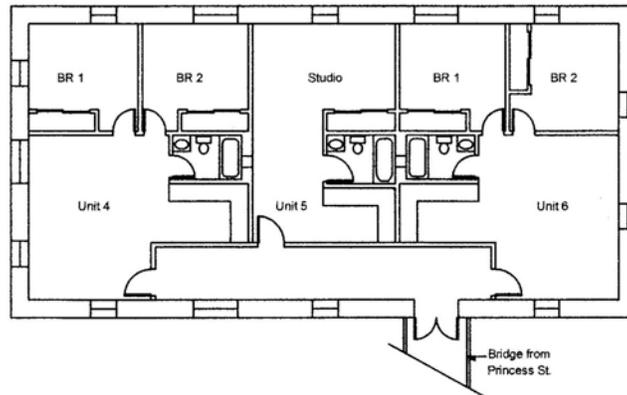
In the residential reuse, the building code allows one means of egress when the building is sprinklered and the occupant load is no more than 10 persons per floor. On the first floor, there would be two 2 - bedroom apartments and one studio apartment accessed by a common fire rated corridor entered through the original door of the warehouse. On the second floor, there would also be two 2 - bedroom apartments and one studio apartment accessed by a common fire rated corridor entered from an elevated walkway from Princess St. which would alleviate the need for an elevator. The studio apartments on both floors would be handicapped accessible. The units themselves are small with 120 SF bedrooms, but a two bedroom apartment provides the flexibility for roommates to share costs. The same structural system of two new columns as in the commercial scenario would be used and incorporated into the party walls. The new ceiling height would be approx. 10'.

In an historic building of this type, the usual design approach is to treat it as an industrial space, which means not giving it a finished interior that one would find in a brand new garden apartment building. Like the commercial reuse, these spaces derive their uniqueness by expressing their industrial character and historical features. The structure and space could be exposed instead of being enclosed with gypsum board.

**This recommendation is contingent upon a full building code analysis based upon building use.**



First Floor  
No Scale



Second Floor  
No Scale

Note: These are diagrams for showing possible reuse of the bldg. & are not to construed as architectural drawings



## Residential Reuse

# **Appendix**

# Secretary of Interior's Standards for Rehabilitation

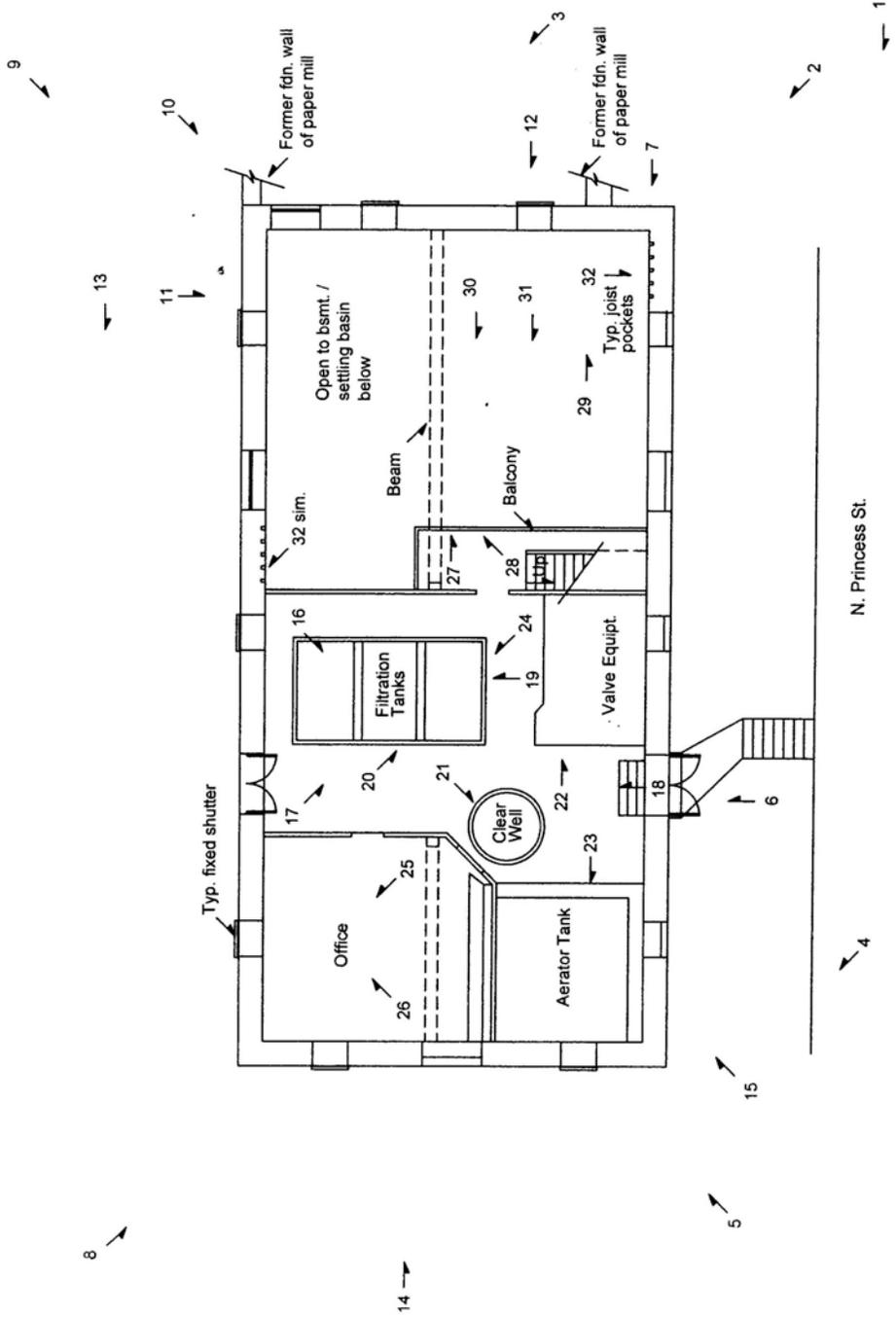
## The Secretary of the Interior's Standards for Historic Preservation Projects

The Standards for Historic Preservation were developed for the Historic Preservation Fund Grants-in-Aid Program and authorized by the National Historic Preservation Act of 1966. The standards are also used for determining whether a rehabilitation project qualifies as a "certified rehabilitation" pursuant to Section 2124 of the Tax Reform Act of 1976. There are eight "General Standards" (listed below), and additional specific standards and guidelines for the various categories of historic preservation projects.

### General Standards

(Those shown in bold print are most applicable to preservation retrofitting.)

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations, which have no historical basis and which seek to create an earlier appearance, shall be discouraged.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.



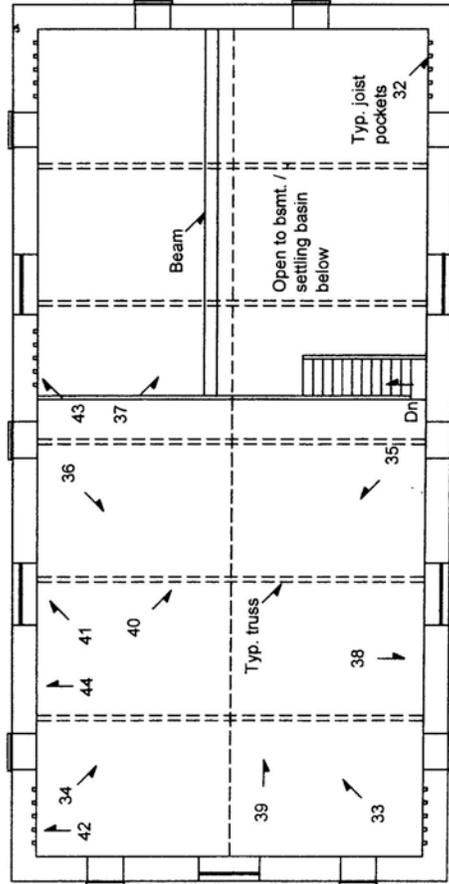
N. Princess St.

# Mecklenburg Tobacco Warehouse

Photo Key  
Existing First Floor  
No Scale



Note: Drawings for Schematic Use Only

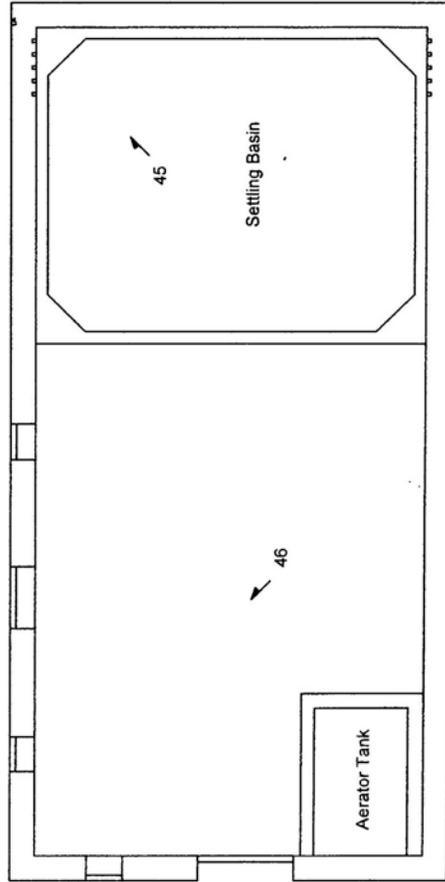


# Mecklenburg Tobacco Warehouse



Photo Key  
 Existing Second Floor  
 No Scale

Note: Drawings for Schematic Use Only



# Mecklenburg Tobacco Warehouse



Photo Key  
Existing Basement  
No Scale

Note: Drawings for Schematic Use Only



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