



**Charleston Historic Landmarks Commission**

**Agenda**

4:00 p.m., September 17, 2020

Join via internet at:

<https://us02web.zoom.us/j/86723255310?pwd=NVVo2T3lTekFtUWxTeTZmN2s0ek40dz09>

Or call: 312-626-6799 or 929-436-2866 or 346-248-7799

Webinar ID: 867 2325 5310

Password: 822004

**COA-20-0198**

**--withdrawn by applicant--**

Application of William Walton requesting a certificate of appropriateness in order to replace windows on secondary facades on the property located at **1556 Virginia Street, East.**

**COA-20-0200**

Application of Woman's Club of Charleston requesting a certificate of appropriateness in order to replace the original slate roof with GAF Slateline shingles on the property located at **1600 Virginia Street, East.**

**Report on Minor Work Permits**

**Project Updates**

**Approval of Minutes of the August 20, 2020 and September 3, 2020 Meetings**

**Adjournment**



Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE

**Until further notice, CHLC hearings will be accessible via Zoom.**

**Case Description**

**COA-20-0200:** Application of Woman's Club of Charleston requesting a certificate of appropriateness in order to replace the original slate roof with GAF Slateline shingles on the property located at **1600 Virginia Street, East.**

The file (including the application and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email [lori.brannon@cityofcharleston.org](mailto:lori.brannon@cityofcharleston.org) or call 304-348-8105.

**Hearing Details**

**WHEN:** 4:00 pm  
Thursday, September 17, 2020

**WHERE:** Join via internet at:  
<https://us02web.zoom.us/j/86723255310?pwd=NVVo2T3lTekFtUWxTeTZmN2s0ek40dz09>  
Or call: 312-626-6799 or 929-436-2866 or 346-248-7799  
Webinar ID: 867 2325 5310  
Password: 822004

**Public Participation**

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to [lori.brannon@cityofcharleston.org](mailto:lori.brannon@cityofcharleston.org). These statements will become a part of the record and will be shared with members of the Commission prior to the hearing.
2. Speak directly to the Commission by joining the meeting via Zoom using the details listed above. ***Please provide your name and the phone number or e-mail address you'll be using to join the hearing to [lori.brannon@cityofcharleston.org](mailto:lori.brannon@cityofcharleston.org) by 5 pm on Tuesday, September 15, 2020.***

As a matter of general policy these proceedings will not be transcribed by the Commission. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.



Charleston Historic Landmarks Commission

# Application for Certificate of Appropriateness

CofA # COA-20-0200

Hearing Date: 9/17/20

Name of Landmark or Historic District \_\_\_\_\_

| Applicant Information                                                                                     | Property Information                                                            |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Name:<br><u>THE KLOMAN'S CLUB OF CHARLESTON</u>                                                           | Address:<br><u>1600 VIRGINIA ST E</u>                                           |
| Address:<br><u>1600 VIRGINIA ST E</u>                                                                     | Tax Map and Parcel:                                                             |
| Phone:<br><u>(304) 925-6523</u>                                                                           | Zoning District:                                                                |
| Agent Name, Address and Phone Number:<br>(if other than applicant)<br><u>WILLIAM CASTO (304) 925-6523</u> | Property Owner and Mailing Address:<br>(if other than applicant)<br><u>SAME</u> |

**IMPORTANT:** This application must be typed or legibly printed and filed with the Planning Department, 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a site plan drawn to scale; 2) shop drawings; 3) a list of the owners of adjacent properties with their mailing addresses; 4) photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

SEE ATTACHMENT

The request for a Certificate of Appropriateness involves:

☒ Repair ☐ Alteration ☐ New Construction ☐ Demolition

Is this a tax credit project?

☐ Yes ☒ No

Please describe the proposed work to be done on the property. REPLACE EXISTING AGING SLATE ROOF WITH GAF SLATELINE SHINGLES - ANTIQUE SLATE  
SEE ATTACHMENT

What measures are being taken to retain and preserve the historic character of the property? Are existing materials being restored or replaced in like kind? NO EXISTING SLATE TO BE REPLACED WITH GAF SLATELINE SHINGLES - SEE ATTACHMENT

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? OVERALL LOOK OF STRUCTURE WILL NOT CHANGE

Is the work planned in accordance with substantiated documentation, physical or pictorial evidence? If so, please explain and attach copies to this application. YES SEE ATTACHED DOCUMENTATION

Does any proposed new construction honor the historic materials that characterize the property and conform to the massing, size and scale of the historic environment? Explain. YES. COMPOSIT SHINGLES  
WILL LOOK THE SAME AS THE EXISTING SLATE.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

William G. Costa For  
Signature

8/31/2020  
Date

THE WOMAN'S CLUB OF CHARLESTON

| Planning Department Use Only                                                                                                               |      |
|--------------------------------------------------------------------------------------------------------------------------------------------|------|
| The following is a list of related cases:                                                                                                  |      |
| The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property: |      |
| Application reviewed by:                                                                                                                   |      |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected                                                                |      |
| If approved, were there any specific conditions or limitations imposed by the CHLC?                                                        |      |
|                                                                                                                                            |      |
|                                                                                                                                            |      |
| Planning Official Signature and Title                                                                                                      | Date |



**ATTACHMENT TO: Application for Certificate of Appropriateness  
The Woman's Club of Charleston  
1600 Virginia Street East  
Charleston, WV 25311**

**PROJECT: Partial roof replacement 1600 Virginia Street East**

**Site Plan: See attached photograph, Page 6**

**Shop Drawings: See attached GAF literature, Pages 7 & 8**

**Adjacent Properties: See map Page 6**

- 1 1604 Virginia Street East                      Shingled roof  
Charleston, WV 25311  
Ms. Debra Martin**
- 2 1601 Virginia Street East                      Shingled roof  
Charleston, WV 25311  
West Virginia Institute for Spirituality**
- 3 108 Elizabeth Street                              Rubber roof  
Charleston, WV 25311  
WV Property Solutions  
P.O. Box 6547  
Charleston, WV 25362**
- 4 101 Elizabeth Street                              Shingled roof  
Charleston, WV 25311  
Ms. Patrica Schillings, et al Unit 7**

**DESCRIPTION OF THE PROPOSED WORK:**

**The existing structure was built in 1929 and incorporated a modified Mansard style roof around the exterior and flat rubber roof on top. The modification was a radiused change, flattening of the pitch, in the 22/12 pitch of the Mansard styled roof near the bottom. The roof also included several steeply pitched ridge lines. See pictures Page 9, 10, 11 & 12.**

**ATTACHMENT TO: Application for Certificate of Appropriateness  
The Woman's Club of Charleston  
1600 Virginia Street East  
Charleston, WV 25311  
Page 4**

**DESCRIPTION OF PROPOSED WORK:**

**Natural slate was used to cover the roof of the modified Mansard style roof portion. While the steep pitch (22/12), the radiused pitch change and the many steep ridge lines presented a challenge for the natural slate, the roof has lasted 91 years; however, not without problems. Individual and sometimes multiple slates have broken, moved and/or dislodged to the point of falling off the building. This has happened over the entire roof and particularly in the radiused sections and the the steep ridge lines and have resulted in numerous leaks over the past years.**

**In addition, natural aging, numerous repairs to the slate portion of the roof and poor execution of repairs to the flat rubber roof have caused the roof to become very unattractive. Natural aging causes cracking and some color change in the individual slates. Repairs, mostly in an emergency, have required the used of slate of different shades or colors which detracts from the overall appearance of the roof. In addition, poor execution of repairs to the top rubber roof section have allowed roofing tar to spill down over the slate causing a permanent stain. See South and North elevation photographs, Pages 9 and 11. As a result of all of the above, the building is not adding positively to the overall vision of the Historical District.**

**What we are proposing is to replace the slate with GAF Slateline Antique Grey composite shingles using the entire line of GAF products and recommended installation procedures. See Pages 7 and 8. We believe the use of the proposed high end shingles will enhance the overall appearance of the structure and will add positively to the Historical District.**



**In addition to providing a pleasing clean uniform look of natural slate, the shingles will lighten the dead load by over 50%, conform to the radiused portion of the roof decking much better than slate, be attached by a minimum of eight nails in each shingle instead of the two nails in each slate, plus the shingles have adhesive tabs and a greater coefficient of friction between each other than slate to resist downward force of the steep pitch and the uplifting force of wind loading and the ridges will be topped with a one piece cap rather than two butt jointed slates to prevent water infiltration.**

Google Maps

# Woman's Club of Charleston



Imagery ©2020 Maxar Technologies, U.S.

100 ft

Geological Survey, USDA Farm Service Agency,

Map data ©2020





GAF

## Antique Slate

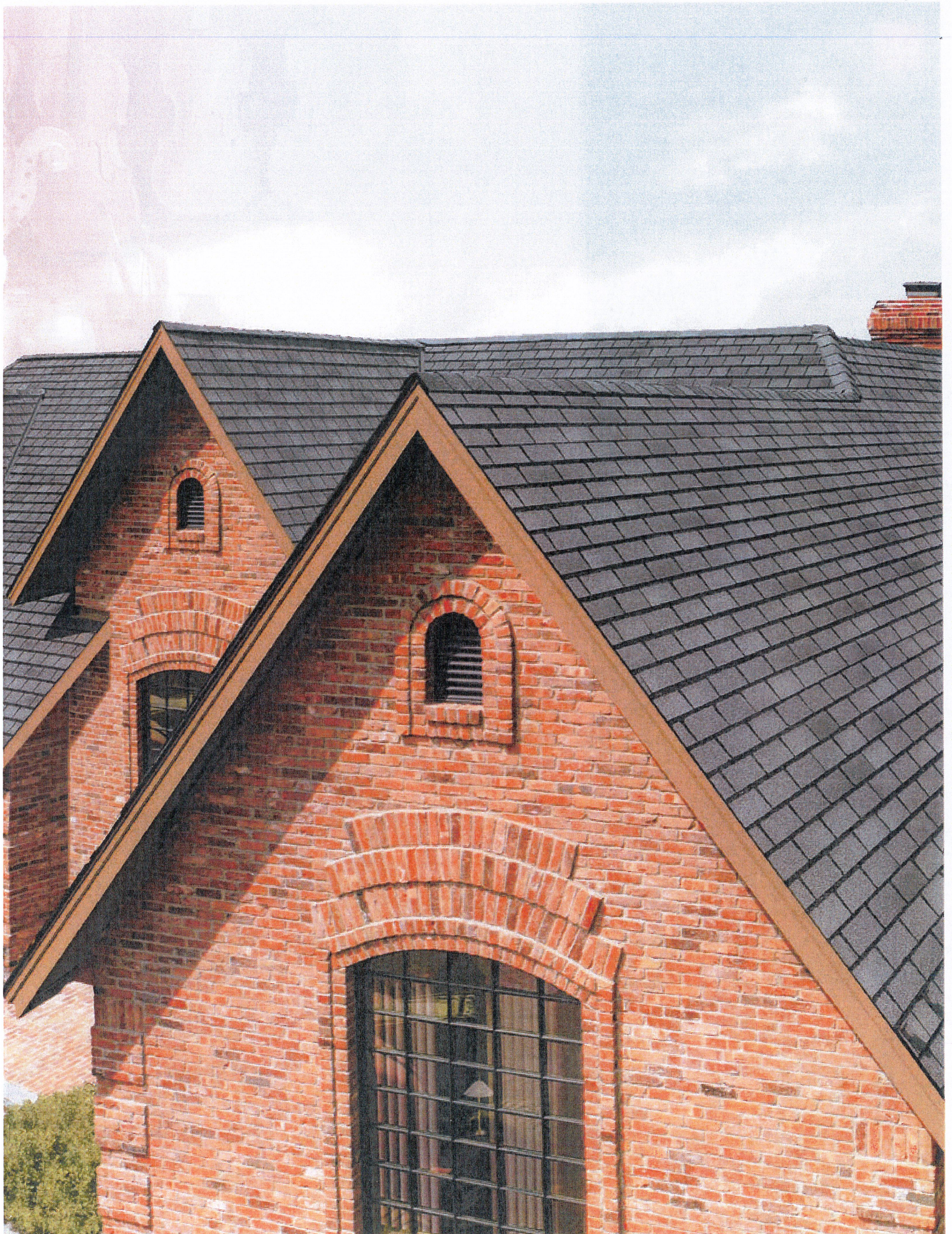
*This shingle captures the traditional look of slate; it's a cool gray hue that pairs well with cool companion colors. It also adds a rich look to light brick exteriors.*



U.S. Only

Note: It is difficult to reproduce the color shown in this advertisement. Before selecting your color, please ask to see samples of the shingles.







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# More Than Just Coverage On Your Shingles! Get **Automatic Lifetime Protection** On Your Entire GAF Roofing System!\*

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get:

- A Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories!\*
- Non-prorated coverage for the first 10 years!\*



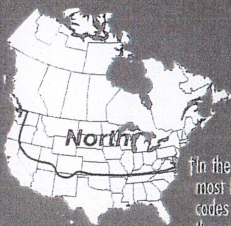
## LIFETIME

### SHINGLES

GAF offers you many great Lifetime Shingle choices, including **Timberline®** Shingles with Advanced Protection® Shingle Technology. They're the #1-selling shingles in North America!

Advanced Protection® Shingle Technology provides excellent protection for your home while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit [gaf.com/APS/](http://gaf.com/APS/).



In the North, most building codes require the use of Leak Barrier at the eaves.

**GAF**

### Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic to promote energy efficiency in your home and help extend the life of your roof.

**GAF**

### Roof Deck Protection

Provides an exceptionally strong layer of protection against wind-driven rain; some even allow moisture to escape from your attic. Also, lies flatter for a better-looking roof.

**GAF**

### Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North!).

**GAF**

### Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see *GAF Shingle & Accessory Ltd. Warranty* for details).

**GAF**

### Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.

SHINGLE & ACCESSORY LTD. WARRANTY  
**Lifetime**  
LTD. WARRANTY TERM

\*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual (owner) or a single-family detached residence (or the current owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners who do not meet the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. Warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



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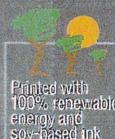
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**Page 8**



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