



**Charleston Historic Landmarks Commission**

4:00 p.m., October 20, 2022

City Service Center Conference Room • 915 Quarrier Street

**Agenda**

**COA-22-0220**

Application of David Gloss requesting a Certificate of Appropriateness in order to replace an original slate roof on the property located at **1333 Virginia Street, East.**

**COA-22-0221**

Application of Classic Construction Company on behalf of Woman's Club of Charleston requesting a Certificate of Appropriateness in order to replace an original slate roof on the property located at **1600 Virginia Street, East.**

**COA-22-0222**

Application of Elizabeth & Joann Downing requesting a Certificate of Appropriateness in order to replace an original slate roof on the property located at **1504 Virginia Street, East.**

**COA-22-0223**

Application of Jennifer McIntosh requesting a Certificate of Appropriateness in order to replace a porch and construct an addition on the rear of the property located at **1532 Virginia Street, East.**

**Staff Report on Minor Work Permits**

**Approval of Minutes of the September 15, 2022 Meeting**

**Adjournment**



**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

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**Case Description**

**COA-22-0220:** Application of David Gloss requesting a Certificate of Appropriateness in order to replace an original slate roof on the property located at **1333 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, October 20, 2022

**WHERE:** City Service Center Conference Room  
915 Quarrier Street

**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.

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 # \_\_\_\_\_

Hearing Date: \_\_\_\_\_

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

| Applicant Information                                                            | Property Information                                                                                                      |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Name: <u>David Glass</u>                                                         | Address: <u>1333 Virginia St, E, Charleston</u>                                                                           |
| Address: <u>1333 Virginia St, E, Charleston</u>                                  | Tax Map and Parcel: <u>20-66</u><br><u>Parcel id map 20-11-0020-0066-000</u>                                              |
| Phone: <u>504-460-8517</u>                                                       | Zoning District: <u>east of Morris St. South of Washington St</u><br><u>West of Greenbrier St North of Kanawha Blvd E</u> |
| Agent Name, Address and Phone Number:<br>(if other than applicant)<br><u>N/A</u> | Property Owner and Mailing Address:<br>(if other than applicant)<br><u>I am owner</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.

The request for a Certificate of Appropriateness involves:

☐ Repair ☒ Alteration ☐ New Construction ☐ Demolition

Is this a tax credit project?

☐ Yes ☒ No

But may seek to do so later

Please describe the proposed work to be done on the property.

Replace roof with alternative material

Old request was granted at same address

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?

Unable to view from street

Would like to replace with similar colored material

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? No

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

House has water damage that is ongoing

To repair slate, very expensive, only in fair condition

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. \_\_\_\_\_

Requesting exception

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.

David Glass

Signature

10/3/2022

Date

| 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                                                                                                                                       |  |



# Hodge Roofing Services

818 orchard st

charleston WV, 25302

Phone: (304)951-3143

Wv license # WV061392

## CUSTOMER

Name:

Phone:

Address: 1333 Virginia St E

DATE

Aug 30 22

EXP. DATE

Dec 30 22

TERMS

50% Down

50% upon completion

WARRANTY

10 year

## DESCRIPTION

QTY

UNIT PRICE

AMOUNT

To Remove Existing slate Roof

To Repair any damaged wood on

To Install New Drip Edge

To Install underlay mat

To Install 40 year Architectural Shingles

To Repair chimneys

To Install Ridge Vent T cap

For Luxury shingles

burns Corning Berkshire

For Composite slate

Total

~~40,000~~ 40,000

~~75,000~~ 75,000

Thank you for your business!

any additional cost for wood after the first sheet of osb or decking board

65.00 per sheet osb 6.50 per board ft decking boards

SUBTOTAL

TAX RATE

TAX

TOTAL

Architectural Sh

35,000

signature

If you have any questions about this invoice, please contact

Brian Hodge 304-951-3143



T • H • E  
**DURABLE  
SLATE**  
COMPANY

3933 Groves Rd., Columbus, Ohio 43232 (614) 299-5522 1-800-666-7445 FAX (614) 299-7100  
170 Novner Drive Woodlawn, Ohio 45212 (513) 521-3455 FAX (513) 521-3465  
3705 Lee Rd. Suite 20, Shaker Heights, Ohio 44120 (216) 751-0151 FAX (377) 340-9130

**ROOF INSPECTION AGREEMENT**

|                                                     |                              |                                                                |
|-----------------------------------------------------|------------------------------|----------------------------------------------------------------|
| CUSTOMER<br><b>David Gloss</b>                      | PHONE<br><b>614-460-8517</b> | DATE<br><b>5/18/22</b>                                         |
| JOB LOCATION<br><b>1333 Virginia St E</b>           | CONTACT                      | BILLING ADDRESS (IF DIFFERENT)<br><b>1400 Virginia St E #2</b> |
| CITY, STATE, ZIP CODE<br><b>Charleston WV 25301</b> | JOB NAME                     | CITY, STATE, ZIP CODE<br><b>Charleston WV 25301</b>            |

The parties agree to the following terms:

1. The Customer shall pay The Durable Slate Company ("Company") \$\_\_\_550\_\_\_00 in consideration of conducting the roof inspection at the Job Location listed above.
2. The Company shall conduct an inspection for the purpose of informing the Customer of major deficiencies in the condition of the roof of the Property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The Company shall provide the Customer with a written report after inspecting the roof of the property.
3. The written report may include estimated prices for repair or replacement work. Both parties agree that signing this document in no way whatsoever binds the Company or the Customer to any contractual obligations regarding the performance of repair or replacement work.
4. The Customer understands that latent and concealed defects and deficiencies are excluded from the inspection.
5. Payment for the inspection is due at the time of the inspection.

**Written Inspection Report**

**Type of Slate:**

- ☐ Vermont Unfading Green     ☐ Vermont Weathering Green     ☐ Pennsylvania Black     ☐ Virginia Buckingham  
☒ Other Strata Gray \_\_\_\_\_     ☐ Ribbon Grade - \*This type of slate requires above average maintenance.

**X Standard**

☐ Textured

☐ Graduated

**General Condition:**

- ☐ Poor – Needs entire replacement.  
☒ Fair – Needs repaired;,, previous poor repairs.  
☐ Good – Needs general maintenance.  
☐ Excellent – Very hard slate with little maintenance needed.

**Quality of Past Repairs:**

Missing/broken slate/poor repairs. Metal put in several spots as repair for missing/broken slate. The slate is a good quality and will last possibly 100 years with regular inspections and proper maintenance. Currently repairs are needed to stop any leaking and prevent future problems, then it can be maintained yearly.

Inside the house there are signs of leaking in many of the rooms, in the ceiling and/or walls. It can not be determined if these are active leaks or not. Agent said repairs have been done and some may no longer be leaking.

-----Approx. cost of immediate slate repair needed-- \$2,800 40-45 slates including replacing some of the pieces of metal (poor repair)

**Flashings:**

- ☐ Aluminum     ☐ Copper     ☒ Terne     ☐ Other \_\_\_\_\_

**General Condition:**

All of the flashings appear to be original, and the paint is very disintegrated, and the metal is rusted. Some of these may be causing some of staining/leak appearance inside. All of the flashings will need to be replaced over time as part of regular maintenance. As they are coming to the end of their service life the cost to replace all of the flashing at one time is approx.. \$52,000. (all of main and dormer ridge metal and valley metal and all of the chimney flashings) This can be broken up and done over time. Replacing these flashings will ensure a water-tight roof and ensure the long term durability of the roof. When the actual active leaks are identified inside, the related flashings can be estimated for immediate replacement

**Built in Gutter System:**

- ☐ Stop     ☒ Box  
 Liner: ☐ Copper     ☐ Terne     ☐ Coated with tar/asphalt     ☒ Other: Rubber

**General Condition:**

The box gutter liners are not original and have been replaced in rubber which the Durable Slate company does not recommend or repair. If any of the active leaks can be identified further by the buyer a proper assessment of possible box gutter liner issues can be identified. A quote can be provided for box gutter liner replacement in copper only if required.

6. **UNCONDITIONAL RELEASE & LIMITATION OF LIABILITY:** Customer understands and agrees that the Company is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of adequacy, performance, or condition of any structure, item or system at the property address. The Customer hereby releases and exempts the Company and its agents and employees from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature. Customer understands and agrees that in the event that the Company and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the Company and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the customer.

**Customer**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**The Durable Slate Company**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name





















**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

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**Case Description**

**COA-22-0221:** Application of Classic Construction Company on behalf of Woman's Club of Charleston requesting a Certificate of Appropriateness in order to replace an original slate roof 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**

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Charleston Historic Landmarks Commission

# Application for Certificate of Appropriateness

CofA # \_\_\_\_\_

Hearing Date: October 20th, 2022

Name of Landmark or Historic District Woman's Club of Charleston WV

| Applicant Information                                                                                                     | Property Information                                             |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Name:<br><u>Classic Construction Company</u>                                                                              | Address:<br><u>1600 Virginia Street E, Charleston WV 25311</u>   |
| Address:<br><u>1403 8th Ave Huntington , WV 25701</u>                                                                     | Tax Map and Parcel:                                              |
| Phone:<br><u>304.522.1016</u>                                                                                             | Zoning District:                                                 |
| Agent Name, Address and Phone Number:<br>(if other than applicant)<br><u>Jessica Craft - Classic Construction Company</u> | Property Owner and Mailing Address:<br>(if other than applicant) |

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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. Roof Replacement

*\*Please see attached scope of work description - All work to be performed in a professional manner*

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? We are replacing the existing materials with the same type of product that is currently on the roof to preserve that historic character of the property

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? *\*Please see attached description - All work to be performed in a professional manner*

Is the work planned in accordance with substantiated documentation, physical or pictorial evidence? If so, please explain and attach copies to this application. *\*Please see attached description - All work to be performed in a professional manner*



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. \_\_\_\_\_

\*Please see attached description - All work to be performed in a professional manner

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.

Jessica Craft  
Signature

October 2022

Date

| 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                                                                                                                                       |

















## DAVINCI & EPDM ROOFING - GUTTERS

SEP 12, 2022

**We can help you with  
Roofing + Siding + Gutters**

## WOMAN'S CLUB OF CHARLESTON

1600 Virginia Street E  
Charleston, WV  
25311

3045221016



| Description                                                                                                                                                                                            | Qty |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>SCOPE OF WORK</b>                                                                                                                                                                                   |     |
| -Remove and Dispose of existing roof layers.                                                                                                                                                           |     |
| -Inspect the Decking for repairs and/or replacement                                                                                                                                                    |     |
| -The Roof Assembly shall meet the National Buidling Code Insulation value.                                                                                                                             |     |
| - Apply -New .060mil single ply membrane roofing system fully adhered.                                                                                                                                 |     |
| - Remove all Slate roofing for the side of building.                                                                                                                                                   |     |
| - Terminate under the existing cap with stainless steel termination bar and reglet.                                                                                                                    |     |
| - Clean prime and seal all seams and end laps of rubber with overlap as recommended by the manufacturer                                                                                                |     |
| - At all Plumbing, Ventilation and projections through the Roof, flashing, and counter flashing will be applied. Extend membrane up parapet walls, curbs and roof projections at minimum of 12 inches. |     |
| - Properly Caulk top of all flashing                                                                                                                                                                   |     |
| Roof Drain assembly including cage, drain, and connections will be replaced with size to match existing and connected to existing system.                                                              |     |
| - Furnish and install 30"x30" protection pad at roof access point and equipment service panel.                                                                                                         |     |
| - Install .040 prefinished K style 7" gutters and 3"x4" downspouts to match existing color                                                                                                             |     |
| - Furnish Standard 20YR Warranty                                                                                                                                                                       |     |
| - All work to be performed in a professinal manner                                                                                                                                                     |     |
| - Remove and Dispose of all job-related debris                                                                                                                                                         |     |
| - Provide Warranty certificate prior final payment                                                                                                                                                     |     |
| - All Work to be performed in a professional manner-                                                                                                                                                   |     |
| <b>Da Vinci Single- Width (Slate Grey)</b>                                                                                                                                                             |     |
| DAVINCI SLATE SINGLE-WIDTH<br>Color: Slate Grey                                                                                                                                                        |     |
| Davinci UNIVERSAL STARTER                                                                                                                                                                              |     |
| DAVINCI SLATE H&R 2-PC<br>FOR SINGLE & MULTI-WIDTH<br>COLOR: Slate Grey                                                                                                                                |     |
| DAVINCI HOT DIPPED GALVANIZED NAIL                                                                                                                                                                     |     |
| TOP SHIELD TS20 SYNTHETIC UNDERLAYMENT                                                                                                                                                                 |     |
| APPLETON ALUM DRIP EDGE                                                                                                                                                                                |     |



PLASTIC CAP NAIL

APPLETON ALUM TRIM COIL

WEATHERLOCK MAT-FACED ICE & WATER

W-VALLEY

5/8" PLYWOOD (Decking Replacement)

### **EPDM**

Structure Type - Flat Roof

Height: 40'

Decking Type: Plywood

20 Year Manufacture Warranty

Remove all layers down to the decking  
(1 Layer)

Haul Off Materials and Debris

EPDM .060 mil

Install ISO - 1-1/2"

Insulation Plates and Screws

Termination Bar

Pipe Flashing

### **Gutters & Downspouts**

Remove and Haul off Gutters & Downspouts

Install New Presinished Gutters

Install New 3"x4" Downspouts

### **Payment Schedule (Progress Payments)**

PAYMENTS to the Contractor is as Followed :

1.) \$59,795.27 Upon Agreement of the Contract and Submission of Invoice - Deposit

2.) \$62,220.18 upon completion of 50% of roof work and submission of Invoice

3.) \$62,220.18 (or Adjusted Balance of the Project, Submission of final Invoice, and Approve of Work.

Contractor Must let the Owner/Representative know when 50% of the roof work is complete. Contractor will be paid as specified for down payment for materials and for work completed, based on schedule and benchmarks established in the contract. Contractor must allow approximately 4 to 6 weeks for payments of all invoices. Last Payment will be held until work is completed and approved by Owner and WV State Preservation Office.

Partial Funds for the Project are through the WV State Historic Preservation Office (WVSHPO) and all work must be approved by WVSHPO prior to payment. All applicable Federal, State, and Local Laws, rules and regulations apply.

### **Timeline for Project**



All work should be completed No later than December 31st 2022, Including any allowance for weather or other delays. Contractor shall inform owner and provide invoices when each benchmark is completed.

IF this contract need to be amended all changes will be approved by he State Historic Preservation Office of the Division of Culture and History and agreement will be signed by both parties.

**Quote subtotal** \$184,235.63

**Total** \$184,235.63

**DaVinci Masterpiece Warranty**  
**50 Year Materials Warranty**  
**10 Years Craftsmanship**

**EPDM Warranty 20yrs**



Woman's Club of  
Charleston:

*Change High-Prised*

Date: 9/14/2022

#### ADDITIONAL TERMS AND CONDITIONS

Customer acknowledges that the Contract Price is subject to increases for later-identified damages as stated above and for changes requested by Homeowner.

Homeowner acknowledges that no Job Completion Date is given because of the uncertainty in the insurance claim review and approval process.

**Entire Contract:** The terms stated below and on the reverse side of this Contract make up the entire Contract between the parties. The parties agree that any statements, representations, or other communications made outside of this Contract are invalid and unenforceable. This Contract can be modified only by written agreement of the parties.

**Governing Law:** This Contract is governed by the laws of this State of WV.

**Job Completions Date:** The Job Completion Date shall be the date that Classic Construction substantially completes all of its work on Homeowner's property and removes its tools and equipment from the Homeowner's property.

Homeowner acknowledges that the repairs may include work by different trades and agrees to pay the amount due for each trade, including overhead and profit, at the completion of that trade's work on the Homeowner's property.

**Breach:** Any part of the Contract Price not paid on the Job Completion Date shall incur interest at a rate of 12% per annum, accruing daily after the Job Completion Date. Homeowner agrees to reimburse Classic Construction for all costs incurred by Classic Construction in collecting the Contract Price from Homeowner or otherwise enforcing its rights under this Contract, including all legal fees and cost.

**Anticipatory Breach:** Classic Construction reserves the right to stop work on the repairs with 48 hours' notice to Homeowner in the event Classic Construction reasonable believes Homeowner intends to breach this Contract.

**Change Work Orders:** Homeowner acknowledges that requesting changes to the repair after work has begun will result in additional expense and will increase the Contract Price. Homeowner agrees to any increase in the Contract Price resulting from their requests to change the repairs after work has begun.

**Access to Property:** Homeowner agrees to provide Classic Construction access to Homeowner's property for completion of the repairs. Classic Construction shall not be responsible to any loss or damages incurred as a result of Homeowner's failure to grant reasonable access to Homeowner's property.

**Material Delivery:** Homeowner agrees to allow Classic Construction to deliver materials, tools, and equipment onto Homeowner's driveway and other property. Homeowner agrees to remove or protect any personal property that may be in the area of Classic Construction's work.

Homeowner agrees to hold Classic Construction harmless from any damage to Homeowners driveway, lawn, buses, or other property unless caused by the gross negligence of Classic Construction.

**Excess Materials:** All excess materials remain the property of Classic Construction.

**Limitation of Liability:** Homeowner agrees that Classic Construction shall not be liable for any loss or damage caused in whole or party by: the acts or omissions of other parties, trades, or contractors; acts of God; structural settlement; failure, movement, cracking, or excess deflation of the roof deck; defects of failure of materials used as a roof substrate over which Classic Construction's materials is applied; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports, or other parts of the building, vapor condensations beneath the roof; penetrations for pitch boxes; erosion, cracking, and porosity of mortar and brick; dry rot; stoppages of roof drains and gutters; penetration of the roof from beneath by rising fasteners of any type; inadequate drainage, slope or other conditions beyond the control of Classic Construction which cause ponding or standing water; termites or other insects; rodents or other animals; fire; or harmful chemicals, oils, acids, and the like that come into contact with Homeowner's roof and cause a leak or otherwise damage Homeowner's roof. If Homeowner's roof fails to maintain a watertight condition because of damage caused by any of the foregoing, Homeowner's warranty shall immediately become null and void for the balance of its term unless such damage is repaired by Classic Construction at Homeowner's expense.

Homeowner agrees that Classic Construction shall not be liable for any damage caused by vibrations, including but not limited to interior wall damage, nail pops, or disconnection of chimneys, flues, air ducts, ventilation shafts, or vents.

Homeowner acknowledges that Classic Construction does not warrant or guarantee any previous work performed or materials supplied on Homeowner's property not by Classic Construction.

Homeowner agrees Classic Construction shall not be responsible for any latent defects in the materials or accessories supplies, nor for any rework required as a result of acts or omissions of other parties, trades, or contractors.

**Hold Harmless:** Homeowner agrees to hold Classic Construction harmless from any loss or damages, incidental or consequential, caused by the work performed under this Contract. Homeowner understands and agrees that Classic Construction's maximum liability for any claim related to this Contract shall be the Contract Price.

Nothing contained in this Contract shall be construed to require Classic Construction to determine the presence or absence of any hazardous materials or asbestos-containing materials affecting the property or to require Classic Construction to remove or protect such materials. In the event Classic Construction learns of the presence of such materials at Homeowner's property, Classic Construction reserves the right to immediately stop work and negotiate a Change Work Order for such additional work as may be required.

**BUYER'S RIGHT TO CANCEL:** If this agreement was solicited at a place other than the seller's business establishment at a fixed location and you decide you do not want these goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must be mailed to Classic Construction Company, 1403 8th Avenue, Huntington, WV 25701.

If any provision of this Contract shall be held invalid or unenforceable, all other provisions shall remain in full force and effect.

## Project Agreement

You may have valuables on shelves that may fall due to vibration from hammering (it's the customer responsibility to safeguard valuables).

Classic Construction may use outside water and electric that we can utilize if the need arises.

Normal vibration from roof replacement may cause plaster or drywall blemishes which are beyond the contractor's control. (Customer responsibility)

If there is pre existing leaks in the Roof, it is the responsibility of customer.

Any hidden conditions or building code related issues which result in additional labor and/or material cost will require signed change order to proceed. Customer understands that company may issue a stop work order if change order is not accepted. For example (rotten decking, fascia, gas vents, etc.)

The company will take all reasonable precautions to protect the driveway and/or pavers during the roofing project. Customer understands that the company cannot be held responsible for damages to driveway and/or pavers caused by 3rd party vendor, supplier, etc., to dump and/or waste disposal service.

Customer understands that existing framing issues such as uneven rafters and bowed sheeting are not responsibility of Classic Construction to fix and will only be repaired if needed and on a time and material basis.

Customer understands that company is not responsible for any mold or damages as the result of mold.

Customer understands our pay per trade policy. Company reserves the right to collect payment in full per trade prior to beginning any work on the next trade. In the event of a punch list. Customer agrees to pay 90% of the contract amount until punch list is completed.

Customer understands that checks must be made payable to company – Classic Construction.

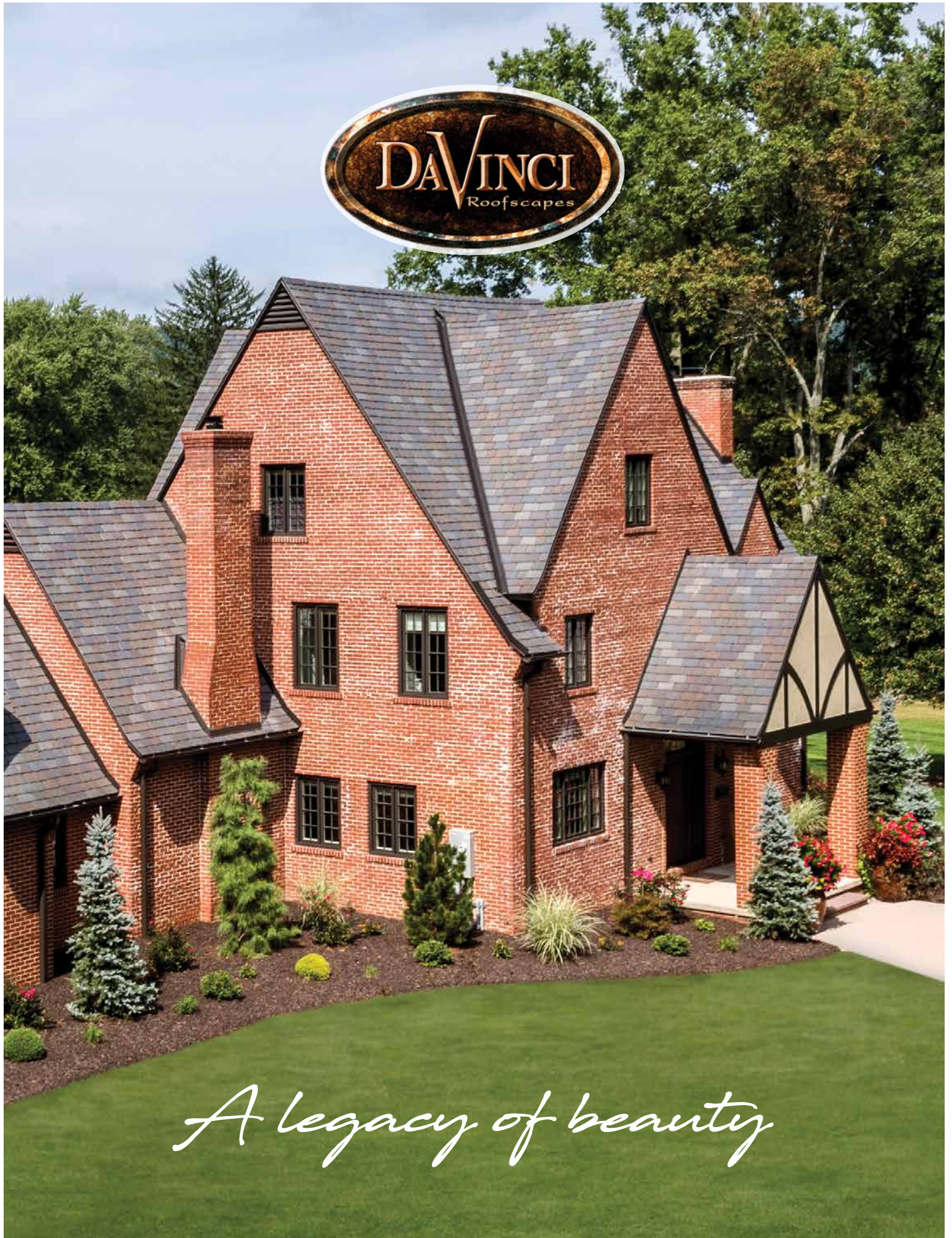
### **NO EXCEPTIONS.**

Classic Construction does not honor any verbal agreements. All specifications must be written on the signed contract.

-----  
Unit Pricing:  
Wood Replacement  
OSB 7/16 Sheeting \$90.00  
OSB 3/4 Sheeting \$120.00  
-----

1x Decking:  
1x6x12 \$ 50.00





*A legacy of beauty*



**WE FIT  
YOUR STYLE**

**WE STAND UP TO  
YOUR WEATHER**

*From the mountains to the coasts...*

*Wherever you call home, a DaVinci roof  
lives up to your vision of beauty and stands up  
to the challenges of your weather.*

DaVinci has been the leader in composite roofing for nearly two decades. Our commitment to creating durable, beautiful roofing tiles is unparalleled. You won't find a more realistic or better-performing roofing product anywhere.

With DaVinci, you can retain all the character your home was intended to have without worrying about time-consuming and costly maintenance. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project... just leave it to DaVinci.



**PERFECTLY AT HOME**  
*in every corner of the continent*

**JUPITER, FLORIDA**



On average, Jupiter gets brushed or hit by a hurricane about every 3 years with wind gusts reaching 100+ mph.



# SINGLE-WIDTH SLATE

*It feels right.*

Some homes were created with the promise of a slate roof in mind. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.

SINGLE-WIDTH  
SLATE



## OKLAHOMA CITY, OKLAHOMA



Welcome to Tornado Alley! In addition to being in one of the most tornado-prone regions in the world, OKC endures frequent hail, snow and periods of strong sunlight.

SINGLE-WIDTH SLATE  
SLATE BLACK



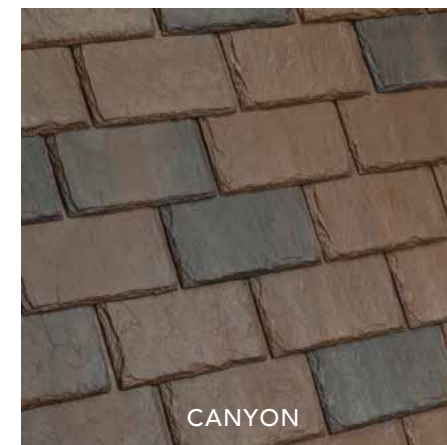
BROWNSTONE



SONORA



EUROPEAN



CANYON



SLATE BLACK



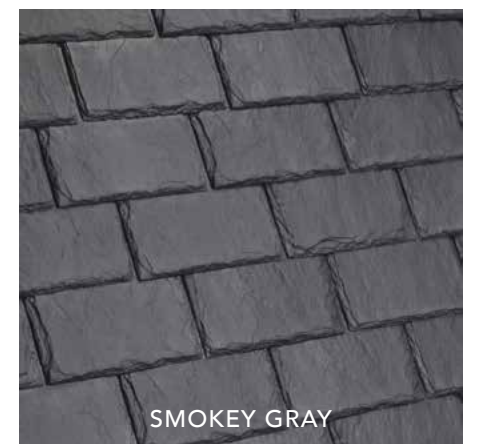
SLATE GRAY



EVERGREEN



CASTLE GRAY



SMOKEY GRAY



ALSO AVAILABLE  
IN COOL ROOF COLOR





**WE KEPT EVERYTHING YOU LOVE...**  
*and made it better.*

It's no wonder people are drawn to the timeless good looks of slate tile and cedar shake. The allure is unmistakable. A DaVinci composite roof lives up to the look of nature, but does so without the ongoing maintenance, repairs and replacement.

**At DaVinci, we made a good thing better:**

*Resistant to fading, rotting, cracking and pests*

*Stands up to wind, hail and fire as well as or better than natural materials*

*Enjoy the peace of mind that comes with a Lifetime Limited Material Warranty*

*Every tile reflects the artistry and the genius of DaVinci himself*



**LOOKING FOR ASSISTANCE?**

*We're ready to help.*

**If you have questions, feel free to contact us directly.**

A DaVinci Project Specialist will answer any questions you have concerning product differences, color selection, project timing and contractor selection.



**800-328-4624**



**DAVINCI ROOFSCAPES**

13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

**DAVINCIROOFSCAPES.COM**

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*Printing reproduction of colors shown in this brochure may vary from actual product.*

MLDVBRO2018 - 03/2022

**Westlake**  
Royal Building Products™





**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

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**Case Description**

**COA-22-0222:** Application of Elizabeth & Joann Downing requesting a Certificate of Appropriateness in order to replace an original slate roof on the property located at **1504 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, October 20, 2022

**WHERE:** City Service Center Conference Room  
915 Quarrier Street

**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.

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 # \_\_\_\_\_

Hearing Date: 9/15/2022

Name of Landmark or Historic District Charleston Historic East End - 1504 Virginia St E Charleston, WV 25311

| Applicant Information                                                     | Property Information                                                    |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>Name:</b><br>Elizabeth and Joann Downing                               | <b>Address:</b> 1504 Virginia Street E                                  |
| <b>Address:</b><br>1504 Virginia Street E                                 | <b>Tax Map and Parcel:</b> 54039c 0428e<br>Lot 5 HD Ruffner Part 53x150 |
| <b>Phone:</b><br>804-615-2034                                             | <b>Zoning District:</b> R-8 High Density Residential District           |
| <b>Agent Name, Address and Phone Number:</b><br>(if other than applicant) | <b>Property Owner and Mailing Address:</b><br>(if other than applicant) |

**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.

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. Roof replacement

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?

We have chosen an asphalt roof that is reminiscent of slate, which is what is currently on the house. The house was built in 1904 and the slates are falling off. We have three active leaks in the roof and many more improvements to make to the property, thus why we need an affordable roof option. We are deeply invested in preserving the home's outward beauty, while ensuring that it is protected from the many problems active roof leaks can cause to a home.

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work?

Not at all.

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

Please see attached - documentation of roof leaks, photos of the existing roof on the home, including a section of roof, visible from the street, that is already asphalt shingle 1504 Virginia St E 4, 5 & 6, for reference)



Also please see photos of other homes on the same block that have asphalt shingle roofs.  
Please see attached the proposed roofing material - Owens Corning TruDefinition Duration Colonial Slate Architectural Roof Shingles  
Please see attached image of 1411 Quarrier St - received asphalt roof replacement 8/24/22

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.

While the proposed material is not slate, which is what is currently in disrepair on the home, it is very nice and historically reminiscent of older materials, even though it is asphalt. As there are already many buildings and homes in the historic East End with the type of roof we are proposing, we are hoping you will let us move forward with the proposed material so that we can move on to doing more improvements to this property.

As a side note, we've moved back to WV after over 40 years away. We chose the East End because it is the most charming, most beautiful part of Charleston and we are thrilled to be here. The house we purchased, from Jan Von Egmund, was empty for the better part of a decade, and was a rental for a long time as well. We are working very hard to clean up the back yard, clean up the front yard and do some landscaping - including removing weeds and unsightly vegetation, and to beautify this house so that it looks like it belongs in such a wonderful historic neighborhood. We priced slate replacement and faux slate, with the former totally unattainable and the latter completely out of our price range. We really feel that the roof material we are proposing will look lovely. Please let us know if you have any questions, or if you require any more photos. Thank you.

Please Note: Elizabeth will be on a business trip on September 15th, so we would like to request a hearing date for the week before, please.

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.

Elizabeth Marilyn Downing

Joann Hinkle Downing

Signature

8/24/2022

Date

| 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                                                                |















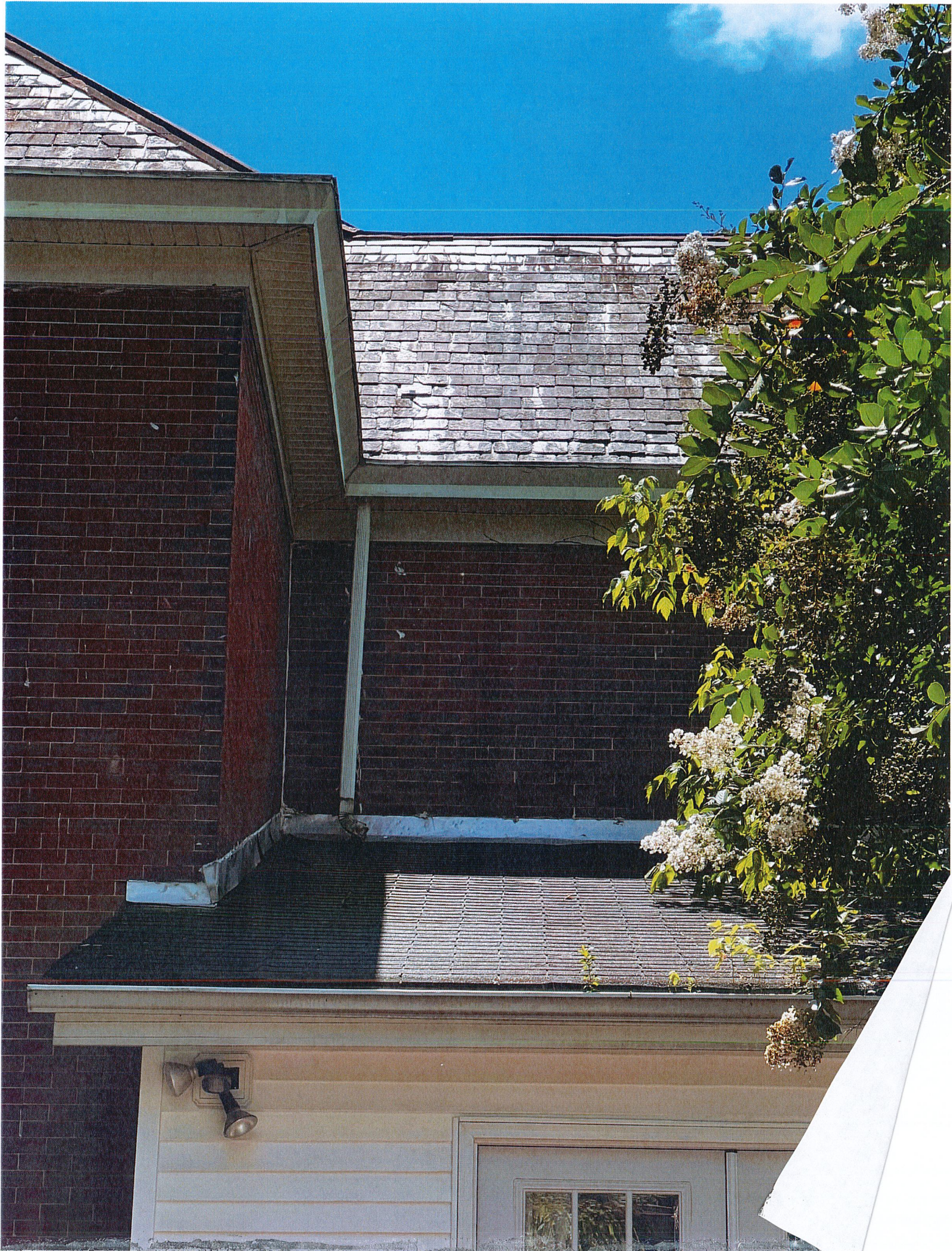




































**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

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**Case Description**

**COA-22-0223:** Application of Jennifer McIntosh requesting a Certificate of Appropriateness in order to replace a porch and construct an addition on the rear of the property located at **1532 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, October 20, 2022

**WHERE:** City Service Center Conference Room  
915 Quarrier Street

**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.

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.



# Application for Certificate of Appropriateness

CofA # \_\_\_\_\_

Hearing Date: \_\_\_\_\_

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

| Applicant Information                                                                                     | Property Information                                             |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Name: Jennifer McIntosh                                                                                   | Address: 1532 Virginia Street                                    |
| Address: 1532 Virginia Street                                                                             | Tax Map and Parcel:                                              |
| Phone: 304-276-1697                                                                                       | Zoning District:                                                 |
| Agent Name, Address and Phone Number:<br>(if other than applicant)<br>Rich Hottle Builder<br>304-419-1208 | Property Owner and Mailing Address:<br>(if other than applicant) |

**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) 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.

The request for a Certificate of Appropriateness involves:

Is this a tax credit project?

☐ Repair ☒ Alteration ☐ New Construction ☐ Demolition

☐ Yes ☐ No

Please describe the proposed work to be done on the property. REPLACEMENT OF AN EXISTING PORCH WITH A ROOM AND SCREENED PORCH WITH A SMALL DECK & STEPS ON THE REAR OF THE RESIDENCE.

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? SIMILAR STYLE OF ARCHITECTURE AND MATERIALS ARE BEING INCORPORATED INTO THE ADDITION AS WAS EXISTING.

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? NO DISTINCTIVE ORIGINAL CHARACTERISTICS OF THE RESIDENCE WILL BE ALTERED.

Is the work planned in accordance with substantiated documentation, physical or pictorial evidence? If so, please explain and attach copies to this application. PHYSICAL DIMENSIONS OF THE EXISTING PORCH AND PHOTOS WERE OBTAINED.



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. ATTEMPTS TO BUILD  
THE ADDITION WITH THE SAME ARCHITECTURAL STYLE  
AND NEW MATERIAL SYMPATHETIC TO THE ORIGINAL  
WERE MAINTAIN AS BEST AS POSSIBLE.

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.

Signature

Date

| 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 |







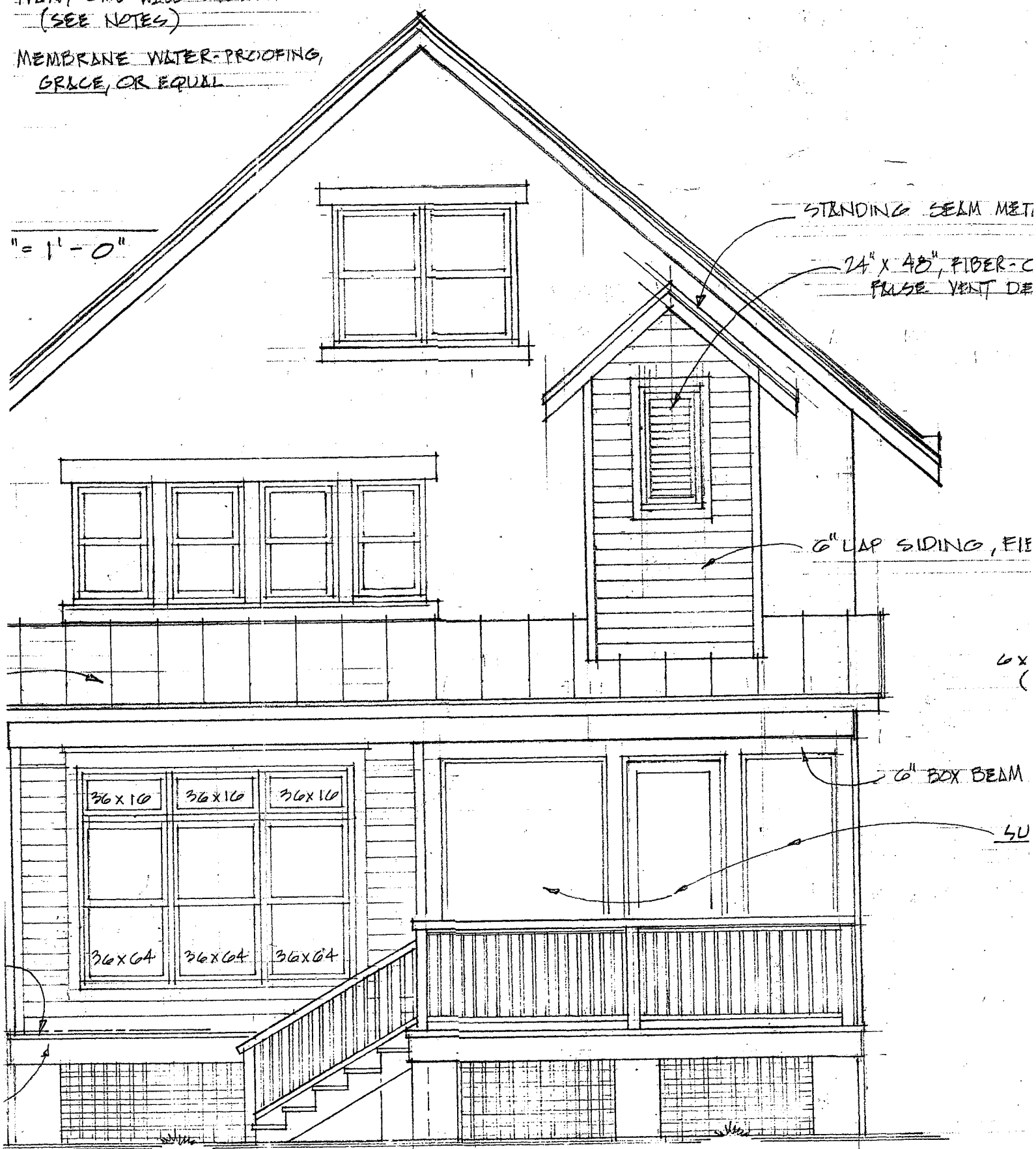




IVANY CMU WALL SYSTEM  
(SEE NOTES)

MEMBRANE WATER-PROOFING,  
GRACE, OR EQUAL

" = 1' - 0"



NEW REAR ELEVATION

1/4" = 1' - 0"