



**Charleston Historic Landmarks Commission**

4:00 p.m., February 16, 2023

City Service Center Conference Room • 915 Quarrier Street

**Agenda**

**COA-23-0226**

Application of Cheryl Vega requesting a Certificate of Appropriateness in order to construct an addition on the property located at **1555 Virginia Street, East**.

**Staff Report on Minor Work Permits**

**Approval of Minutes of the December 15, 2022 and January 19, 2023 Meetings**

**Adjournment**



**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

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**Case Description**

**COA-23-0226:** Application of Cheryl Vega requesting a Certificate of Appropriateness in order to construct an addition on the front of the property located at **1555 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, February 16, 2023

**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: Cheryl Vega                                                  | Address:                                                         |
| Address: please see attached                                       | Tax Map and Parcel:                                              |
| Phone: For rest of information                                     | Zoning District:                                                 |
| Agent Name, Address and Phone Number:<br>(if other than applicant) | 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) 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. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

CV eqn  
Signature

1/20/2023  
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 |

## **Application for Certificate of Appropriateness**

**The request for a Certificate of Appropriateness involves:** Alteration and New Construction

Name of Landmark or Historic District- East End Historic District

Applicant Information: Cheryl Vega

PO Box 5473

Charleston, West Virginia 25361

Ph: 304/343/5104/ 304-415-4461

Property Information: 1555 Virginia Street, East

Charleston, West Virginia 25311

Zoning District: \_\_\_\_\_

- 1) Please see attached site plan to drawn to scale,  $\frac{1}{4}" = 5'$
- 2) Shop Drawings-
- 3) List of owners of adjacent properties

- Stacy Snyder

1557 Virginia Street East

Charleston, WV 25311

- Austin Franklin

1556 Kanawha Blvd East

Charleston, WV 25311

- B & S Properties

1554 Kanawha Blvd East

Charleston, WV 25311

- One Sun Properties

1553 Virginia Street East

and 1550 Kanawha Blvd East

Charleston, WV 25311

#### 4) Supporting Documentation-

**Description of proposed work to be done on the property.** The proposed work includes a newly constructed addition to the exiting building of approximately 1000-1300 square feet and includes a garage. The project includes the replacement of existing windows to match windows in the new construction.

**What measures are being taken to retain and preserve the historic character of the property?** The existing property was constructed in 1963. It is identified in the Design Guidelines for the East End Historic District- City of Charleston- Adopted 9/16/2021. In the publication the structure is identified as a departure from the character of the district in terms of its design, color palette and placement on the lot. The new construction will correct these aspects by bringing the front façade forward to fill the gap in rhythm, change the period style of the building to style congruent with those existing in the District.

**How are the distinctive, character-defining features of the structure being affected or altered by the proposed work?** The existing structure is mid-century in style, out of character with the District. The proposed new construction presents a historical period style tying in the existing structure through design, fenestration, materials finish, color palette, and details.

**Is the work planned in accordance with substantiated documentation, physical or pictorial evidence?** Attached photo of the existing structure from the Design Guidelines for the East End Historic District- City of Charleston- Adopted 9/16/2021.

**Does any proposed new construction honor historic materials that characterize the property and conform to the massing, size and scale of the historic environment?** The proposed new construction will honor historic materials and finish as well as changing the existing structure to conform to historic finish of the District. In addition, one intention of the proposed new construction is to adjust the scale of the building to align and complement the exiting adjacent buildings.

**Proposed New Construction for 1555 Virginia Street, East  
Charleston, West Virginia**

This property, built in 1963, is not considered a contributing structure in the East End Historic District. The property is a departure from the character of the district in terms of time of construction and architectural style of the edifice. Additionally, the existing home is identified by the Design Guidelines for the East End Historic District, adopted 9/16/2021 as a departure from the district in terms of its design, color palette and set back. The guide also states that the current edifice creates a gap in the rhythm and massing of Virginia Street.

This proposed addition demonstrates sensitivity to the two adjacent homes in terms of the existing variation of architectural styles and massing. Its intention is to provide a non-obtrusive and transitional addition to fill the 'gap in rhythm and massing' but does not obscure the unique architectural details of the adjacent homes.

- The architectural style for the proposed, new construction is a façade with a hint of Chateausque. This style would be continued on the newly constructed sides of the building and integrate with the existing structure to the rear of the lot.
- The new construction proposed for the primary and secondary facades would continue the existing masonry, incorporating quoining on corners, all finished in limewash; some secondary exterior surfaces will be clapboard matching in color
- The 1-story new construction would include approximately 1000 square feet of interior space with 10' ceilings, a 24'X 36' garage/ carport on the northwest side, and an uncovered front porch/ patio, approximately 450 square feet
- The new construction would include metal details in front railing at exterior steps and patio, canopy above front door and double hung windows with muntins and shutters
- The new construction would include a roof to match existing asphalt shingles

Although this plan proposes a *possible* variance by positioning the garage/ carport area in the middle of the lot vs. 'to the rear of the lot', the existing back yard is not large enough to allow for a 2-car garage without a variance of the rear property offset.

This Proposal is being presented by:

Cheryl Vega  
PO Box 5473  
Charleston, West Virginia 25361  
304-343-5104/ 304-415-4461  
cafvega@suddenlink.net

1557 Virginia Street, East

1555 Virginia Street, East

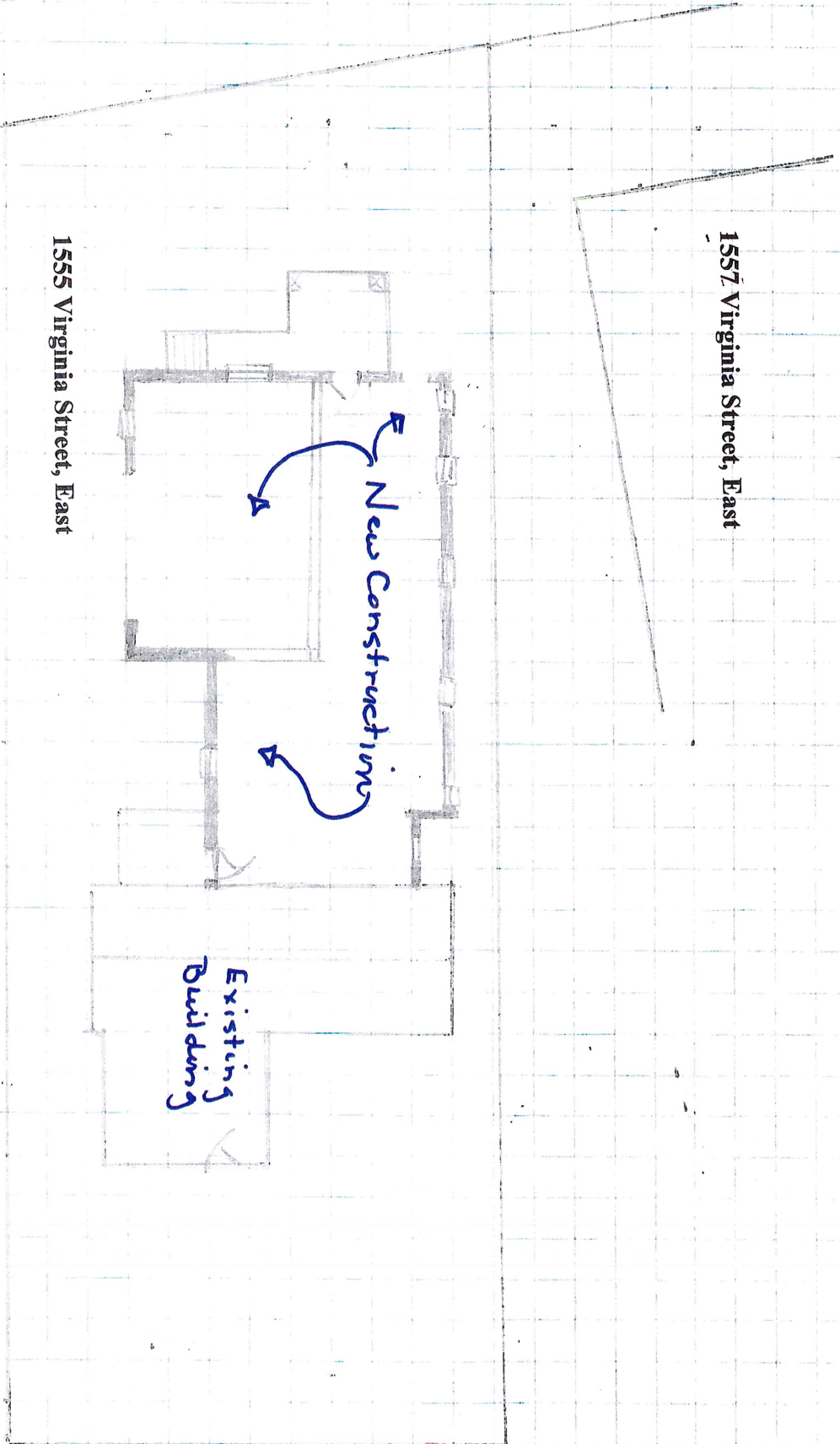
1553 Virginia Street, East

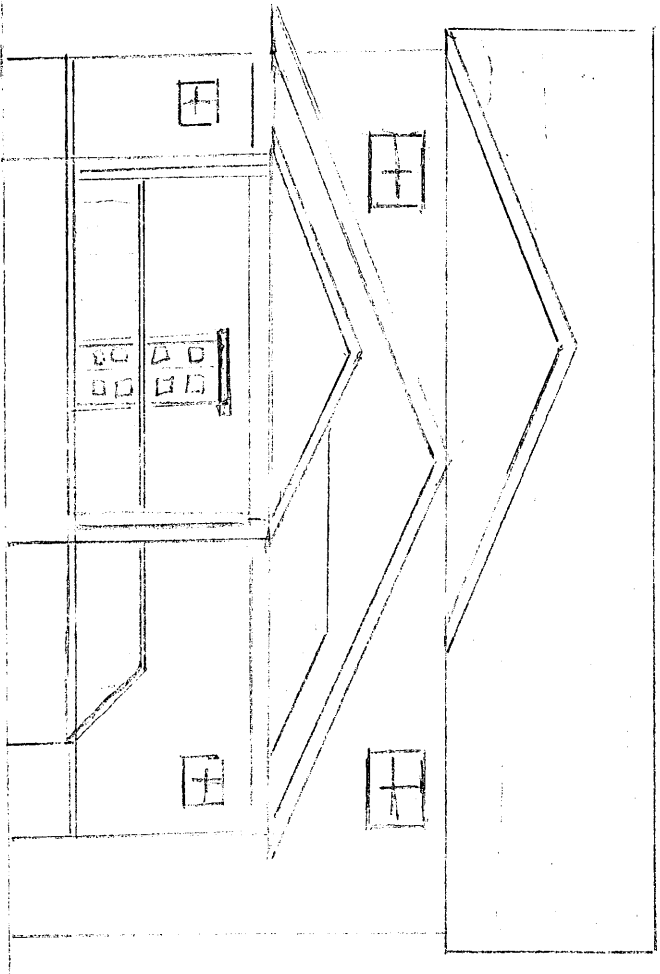
New Construction

Existing Building

1555 Virginia Street, East  
Site Plan

Scale, 1/4" = 5'

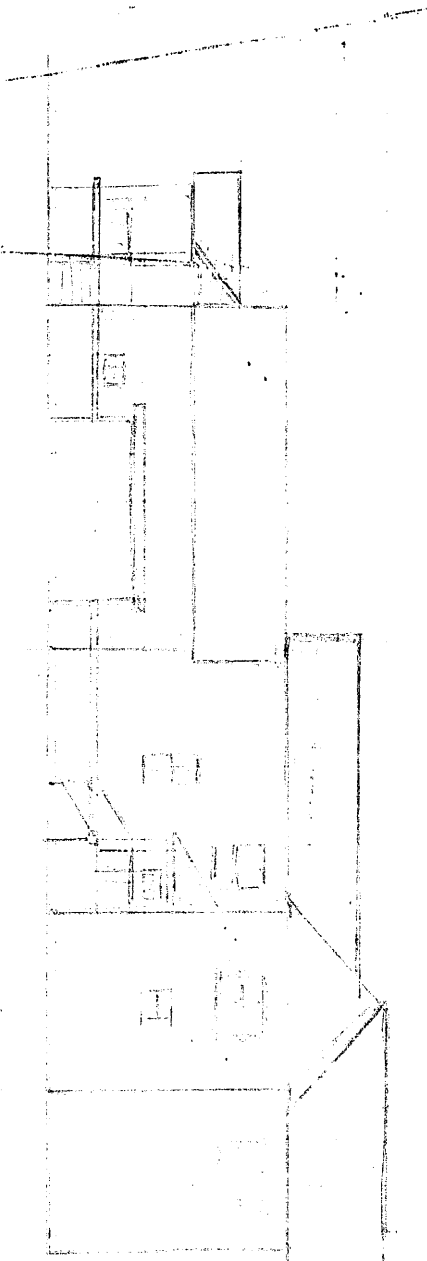




**1555 Virginia Street, East**

**Street Elevation**

**Not to Scale**



**1555 Virginia Street, East**

**West Side Elevation**

**Scale, 1/4" = 5'**