



Charleston Historic Landmarks Commission

4:00 p.m., September 21, 2023

City Service Center Conference Room • 915 Quarrier Street

Agenda

COA-23-0231

Application of Michael Bowen requesting a Certificate of Appropriateness in order to demolish the contributing structure on the property located at **1591 Quarrier Street**.

Statewide Historic Preservation Plan Discussion—Claire Tryon, WV SHPO

Report on Minor Work Permits

Approval of Minutes

1/19/2023, 4/20/2023, 5/18/2023, 7/20/2023, 8/17/2023

Adjournment



**Charleston Historic Landmarks Commission
PUBLIC HEARING NOTICE**

Case Description

COA-23-0231: Application of Michael Bowen requesting a Certificate of Appropriateness in order to demolish the contributing structure on the property located at **1591 Quarrier Street**.

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 or call 304-348-8105.

Hearing Details

WHEN: 4:00 pm
Thursday, September 21, 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. 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 EAST END

Applicant Information	Property Information
Name: <u>MICHAEL BOWEN</u>	Address: <u>1591 QUARRIER ST. CHARLESTON WV 25311</u>
Address: <u>1593 QUARRIER STREET 25311</u>	Tax Map and Parcel:
Phone: <u>304 610-7042</u>	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (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:

☐ Repair ☐ Alteration ☐ New Construction ☒ Demolition

Is this a tax credit project?

☐ Yes ☐ No

Please describe the proposed work to be done on the property. DEMOLITION OF HOUSE AND GARAGE ON PROPERTY. I WISH TO PLANT GRASS, RAISED BED GARDENS AND BEE HIVES ON THE PROPERTY POST DEMOLITION

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? THE HOUSE IS NOT ABLE TO BE REPAIRED. THE LOT WILL BE AN OPEN SPACE WITH NO BUILDINGS TO BE PLACED AFTER DEMOLITION

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? THE HOUSE IS NOT REPAIRABLE. IT IS AN EYESORE AND SAFETY HAZARD TO THE NEIGH BOORHOOD.

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. N/A

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: ☐ Approved ☐ Rejected

If approved, were there any specific conditions or limitations imposed by the CHLC?

Planning Official Signature and Title

Date

From: Baker, Kevin <Kevin.baker@cityofcharleston.org>
Sent: Thursday, May 4, 2023 8:14 PM
To: Smith, Billy <billy.smith@cityofcharleston.org>
Subject: Quarrier

Hey Bill—this is Kevin Baker. I just got this text from a neighbor on Quarrier Street. Let me know what you think.

Hey— just letting you know there are 3 people living in the burned down house across the street. I called the police and they came. They found the folks and called the owner, George. He came and said he knew them and they are supposed to be helping him clean up, but he said he didn't know they were living there. Police said they can't do anything because house isn't condemned. Is there anything neighbors can do? Or who should we contact? I think this is the 3rd or 4th call to police this week because of people at the house.

Kevin Baker
City Attorney
City of Charleston
501 Virginia Street, East
Charleston, WV 25301
304-348-8032



City of Charleston
Building Department
915 Quarrier Street, Suite 5
Charleston, WV 25301

9489 0090 0027 6193 3249 50

PMA-23-2099

NOTICE OF DEMOLITION OR REHAB

Building Department (304) 348-6833, ext. 348

To Property Owner/responsible party:

Bratt George M
1591 Quarrier St
Charleston WV 25311

Property Maintenance Inspection of: **burned structure 1591 Quarrier St, Charleston, WV 25311**, APN: 023.0346.0000.11 , on May 2, 2023 by City of Charleston PM Inspector Scotty Thomas



Violations of the International Property Maintenance Code found:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgement is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

PM-107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the

PM-108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or imminent collapse is possible.

PM-108.1.3 Structure unfit for human occupancy. A structure unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure, or to the public.

PM-301.2 Responsibility. The owner of the premises shall maintain the structure and exterior property in Code compliance. A person shall not occupy or permit another person to occupy premises which are not in a sanitary and safe condition and do not comply with the Code.

PM-301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

PM-302.1 Sanitation. (All exterior property shall be maintained in a clean, safe and sanitary condition.)

PM-304.1 General (The exterior of a structure shall be maintained in good repair)

PM-304.2 Protective treatment. (All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.) Peeling paint needs removed and repainted.

PM-304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects to admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

PM-304.10 Stairways, porches, decks and balconies. (Every exterior deck, porch, stairway, and balcony, and all appurtenances attached thereto shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.)

PM-304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

PM-304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

PM-304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

PM-304.15 Doors. (All exterior doors, door assemblies, and hardware shall be maintained in good condition.)

PM-308.1 Accumulation of rubbish and garbage. (All exterior property and premises, and the interior of every structure, shall free from any accumulation of rubbish or garbage.)

PM-308.3 Disposal of garbage. (Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers)





Correction time: 21 days from receipt of letter to either remove the structure or make it safe by repairs to bring the property into compliance with the provisions of the Code.

MEET WITH THE CODE OFFICIAL TO DISCUSS VIOLATIONS IN SUITE 5 AT 915 QUARRIER STREET:

Call 348-6833, ext. 348, to re-schedule. If no contact is made a citation will be issued mandating your appearance in Municipal Court.

APPEAL RIGHTS

Pursuant to PM-111.1, Any person affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 20 days after the day of the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or the requirements of this code are adequately satisfied by other means or that the strict application of any requirement of this code would cause an undue hardship.

And PM-111.3 Notice of Meeting. The board shall meet upon notice from the chairman, within ten days of the filing of an appeal, or at stated periodic meetings.

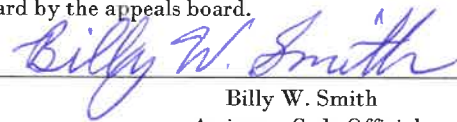
And PM-111.4 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of not less than two-thirds of the board membership.

And PM-111.6-111-6.2 The Board shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of appointed board members. The decision of the Board shall be recorded. Copies shall be furnished to the appellant and to the code official. The code official shall take immediate action in accordance with the decision of the Board.

And PM-111.7 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer. See West Virginia Code 29A 5-4.

And PM-111.8 Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

5/2/23
Date


Billy W. Smith
Assistant Code Official