



**Charleston Historic Landmarks Commission**

4:00 p.m., December 19, 2024

City Service Center Conference Room • 915 Quarrier Street

**AGENDA**

**COA-24-0241**

*--continued from 9/19/2024--*

Application of Christopher Hamb requesting a Certificate of Appropriateness in order to reconstruct fallen chimneys and damaged rafters, joists and roof deck, reroof with architectural shingles, replace built-in gutters, and replace damaged windows on the property located at **1417 Virginia Street, East**.

**COA-24-0243**

Application of Stephanie Clarke requesting a Certificate of Appropriateness in order to demolish an accessory structure and an addition on the rear of the property located at **2406 Kanawha Boulevard, East**.

**Report on Minor Work Permits**

**New Business**

**Approval of Minutes**

**Adjournment**



**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

---

**Case Description**

**COA-24-0241:** Application of Christopher Hamb requesting a Certificate of Appropriateness in order to reconstruct fallen chimneys and damaged rafters, joists and roof deck, reroof with architectural shingles, replace built-in gutters, and replace damaged windows on the property located at **1417 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 19, 2024

**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: Christopher L. Hamb	Address: 1417 Virginia St. E.
Address: 1417 Virginia St. E.	Tax Map and Parcel:
Phone: 304 347-8305	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:

Is this a tax credit project?

Repair     Alteration     New Construction     Demolition

Yes     No    unknown

Please describe the proposed work to be done on the property. Spring wind storm caused two (2) brick chimneys to fall over on roof, splintering rafters, including hip & valley rafters on west side of house. All roof tiles in affected areas shattered. Remove roof tiles, remove damaged roof decking, repair/replace rafters, trusses and ceiling joists, replace decking w/ modern tex. Shingles, replace/rebuild chimneys, replace rain-troughs w/ rain gutters/drainpipes 2.

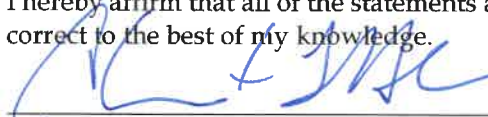
What measures are being taken to retain and preserve the historic character of the property? Are existing materials being restored or replaced in like kind? Roof tiles and chimney sub-structures being preserved, appropriate roof appearance to be maintained w/ Artise shingle product, chimney bricks to be reused as possible and gutter/drainpipe to be redone w/ vintage appearance product.

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? Effect to be minimized by using textured shingles and period gutter as well as maintaining roofline/pitches, etc.

Is the work planned in accordance with substantiated documentation, physical or pictorial evidence? If so, please explain and attach copies to this application. No, work is being done to replace existing, and match existing slopes/pitches

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. not new construction

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

8/29/20  
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





BUILDING PRODUCTS OF CANADA CORP.

# TECHNICAL DATA SHEET ASPHALT SHINGLES

## MYSTIQUE 42 INCH (RL621)

### DESCRIPTION:

**Mystique** is a 42 inch Laminate asphalt shingle made from a fibreglass mat and surfaced with mineral granules. **Mystique** is covered by a Lifetime Warranty. Its standard wind Warranty covers up to 180 km/hr (110 mph) and its High Wind Warranty covers up to 220 km/hr (135 mph) as per special application instructions.

### USES:

**Mystique** can be applied on roof slopes greater than 4/12. It can also be applied to roof slopes from 2/12 to 4/12 following special low slope application. Please refer to the CSA A123.51 standard or the application instructions for further details.

### STORAGE:

Store on a flat surface no more than:  
- 2 pallets high for 48 bundles / pallet  
- 3 pallets high for 36 bundles / pallet

### PHYSICAL PROPERTIES

Average coverage per bundle (approx.)	3.06 m <sup>2</sup> (32.9 ft <sup>2</sup> )
Exposure	152 mm (6")
Dimensions	1066.8 mm x 355.6 mm (42" x 14")
Bundles / Pallet	36 bundles 48 bundles

CHARACTERISTICS	UNITS		RESULTS BP		REQUIREMENTS		TEST METHOD
	METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL	
Tear strength (cross direction)	g	lb	Pass	Pass	1700	4.0	ASTM D3462
Tensile strength (machine direction)	kN/m	lb/in	Pass	Pass	10.5	60	ASTM D146
Tensile strength (cross direction)	kN/m	lb/in	Pass	Pass	7.0	40	ASTM D146
Fastener pull through 0°C	N	lbf	Pass	Pass	186	42	ASTM D3462
Average net mass per unit area of finished shingles	g/m <sup>2</sup>	lb/100ft <sup>2</sup>	Pass	Pass	4394	90	ASTM D228
Mass of glass mat per unit area	g/m <sup>2</sup>	lb/100ft <sup>2</sup>	Pass	Pass	85	1.7	ASTM D228
Asphalt mass per unit area	g/m <sup>2</sup>	lb/100ft <sup>2</sup>	Pass	Pass	732	15	ASTM D228

### APPLICABLE STANDARDS

ASTM D3018;  
ASTM D3462;  
CSA A123.5M;  
UL 790 & CAN/ULC S107 & ASTM E108, Fire Resistance Class A;  
ASTM D3161 Class A, D and F;  
UL 2390 & ASTM D7158 Class H;  
FBC #15508 (Florida Building Code)  
FM4473 Class 3 Impact Resistance



BUILDING PRODUCTS OF CANADA CORP.

SINCE 1905



# MYSTIQUE

MADE IN CANADA BY CANADIANS FOR OUR CANADIAN WEATHER



THE ONLY **42** in SINCE 2012



**CLASS 3 IMPACT RESISTANCE**  
Mystique meets the FM 4473 Impact Resistance Class 3 requirements.



PROUDLY MADE IN CANADA

[bpcan.com](http://bpcan.com)

# TRY THE BP ADVANTAGE!

BP MYSTIQUE SHINGLES ARE MADE WITH ELASTOMERIC MODIFIED ASPHALT, SEBS:  
The shingles immediately LAY FLAT even in cold weather • They retain their granules better • They maintain their colour longer



BP has the **TOUGHEST SHINGLES ON THE MARKET**: Mystique shingles are FM4473 Class 3 Impact Resistant.



BP laminated shingles are the largest on the market at 42" in length and 14" in width (32.9 ft<sup>2</sup> per bundle) allowing the **FASTEST INSTALLATION** with the least numbers of bundles and nails **SAVING TIME AND MONEY**.



BP laminated shingles are fully warranted down to even a 2/12 slope.



Shingles are offered in 14 earth tones and vintage colours\* that enhance home curb appeal and **IMPROVE RESALE VALUE**.

\* VINTAGE COLLECTION: Shadow Black, Seychelles Blue, Magenta Red, Boreal Green, Autumn Brown, Sunset Cedar, Silver Grey, Weathered Rock  
EARTH TONE COLLECTION: Twilight Grey, Stone Wood, Slate Black, Antique Wood, Brown Stone, Beachwood

## SPECIFICATIONS

DIMENSIONS (APPROX.)	EXPOSURE	AVERAGE NUMBER OF SHINGLES PER 3 BUNDLES	AVERAGE COVERAGE PER BUNDLE	INSTALLATION	SPECIFICATION COMPLIANCE	WARRANTY PERIOD (YEARS)*	WIND PROTECTION**
1 067 mm × 356 mm (42" × 14")	152 mm (6")	57	3.06 m <sup>2</sup> (32.9 sq. ft.) Use White Cap or Yukon for Hip & Ridge	Standard slope: ≥1:3 (4/12) Low Slope: ≥1:6 (2/12) to <1:3 (4/12)	FM 4473 Class 3 Impact Resistance CSA A123.5, CSA A123.51, CSA A123.52 ASTM D3462, ASTM D3018, ASTM D7158 - CLASS H, ASTM D3161 - CLASS F UL 790 Fire Resistance A CAN/ULC S107, and ASTM E108 Fire Resistance Class A	Lifetime	Standard Application <sup>1</sup> : 180 km/h (110 mph) High Wind Application <sup>2</sup> : 220 km/h (135 mph)

1. Standard Wind Warranty applies when shingles are installed using standard application method. • 2. High Wind Warranty applies when shingles are installed using high wind application method.  
\* Please refer to warranty guide for complete details. • \*\* Please refer to application instructions for more information.



AUTUMN BROWN



SUNSET CEDAR



SHADOW BLACK



WEATHERED ROCK



TWILIGHT GREY



SLATE BLACK



SILVER GREY



BEACHWOOD



LA CIE MATÉRIAUX DE CONSTRUCTION BP CANADA

BPCAN.COM









**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

---

**Case Description**

**COA-24-0243:** Application of Stephanie Clarke requesting a Certificate of Appropriateness in order to demolish an accessory structure and an addition on the rear of the property located at **2406 Kanawha Boulevard, 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, December 19, 2024

**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 East End Historic District

Applicant Information	Property Information
Name: Stephanie Clarke	Address: 2406 Kanawha Blvd E., Charleston, WV 25311
Address: 5 Brittany Woods Rd, Charleston, WV 25314	Tax Map and Parcel: Map 0029, Parcel 0206
Phone: 304-546-4640	Zoning District: R-10
Agent Name, Address and Phone Number: (if other than applicant) Kelsey Hartmann, Historic Preservation Consultant 626 Yokum St, Elkins, WV 26241 540-622-7254	Property Owner and Mailing Address: (if other than applicant) Bessie Lively Estate c/o Shannon Bland 1550 Kanawha Blvd E., Charleston, WV 25311

**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. See attached.

---



---



---



---

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? See attached.

---



---



---



---

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

---



---



---



---

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

---



---



---



---

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. See attached.

---

---

---

---

---

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.

Stephanie Clarke  
Signature

11/27/24  
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

## 2406 Kanawha Blvd E. Certificate of Appropriateness Continuation Sheet

- Please describe the proposed work to be done on the property.
  - This vacant building will be renovated for professional use as a therapy/wellness office. The original structure and first rear addition (1963 ballroom) will be retained and rehabilitated; the second and third additions (modern sunroom and covered patio) and the detached garage at the rear of the property are in poor condition and will be demolished. A new one-story addition will be constructed in place of the demolished ones, along with a one-story corridor on the west side of the 1963 addition to provide ADA access throughout the space. The current concrete parking area at the rear of the property will be reconfigured and repaved with fourteen parking spaces, accessed via Chesapeake Avenue.
- 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?
  - Redevelopment of this property will be monitored by WWSHPO and NPS and follow the Secretary of the Interior's Standards for Rehabilitation per Historic Tax Credit requirements. The exterior's failing stucco will be carefully patched matching the existing in color and texture. Any broken/missing terra cotta roof tiles will be repaired/replaced in-kind. The historic windows and main doors will be retained as-is, with broken glass panes replaced in-kind as needed. The stone entrance gates, semi-circular driveway, and grassy front lawn with landscaping will also be retained, preserving the historic setting and primary streetview of the property from Kanawha Blvd. Interior alterations will prioritize the retention of historic trim, flooring, plaster walls, fireplaces, and any other original materials throughout the space.
- How are the distinctive, character-defining features of the structure being affected or altered by the proposed work?
  - Very few alterations will be made to the property's main facade or original structure. By limiting the new construction (rear addition, rear corridor, and paved parking area) to the rear of the property (largely hidden by the main structure and front lawn landscaping), their visibility from Kanawha Blvd will be minimized and have no adverse effect on the structure's historically residential appearance and association. The Mediterranean Revival-style characteristics, such as the white-colored stucco, terra cotta roof, arcaded front portico and porte cochere, arched doorways, and grand front lawn/entrance will all be retained and repaired in-kind. The proposed interior floorplan will utilize the main structure's existing layout and circulation

patterns while retaining historic woodwork and finishes, thereby preserving the integrity of the interior as much as possible.

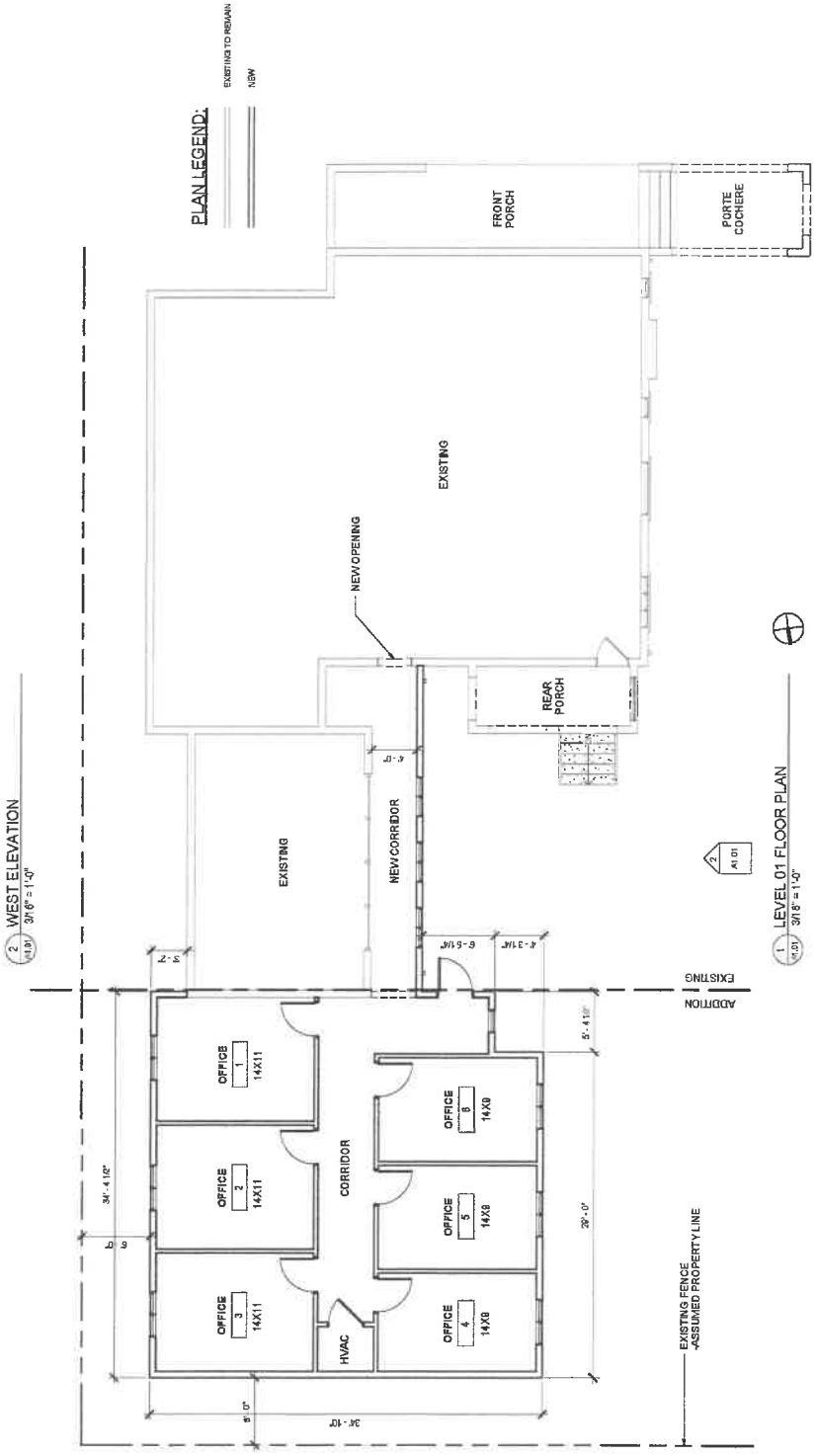
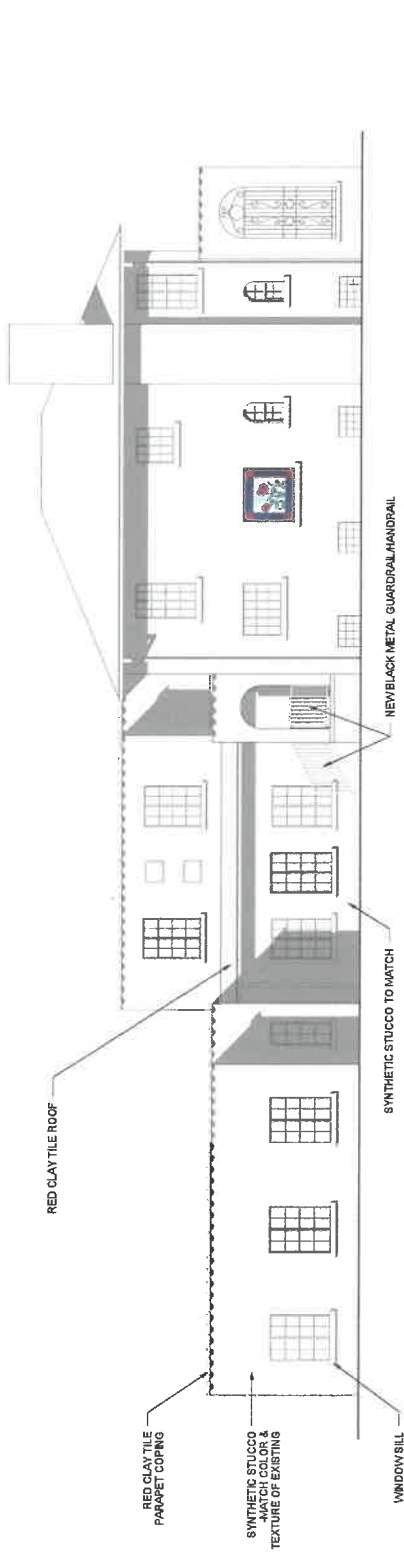
- Is the work planned in accordance with substantiated documentation, physical or pictorial evidence? If so, please explain and attach copies to this application.
  - Yes. Despite the current ahistoric additions to the rear of the structure, the original building and its historic materials have survived with a high degree of integrity to guide this rehabilitation. In addition, historic photographs and blueprints of the 1963 addition provide further documentation of the site's original and evolving designs. (See attached.)
- 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. The proposed addition will be sympathetic in style and materials to the existing structure, including white stucco exterior, parapet walls with terra cotta coping (echoing the 1963 addition and front/rear porticos), and unornamented design. It will occupy the same general location of the existing additions, thereby making little change to the already established footprint. The proposed ADA corridor along the west side of the 1963 addition will also be sympathetic in style and materials. By remaining one story in height and located on the rear elevation, these new elements will not be visible from the main view of the property and will be in proper proportion to the existing structure and surrounding buildings. New construction to the front of the property will be limited to the creation of an accessible concrete ramp for the main entrance. This ramp will replace the current stepped concrete sidewalk and follow its same path leading from the crescent driveway to the front porch, thereby minimizing any new impact to the facade. New interior construction will also be minimal, limited primarily to addition of newly framed walls in upstairs bedrooms to create additional office spaces and EMP upgrades to meet code requirements. Any plaster, woodwork, or other historic materials disturbed as a result will be repaired in-kind, while new materials added will be sympathetic in character.

No.	Description	Date
<b>NOT FOR CONSTRUCTION</b>		

**RENOVATION & ADDITION FOR:**  
 MOSAIC WELLNESS  
 2408 KANAWHA BLVD E  
 CHARLESTON, WV 25311

**SCHEMATIC DESIGN**  
**LEVEL 01 FLOOR PLAN & WEST ELEVATION**

Project number: 202430  
 Date: 11/24/2024  
 Drawn by: PJS  
 Checked by: PJS  
**A1.01**  
 Scale: As Indicated



2406 Kanawha Blvd E./Pribble House adjacent property owners:

1. 2402 Kanawha Blvd E., Charleston, WV 25311  
Owners: Shirley and David Bunting  
Mailing Address: 2402 Kanawha Blvd E., Charleston, WV 25311
2. 2408 Kanawha Blvd E., Charleston, WV 25311  
Owners: The George N. Howard Trust  
Mailing Address: 86 Island Dr S., Boynton Beach, FL 33435
3. 2407 Washington St E., Charleston, WV 25311  
Owners: Irene D'Amico  
Mailing Address: 2407 Washington St E., Charleston, WV 25311
4. 2405 Washington St E., Charleston, WV 25311  
Owners: Carolyn and Robert Short  
Mailing Address: 2405 Washington St E., Charleston, WV 25311
5. 210 Chesapeake Ave, Charleston, WV 25311  
Owners: West Va Troopers Association Inc  
Mailing Address: 210 Chesapeake Ave, Charleston, WV 25311



No.	Description	Date
<b>NOT FOR CONSTRUCTION</b>		

**RENOVATION & ADDITION FOR:**  
**MOSAIC WELLNESS**  
 2406 KANAWHA BLVD E  
 CHARLESTON, WV 25311

**SCHEMATIC DESIGN**  
**PROPOSED NEW CONSTRUCTION SITE PLAN**

Project number: 202430  
 Date: 11/26/2024  
 Drawn by: RJS  
 Checked by: RJS  
**A1.00**  
 Scale: As Indicated



--- PRIVACY FENCE BETWEEN PROPOSED PARKING & NEIGHBORING PARCELS

**ZONING ORDINANCE:**  
 ZONING DISTRICT: R-10 MIXED USE NEIGHBORHOOD DISTRICT  
 LAND USE: NON-RESIDENTIAL  
 MINIMUM SETBACKS  
 1. FRONT: 15 FT  
 2. REAR: 5 FT  
 3. SIDE: 5 FT  
 4. ACCESSORY: 3 FT REAR AND SIDE  
**PARKING**  
 1. MEDICAL/DENTAL OFFICE: 1 PER 200 SF  
 CALCULATED TOTAL AREA = 3,108.76 SF  
 PARKING SPACES REQUIRED = 16  
 PARKING SPACES PROPOSED = 14

1 SITE PLAN - PROPOSED NEW CONSTRUCTION  
 1/8" = 1'-0"

No.	Description	Date
<b>NOT FOR CONSTRUCTION</b>		

**RENOVATION & ADDITION FOR:**  
 MOSAIC WELLNESS  
 2406 KANAWHA BLVD E  
 CHARLESTON, WV 25311

**SCHEMATIC DESIGN**  
**PROPOSED DEMOLITION SITE PLAN**

Project Number	202430
Date	11/27/2024
Drawn by	RJS
Checked by	RJS

**AD1.00**

Scale: As Indicated



1 SITE PLAN - PROPOSED DEMOLITION  
 1" = 16'-0"

**ZONING ORDINANCE:**  
 ZONING DISTRICT: R-10 MIXED USE NEIGHBORHOOD DISTRICT  
 LAND USE: NON-RESIDENTIAL  
 MINIMUM SETBACKS:  
 1. FRONT: 15 FT  
 2. REAR: 20 FT  
 3. SIDE: 5 FT  
 4. ACCESSORY: 3 FT REAR AND SIDE  
 PARKING: RESIDENTIAL OFFICE: 1 PER 200 SF  
 CALCULATED TOTAL AREA = 3,108.76 SF  
 PARKING SPACES REQUIRED = 16  
 PARKING SPACES PROVIDED = 14

September 26, 2024



To whom it may concern,

On September 11, 2024 my company performed an inspection on 2406 Kanawha Blvd E, Charleston, WV. During that inspection, the outbuilding adjacent to the above referenced address was also evaluated. The outbuilding showed various concerns, including but not limited to a hazardous electrical system, inoperable plumbing system, roof leakage, damaged steps, damaged doors, damaged windows and various damage to the exterior and interior. In its current condition, the building is a safety concern and removing the building may be more cost-effective.

If you need more clarification on this matter, please don't hesitate to call.

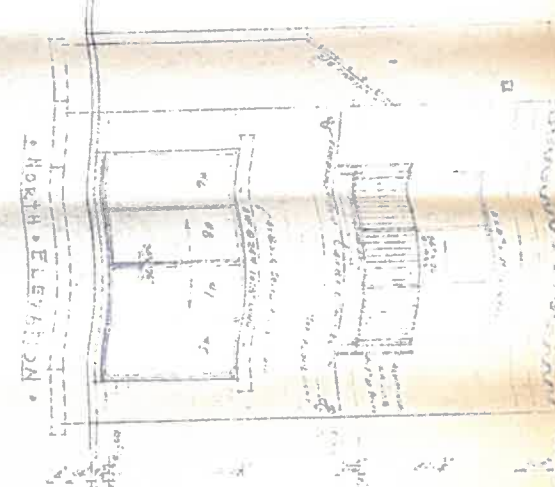
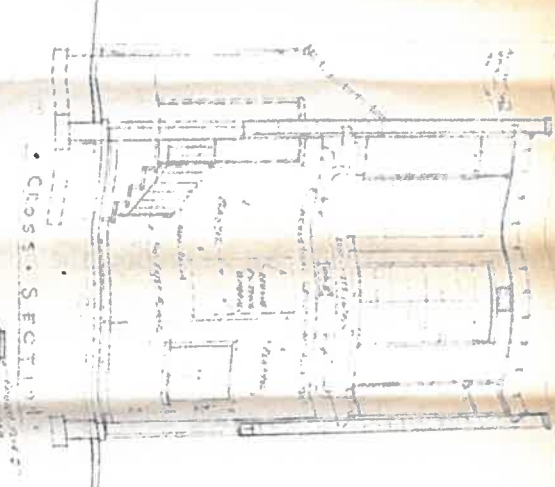
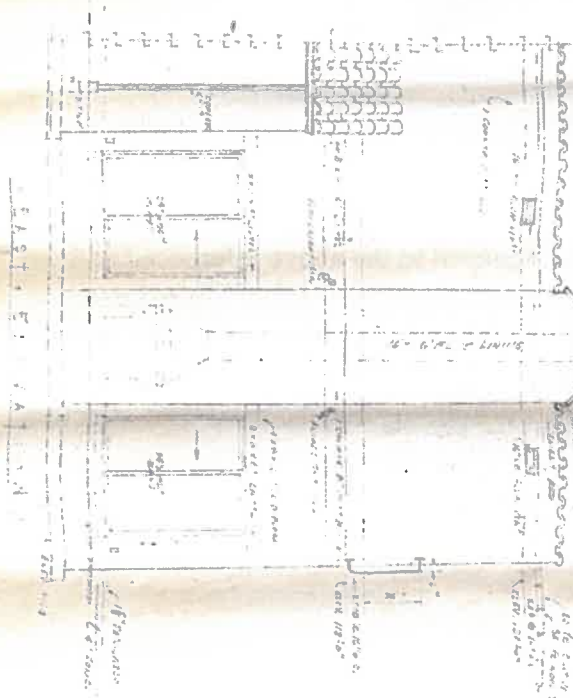
Thank You,

A handwritten signature in black ink, appearing to read "Matthew Barnes", written over a light blue horizontal line.

Matthew Barnes

HI7674221-02153

304-767-4221



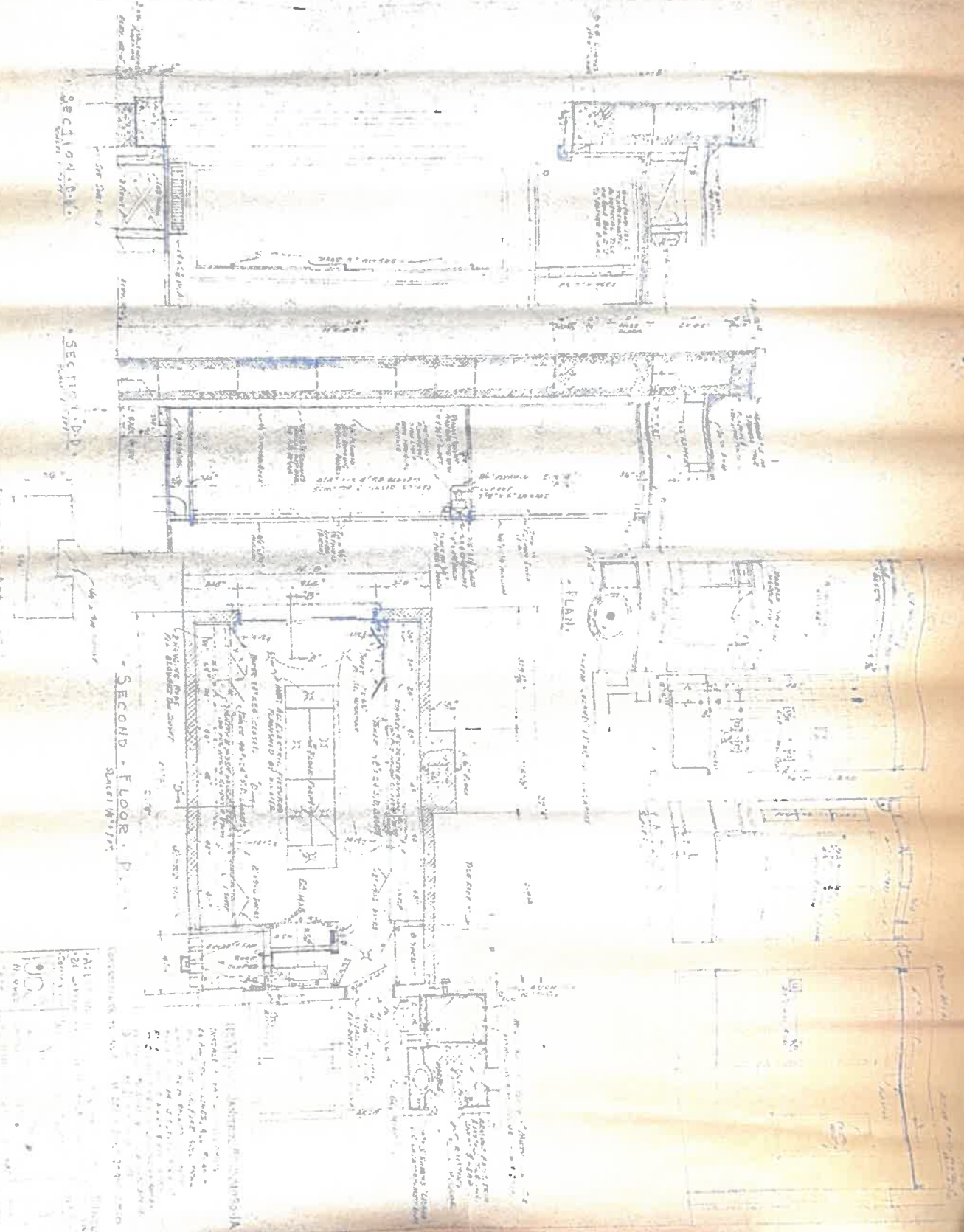
DATE: 10/10/1911  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 LOCATION: [Name]  
 SCALE: [Name]

SECTION A-A

SECTION B-B

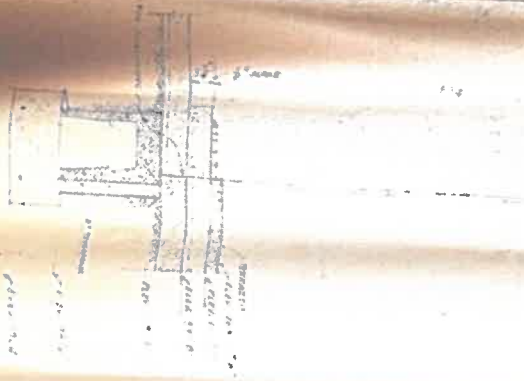
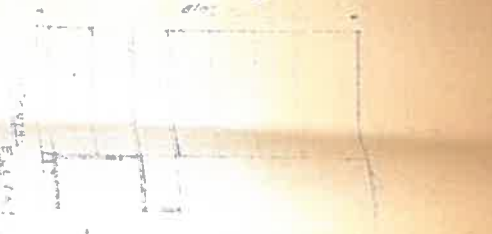
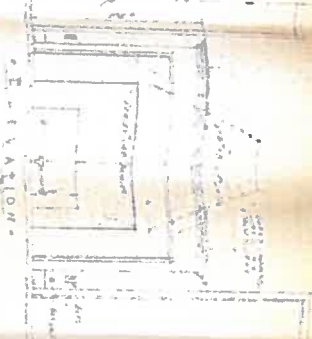
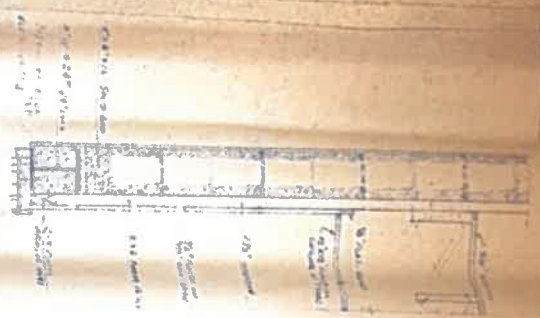
SECOND FLOOR PLAN

PLAN

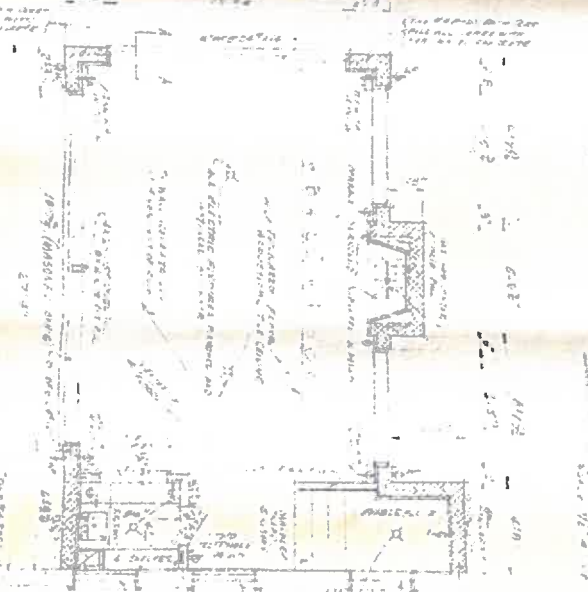


ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.  
 CONTRACT NO. 100-100-100-100  
 DRAWING NO. 100-100-100-100  
 DATE: 10/10/10

REVISED: 10/10/10  
 BY: ARCHITECT  
 CHECKED: ENGINEER



FIRST FLOOR PLAN



NO.	DATE	BY	FOR
100	1900	J. H. ...	...
101	1901	J. H. ...	...
102	1902	J. H. ...	...
103	1903	J. H. ...	...
104	1904	J. H. ...	...
105	1905	J. H. ...	...
106	1906	J. H. ...	...
107	1907	J. H. ...	...
108	1908	J. H. ...	...
109	1909	J. H. ...	...
110	1910	J. H. ...	...

















