



Charleston Historic Landmarks Commission
4:00 p.m., May 15, 2025
City Service Center Conference Room • 915 Quarrier Street

AGENDA

COA-25-0246

Application of Almost Heaven Building Company on behalf of Lyne Ranson requesting a Certificate of Appropriateness in order to repair or replace the columns on the front porch of the property located at **1528 Kanawha Boulevard, East.**

COA-25-0247

Application of Charleston First Church of the Nazarene requesting a Certificate of Appropriateness in order to demolish a contributing structure in the Luna Park Historic District on the property located at **714 Hall Street.**

Report on Minor Work Permits

New Business

Approval of Minutes

Adjournment



**Charleston Historic Landmarks Commission
PUBLIC HEARING NOTICE**

Case Description

COA-25-0246: Application of Almost Heaven Building Company on behalf of Lyne Ranson requesting a Certificate of Appropriateness in order to repair or replace the columns on the front porch of the property located at **1528 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 or call 304-348-8105.

Hearing Details

WHEN: 4:00 pm
Thursday, May 15, 2025

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.



Charleston Historic Landmarks Commission

Application for Certificate of Appropriateness

CofA # _____

Hearing Date: _____

Name of Landmark or Historic District Lyne Ranson Law Office

Applicant Information	Property Information
Name: <u>Almost Heaven Building Company</u>	Address: <u>1528 Kanawha Blvd East Charleston, WV 25311</u>
Address: <u>2885 Sissonville Drive Charleston, WV 25312</u>	Tax Map and Parcel:
Phone: <u>(304) 993-3563 (304) 941-3390</u>	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant) <u>Duncan McClung 2885 Sissonville Drive Charleston, WV 25312</u>	Property Owner and Mailing Address: (if other than applicant) <u>Lyne Ranson 1528 Kanawha Blvd East Charleston, WV 25311</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

Please describe the proposed work to be done on the property. Front porch rot repair - fascia, (4) columns. Paint white

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? (more attached) The (4) front columns have wood rot at their bases. A structural engineer has provided a report of two appropriate options.

1. Replace columns with "like" columns made of fiberglass
2. Remove rot at base of columns, keep original columns, rebuild bases

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? Option 1. → material to be changed from wood to fiberglass

Option 2. column bases will be cut and replaced with wood box base

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

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.

 Damon McClay
Signature

 4/14/25
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



April 1, 2025

Lyne Ranson Law Office
c/o: Lyne Ranson
lyne@lyneranson.com



Reference: Front Porch Roof Supports
1528 Kanawha Boulevard East
Charleston, WV
25-189



Dear Mrs. Ranson,

The purpose of this letter is to provide a summary of our findings and our professional opinions related to the front porch roof supports at the above-referenced property. The site visit and this letter have been completed per your request and in accordance with our agreement for engineering assessment. No other areas or systems were evaluated during this limited assessment. The following contains information gathered prior to, during, and after our visit. It should be noted that we are not the engineer of record for this building. Rather, we are only providing our professional opinion related to movement of the visible foundation walls.

Project Information and Interview

The building is a 2-and-1/2 story, masonry and wood framed structure that sits upon masonry foundation walls. A small covered porch is located at the left front of the building. The building sits upon a downtown lot that is mostly flat. The age of the building is estimated to be 90+ years.

Based on our conversations prior to, and during the site visit, it is understood that concerns were recently raised concerning the integrity of the front porch roof supports. As such, Solid Ground Engineering and Inspections has been engaged to determine the current condition of the roof supports and to recommend feasible repairs, if found to be necessary. If any of this information appears incorrect, please let us know.

Site Observations

As requested, a limited visual assessment of the front porch roof supports for building located at 1528 Kanawha Boulevard East, Charleston, WV was conducted on March 28, 2025. This limited assessment included visual observations and measurements at the exterior areas of the building. Select photographs and illustrations from the site visit are included in this letter. The following is a summary of our observations:

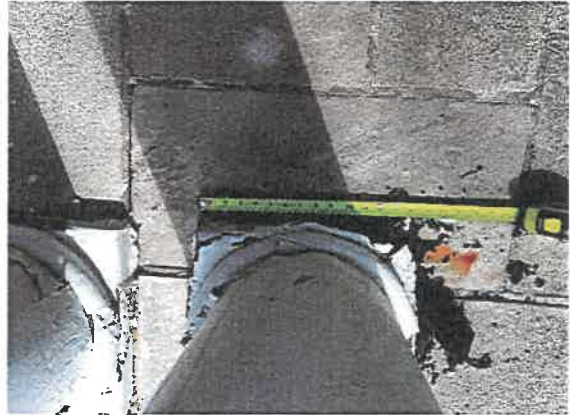
1) A masonry porch is located along the front side of the building.

2) The left portion of the porch is covered with a roof. The dimensions of the roof are estimated to be 8 ft x 12 ft.

3) The porch roof is supported by the front wall of the building and by 4 vertical support posts at the front edge of the porch.

4) The support posts are estimated to be 12 inches in diameter.

5) The base of the support posts show moisture and age related



deterioration. The far left post is leaning slightly out of plumb.

6) No significant separations were observed where the porch roof meets the front wall of the building.



Professional Opinions

Based on the reported information, visual observations, and field data collected, the following is a summary of our conclusions:

Based upon the conditions observed it is concluded that age and moisture related deterioration has occurred at the front porch roof support posts. Although damage is present, at this time, the condition of the porch support posts is not affecting the integrity of the building with regards to safety.

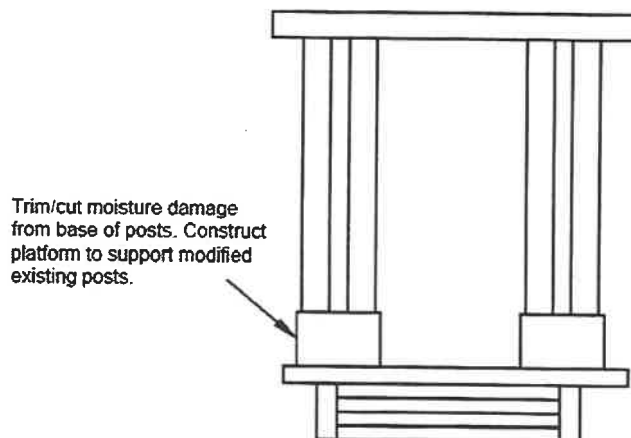
Recommendations

Repairs to the front porch roof support should be completed when feasible. The following scope of repairs is being provided so that repair cost estimates can be obtained. All repairs should be completed by a qualified contractor.

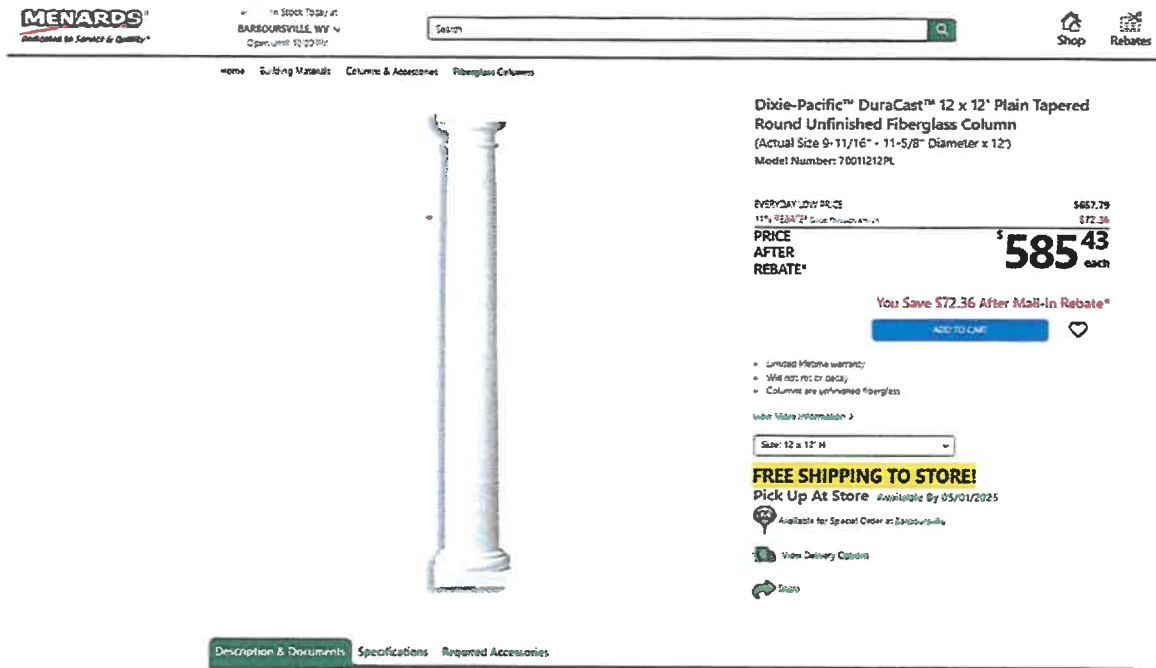
- 1) *The front porch roof supports could be repaired or replaced as desired.*

One option could include re-use of the existing support columns. In general, to reuse the columns the following actions could be completed:

- i. *Temporarily support the front porch room.*
- ii. *Remove the existing columns.*
- iii. *Trim/cut away deterioration at the base of the existing columns.*
- iv. *Construct a rigid platform to support the modified columns.*
- v.
- vi. *Re-install the modified columns.*



Another option could include replacement of the columns with new synthetic/composite support posts. These are generally available through construction supply retailers. A sample product is shown below. Actual size and dimensions (height, diameter, etc.) should be determined by the site conditions prior to purchase/order of any materials.



The aforementioned recommendations are considered to be a general description of work to improve the building. Unless so engaged, we do not provide specific details as to the means, methods, products, and materials necessary to complete the repairs. Generally, the repair contractors are certified installers and function under licenses, guidelines, principles and practices set forth by the manufacturers or producers of the foundation repair materials. We are available to review proposals, provide feedback, and observe the repair process including written documentation of the completion of the repairs under a separate agreement for and additional fee. We cannot provide documentation of repairs for projects where we have not provided repair recommendations or if items are not observed prior to being covered with soil, concrete, finish materials, or that are otherwise not visible. A detailed design including specifications, materials, means, methods and products can be provided for an additional fee. A detailed design will generally require items such as material/soil testing, exhaustive analysis, product specification, code compliance, etc. that are not common for the repair of residential properties.

Limitations

This letter is considered to be an opinion letter based on past experience with similar conditions. This letter has been prepared for your use only and is not intended to benefit any other parties. This limited structural assessment does not include examination of any components and structural elements of the property detailed above that have been concealed by items such as, but not limited to, soil, drywall, concrete, vinyl, or wood. Those components and elements are beyond this scope of work.

The client understands and agrees to hold Solid Ground Engineering and Inspections, Inc harmless for all areas above and beyond our scope of work. A detailed structural, civil, geotechnical analysis and design and construction observations are beyond this scope of work. The letter is based on our limited assessment of the present conditions. The letter is considered an opinion, expressed as a result of the site visit and does not attest to the accuracy of design, compliance with codes, or selection of materials. The limited assessment does not warrant, guaranty or represent any design calculations, soil testing, exhaustive analysis or additional services beyond the delivery of this letter. This written letter shall not be construed as a guarantee or a warranty. The right is reserved to update this letter based on additional information that becomes available in the future.

Environmental testing for hazards such as mold, radon, or lead based paint are not included in this assessment.

The structural condition of the building detailed in this letter and the recommendations contained in this letter can be affected by weather conditions, geotechnical changes, a lack of maintenance, other acts of God, and changes/improvements in repair techniques & products. Therefore, this report shall remain valid for a period not exceeding 90 days from the date of this report. After 90 days it is strongly recommended that a structural re-inspection be conducted to verify and ensure the appropriateness and accuracy of the recommendations.

Valediction

We appreciate the opportunity to provide our consulting services to you. Please do not hesitate to contact us for further assistance.

Sincerely,

SOLID GROUND ENGINEERING AND INSPECTIONS, Inc

Jared P. Gray, PE
Consulting Engineer





**Charleston Historic Landmarks Commission
PUBLIC HEARING NOTICE**

Case Description

COA-25-0247: Application of Charleston First Church of the Nazarene requesting a Certificate of Appropriateness in order to demolish a contributing structure in the Luna Park Historic District on the property located at **714 Hall 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.

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Charleston Historic Landmarks Commission

Application for Certificate of Appropriateness

CofA # _____

Hearing Date: _____

Name of Landmark or Historic District Luna Park

Applicant Information	Property Information
Name: First Church of the Nazarene	Address: 714 Hall St Charleston, WV 25302
Address: 200 Park Avenue Chas, WV 25302	Tax Map and Parcel: 25: 0051 0000 0000
Phone: 304-346-8083	Zoning District: 12 Chas W
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (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. Demolition - we purchased the property 1/12/24 from Macel Compton. The home had been in disrepair & many neighbors had called the city over the condition of the outside of the property. At least 4 years she had no heat or air in the property. The city served her notice no make it liveable & clean up the outside. We were contacted when she did not have finances to pay fees or improve. We purchased the property without seeing the interior. The builder of the home was Alford & Howard Sayre who attended our church & built homes on both side of 714. 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? Our original intent was to restore to a livable condition and use for ministry. Upon inspecting after and consultation, entering the front door you could not see the floor due to the "hoarding" of items throughout the entire house. The front door of the house was the only one you could get to. Interior structure had been modified with wall removals and new walls for the care home she once operated.

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

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

We have hired WV Demolition, had asbestos removed. Vagrants have stripped all copper, and recyclable items for the home and further destroyed. The HVAC has been inoperable for at least 6 years. During water/gas crisis the gas company would not enter to check due to being unable to get to anything inside

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.

The church has been located at the corner of Grant & Park Avenue since the 1950s. We are aware of the Luna Park history and believe that we sit where the original entrance was. We have taken pride in the property to make it more attractive to the community. Neighbors have expressed appreciation for removing this structure from Hall St. I believe we can add the property to our current grass area to enhance the area.

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.

K Randy Ledson
Signature
K Randy Ledson, Pastor

4-28-25
Date

NOTE: THERE ARE NO current or foreseeable plans for any type of structure to be built, re

Planning Department Use Only	
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