



**Charleston Historic Landmarks Commission**  
4:00 p.m., August 21, 2025  
City Service Center Conference Room • 915 Quarrier Street

## **AGENDA**

### **COA-25-0249**

Application of Mike Neville Construction on behalf of Connie Huston for a certificate of appropriateness in order to cover a stucco structure with fiber cement siding on the property located at **1423 Virginia Street, East**.

**Report on Minor Work Permits**

**New Business**

**Approval of Minutes**

**Adjournment**



**Charleston Historic Landmarks Commission  
PUBLIC HEARING NOTICE**

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**Case Description**

**COA-25-0249:** Application of Mike Neville Construction on behalf of Connie Huston for a certificate of appropriateness in order to cover a stucco structure with fiber cement siding on the property located at **1423 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, August 21, 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](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: CONNIE HUSTON	Address: 1423 VIRGINIA ST. EAST
Address: 1423 VIRGINIA ST. EAST	Tax Map and Parcel: TM 20 PARCEL 83
Phone: 304-926-4495	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant) MIKE NEVILLE CONST. 885 BROAD STREET SUITE 106 SUMMERSVILLE WV 26651 304-395-2774	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) 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:

Is this a tax credit project?

Repair    
  Alteration    
  New Construction    
  Demolition

Yes    
 No

Please describe the proposed work to be done on the property. INSTALL JAMES HAROJE  
FIBER CEMENT SIDING AND TRIM

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? KEEPING SAME FOOTPRINT  
MATERIAL TYPE IS CEMENT SIDING - EXISTING IS  
CEMENT STUCCO

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? NOT BEING AFFECTED

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

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. NO

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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 checked="" 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

Mike Neville Construction,  
LLC  
PO Box 442  
Hurricane, WV 25526 US  
3043952774  
neville1221@gmail.com



## Estimate

### ADDRESS

Connie Huston  
1423 Virginia street east  
Charleston, WV

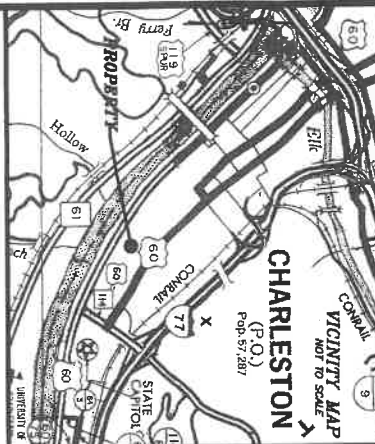
ESTIMATE # 1414  
DATE 07/08/2025

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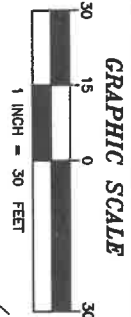
DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Sales</b>			
	Labor and materials to: Install James Hardie 8 1/4" prefinished fiber cement siding and trim on garage apartment building			17,675.00
SUBTOTAL				17,675.00
TAX				0.00
TOTAL				<b>\$17,675.00</b>

Accepted By

Accepted Date



NORTH ORIENTED TO PREVIOUS SURVEY BY:  
FIELD ENGINEERING, DEED BOOK 1748/802

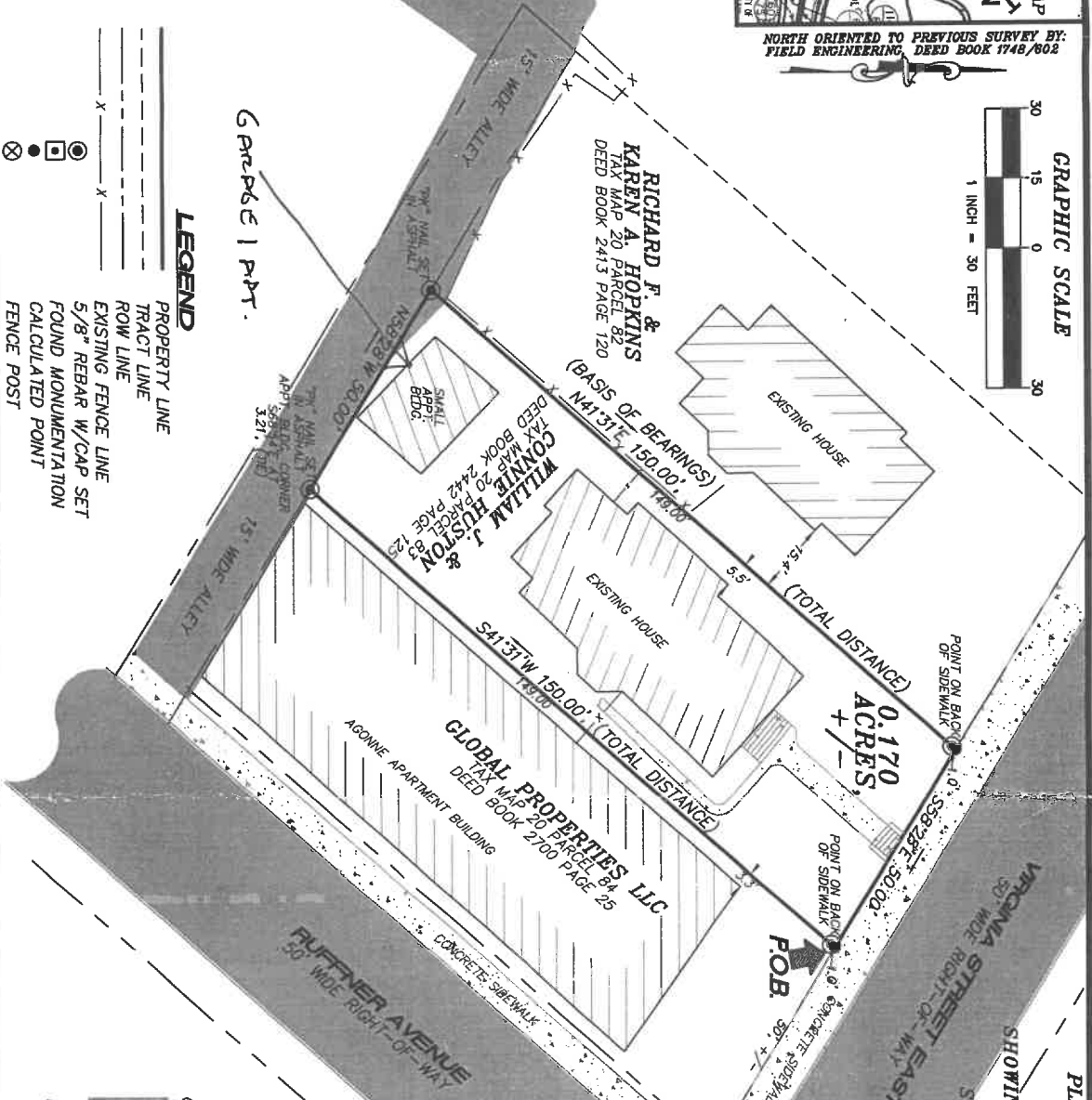


**LEGAL DESCRIPTION**  
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATE WITHIN THE CITY OF CHARLESTON, CHARLESTON COUNTY, WEST VIRGINIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BACK OF A CONCRETE SIDEWALK, SAID POINT BEING ON THE SOUTHERLY SIDE OF VIRGINIA STREET EAST AND A COMMON CORNER TO GLOBAL PROPERTIES, LLC, SAID POINT ALSO BEING 50' MORE OR LESS WEST OF THE INTERSECTION OF VIRGINIA STREET EAST AND RUFFNER AVENUE, THENCE LEAVING VIRGINIA STREET EAST AND WITH GLOBAL PROPERTIES LLC FOR THE FOLLOWING COURSE:

S41°31'W, PASSING A 5/8" REBAR WITH CAP SET AT 1.00', A TOTAL DISTANCE OF 150.00' TO A 7/8" NAIL SET IN ASPHALT, FROM WHICH TO A SOUTHWEST CORNER OF AN APARTMENT BUILDING BEARS S88°54'E AT 3.21', SAID NAIL ALSO BEING ON THE NORTHERLY SIDE OF A 15' WIDE ALLEY, THENCE WITH THE NORTHERLY SIDE OF SAID ALLEY FOR THE FOLLOWING COURSE:

N58°28'W 50.00' TO A "7/8" NAIL SET IN ASPHALT, A COMMON CORNER TO AND WITH RICHARD HOPKINS FOR THE FOLLOWING COURSE:  
N41°31'E, PASSING A 5/8" REBAR WITH CAP SET AT 149.00', A TOTAL DISTANCE OF 150.00' TO A POINT ON THE BACK OF A CONCRETE SIDEWALK AND ON THE SOUTHERLY SIDE OF VIRGINIA STREET EAST, THENCE WITH THE SOUTHERLY SIDE OF SAID STREET FOR THE FOLLOWING COURSE:  
S58°28'E 50.00' TO THE PLACE OF BEGINNING, CONTAINING 0.170 ACRES, MORE OR LESS, AND BEING MORE FULLY DESCRIBED ON A PLAT PREPARED BY PARAMOUNT SURVEYING LLC, HERETO ATTACHED AND MADE PART OF THIS DESCRIPTION.



- LEGEND**
- PROPERTY LINE
  - ROW LINE
  - EXISTING FENCE LINE
  - 5/8" REBAR W/CAP SET
  - FOUND MONUMENTATION
  - CALCULATED POINT
  - FENCE POST

PLAT OF BOUNDARY SURVEY FOR  
**WILLIAM J. & CONNIE HUSTON**  
SHOWING A PARCEL OF LAND CONTAINING  
**0.170 ACRES, +/-**  
SITUATE WITHIN CHARLESTON  
EAST CORP., KANAWHA CO,  
WEST VIRGINIA



**PARAMOUNT SURVEYING LLC**  
365 LITTLE HAZEN ROAD  
CHARLESTON, WV 25301  
(304) 565-7517

BRIAN W. LAWRENCE, P.S. 2056  
DISTRICT: EAST COUNTY: KANAWHA  
FIELD WORK BY: P.A.L. & B.W.L.  
DRAWN BY: B.W.L.

DATE: 12/27/12  
FILE NAME: 12-119  
DATE: 12-119  
1"=30'