



Charleston Historic Landmarks Commission

4:00 p.m., March 19, 2026

City Service Center Conference Room • 915 Quarrier Street

AGENDA

COA-26-0001

Application of Highland Roofing & Construction for a certificate of appropriateness in order to replace the roof on the property located at **1636 Kanawha Boulevard, East**.

COA-26-0002

Application of Elizabeth Jill Wilson for a certificate of appropriateness in order to replace the front porch roof on the property located at **1559 Virginia Street, East**.

Report on Minor Work Permits

New Business

Approval of Minutes

Adjournment



**Charleston Historic Landmarks Commission
PUBLIC HEARING NOTICE**

Case Description

Application of Highland Roofing & Construction for a certificate of appropriateness in order to replace the roof on the property located at **1636 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, March 19, 2026

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.
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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: Highland Roofing and Construction LLC	Address: 1636 Kanawha Blvd East
Address: 421 Midland Trl, Hurricane, WV 25526	Tax Map and Parcel:
Phone: 304-543-5274	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant) Travis Knight 22 Downmy Street, Charleston WV 25301	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. Removal of slate roof and decking. Install new decking and Owens Corning Duration Shingles in Colonial Slate color.

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 shingles are of similar color and closest to the look of slate that can be achieved with the most affordable asphalt shingle

How are the distinctive, character-defining features of the structure being affected or altered by the proposed work? The current slate roof is being replaced with modern architectural shingles. These shingles provide ~~similar~~ dimension in a way to attempt to maintain character.

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

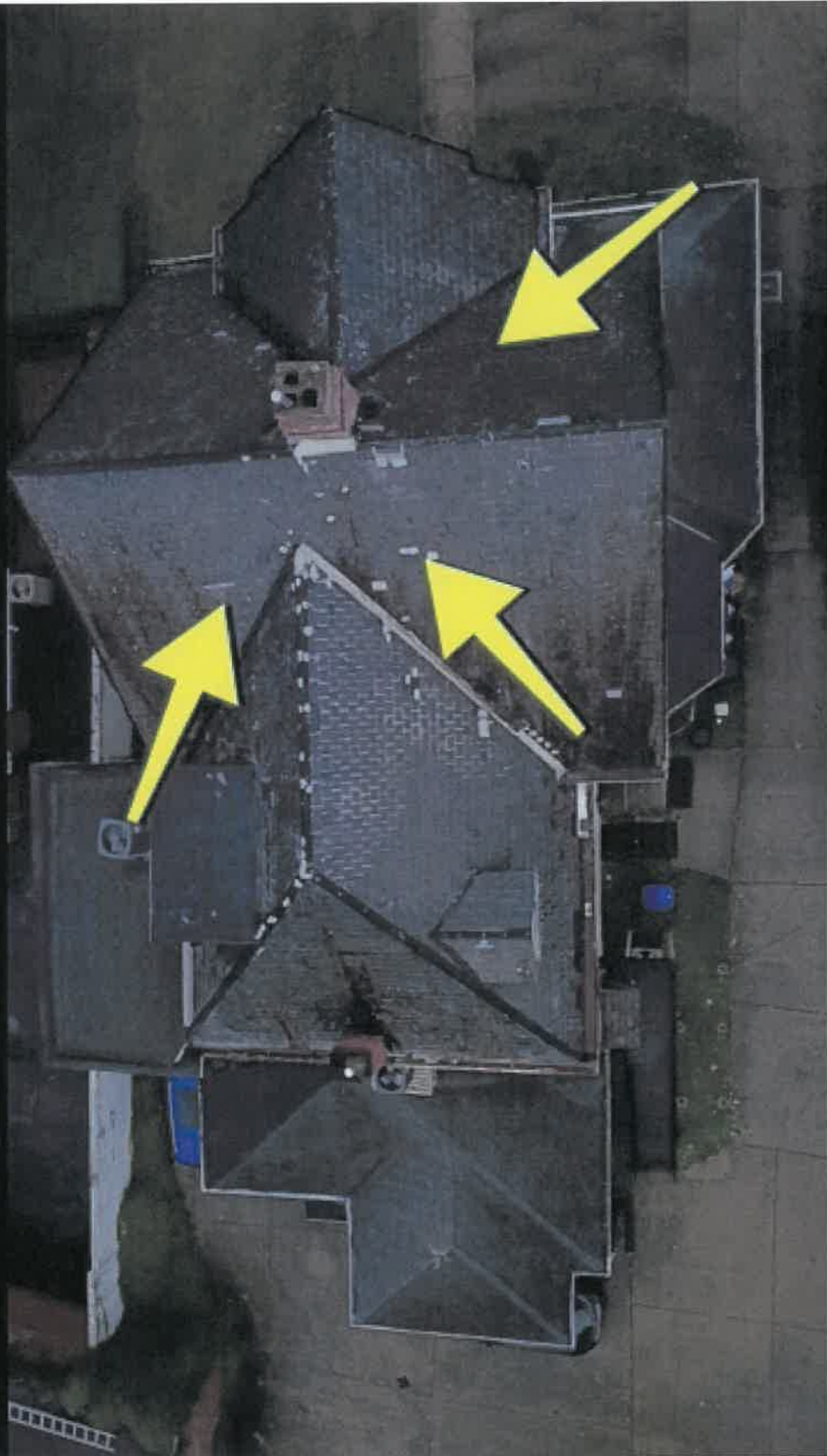
**Stray piece of
slate/would use for
asbestos testing**





Cracked slate







HIGHLAND ROOFING

Feb 04, 2026

Proposal

Hillary Regan
sixtyfourllc@gmail.com
(304) 780-5488
1636 Kanawha Boulevard East
Charleston, WV 25311

Travis Knight
Highland Roofing and Construction
(304) 543-7273
travisk@hrcnow.com
License Number WV064018





CONTRACTOR LICENSE

AUTHORIZED BY THE
West Virginia Contractor
Licensing Board

NUMBER: **WV064018**

CLASSIFICATION:
SPECIALTY

HIGHLAND ROOFING AND CONSTRUCTION LLC
DBA HIGHLAND ROOFING AND CONSTRUCTION LLC
114 WEST WASHINGTON ST
JAMESTOWN, OH 43355

DATE ISSUED

June 19, 2025

EXPIRATION DATE

June 19, 2026

Authorized Signature

Chair, West Virginia Contractor
Licensing Board



A copy of this license must be readily available for inspection by the Board on every job site where contracting work is being performed. This license number must appear in all advertisements, on all bid submissions, and on all fully executed and binding contracts. This license is non-transferable. This license is being issued under the provisions of West Virginia Code, Chapter 20, Article 42.

Ecostar Synthetic Slate

Item

Roofing Section

Scope of Work - Standard Class 3 Shingle

- Start with a detailed inspection of your current roof to identify any damage, potential issues, and make sure all necessary permits are obtained.
- Protect your property by covering landscaping, windows, and surrounding structures with tarps or plywood as needed.
- Safely remove all old roofing materials (shingles, underlayment, and flashing) and ensuring proper disposal throughout the process.
- Dispose of all roofing debris responsibly to keep the work area neat and organized.
- Inspect the roof deck (the base of your roof) for any damage and replacing any weakened areas to provide a solid foundation for your new roof.
- Install a high-quality ice and water shield along vulnerable areas like valleys, eaves, and roof penetrations to prevent leaks.
- Apply synthetic underlayment for added moisture protection and a stable surface for the new shingles.
- Install new drip edges along the eaves and rakes to channel water away from the home and protect the fascia.
- Replace or install new flashing around chimneys, vents, and other roof openings to prevent water infiltration.
- Install shingles according to manufacturer guidelines to ensure proper alignment, nail placement, and sealing for long-lasting durability.
- Use starter shingles at the roof edges to provide a clean, secure finish; and add ridge and hip cap shingles for a finished look at the roof peaks.
- Add or replace ridge vents and soffit vents for enhanced attic ventilation to help maintain your roof's longevity and energy efficiency.
- Replace any roof penetrations, such as vent boots or pipe collars, to ensure they are properly sealed and functioning.
- Perform a final inspection of the roof to ensure everything is installed correctly and meets all industry standards.
- Clean up the site by removing all debris, tools, and protective materials to leave your property clean and tidy.
- Use a magnetic roller to collect any stray nails or metal objects from your yard on order to keep your property safe.

Roofing

Roof Decking (OSB/Plywood, per sheet)

Labor and Extras

Guarantee Wood

Travis Knight
Highland Roofing and Construction
(304) 543-7273
travisk@hrcnow.com



Ecostar Synthetic Slate

Estimate subtotal

\$49,250.00

Travis Knight
Highland Roofing and Construction
(304) 543-7273
travisk@hrcnow.com



Summary

Please review and sign the proposal with any notes.

Ecostar Synthetic Slate

\$49,250.00

Total

\$49,250.00

Customer notes

Hillary Regan

Date

Travis Knight

02/04/2026

Travis Knight, Highland Roofing and Construction

Date

By signing this document you agree to the statement of works provided by Highland Roofing and Construction and in accordance with any terms described within.

Travis Knight
Highland Roofing and Construction
(304) 543-7273
travisk@hrcnow.com



Highland Shingle Replacement

Item

Roofing Section

Scope of Work - Standard Class 3 Shingle

- Start with a detailed inspection of your current roof to identify any damage, potential issues, and make sure all necessary permits are obtained.
- Protect your property by covering landscaping, windows, and surrounding structures with tarps or plywood as needed.
- Safely remove all old roofing materials (shingles, underlayment, and flashing) and ensuring proper disposal throughout the process.
- Dispose of all roofing debris responsibly to keep the work area neat and organized.
- Inspect the roof deck (the base of your roof) for any damage and replacing any weakened areas to provide a solid foundation for your new roof.
- Install a high-quality ice and water shield along vulnerable areas like valleys, eaves, and roof penetrations to prevent leaks.
- Apply synthetic underlayment for added moisture protection and a stable surface for the new shingles.
- Install new drip edges along the eaves and rakes to channel water away from the home and protect the fascia.
- Replace or install new flashing around chimneys, vents, and other roof openings to prevent water infiltration.
- Install shingles according to manufacturer guidelines to ensure proper alignment, nail placement, and sealing for long-lasting durability.
- Use starter shingles at the roof edges to provide a clean, secure finish; and add ridge and hip cap shingles for a finished look at the roof peaks.
- Add or replace ridge vents and soffit vents for enhanced attic ventilation to help maintain your roof's longevity and energy efficiency.
- Replace any roof penetrations, such as vent boots or pipe collars, to ensure they are properly sealed and functioning.
- Perform a final inspection of the roof to ensure everything is installed correctly and meets all industry standards.
- Clean up the site by removing all debris, tools, and protective materials to leave your property clean and tidy.
- Use a magnetic roller to collect any stray nails or metal objects from your yard on order to keep your property safe.

Roofing

Roof Decking (OSB/Plywood, per sheet)

Labor and Extras

Steep Pitch Fee 9/12 +

Travis Knight
Highland Roofing and Construction
(304) 543-7273
travisk@hrcnow.com



Highland Shingle Replacement

Estimate subtotal

\$30,490.00

Travis Knight
Highland Roofing and Construction
(304) 543-7273
travisk@hrcnow.com

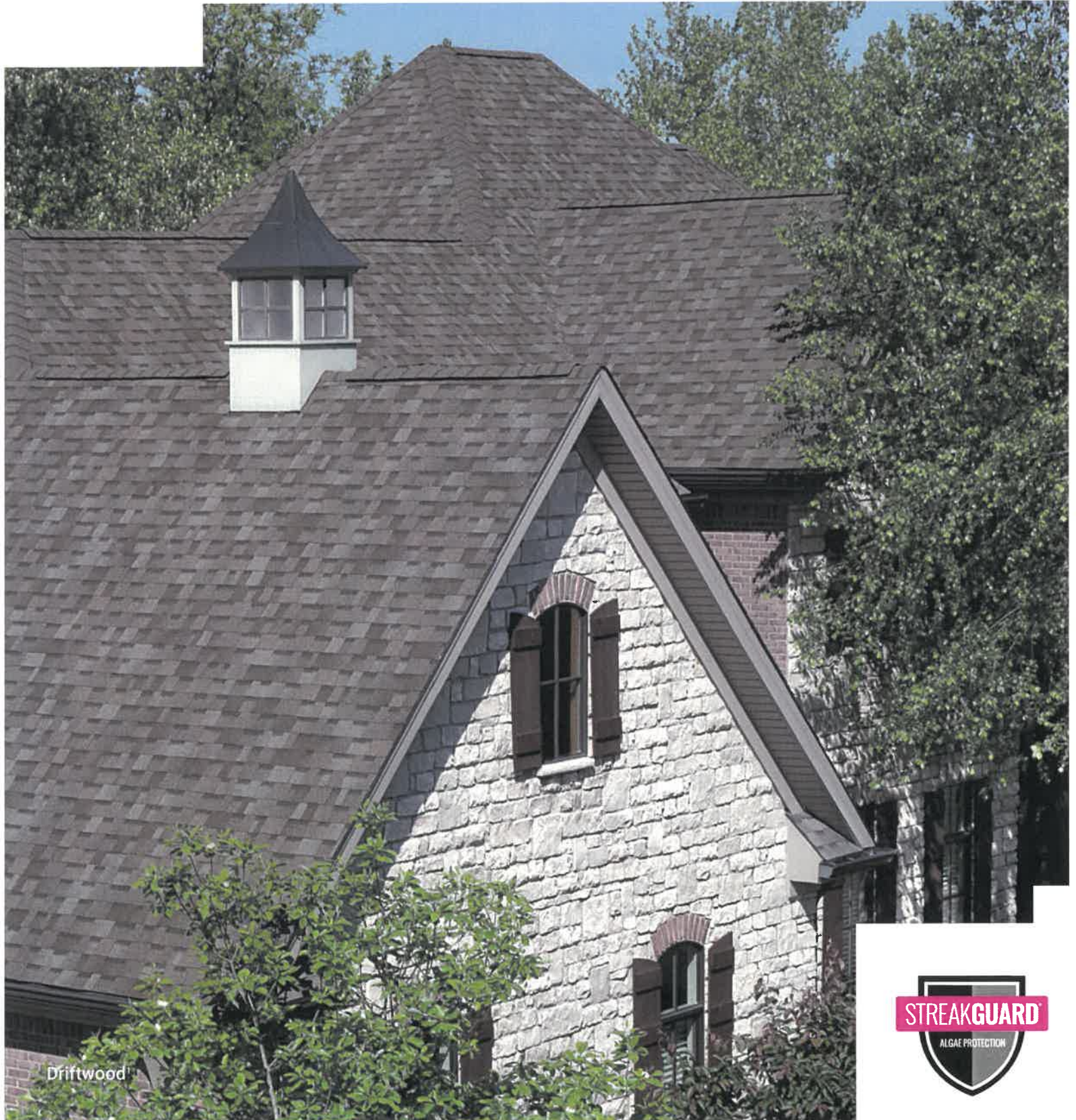




TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



Driftwood



TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood¹



Chateau Green¹



Colonial Slate¹



Desert Rose¹



Driftwood¹



Estate Gray¹



Harbor Blue¹



Midnight Plum^{1/5}



Onyx Black¹



Peppercorn¹

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Sand Castle¹



Sierra Gray¹



Slatestone Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.



ONYX BLACK



TERRA COTTA

TruDefinition®
DURATION™



DESERT ROSE

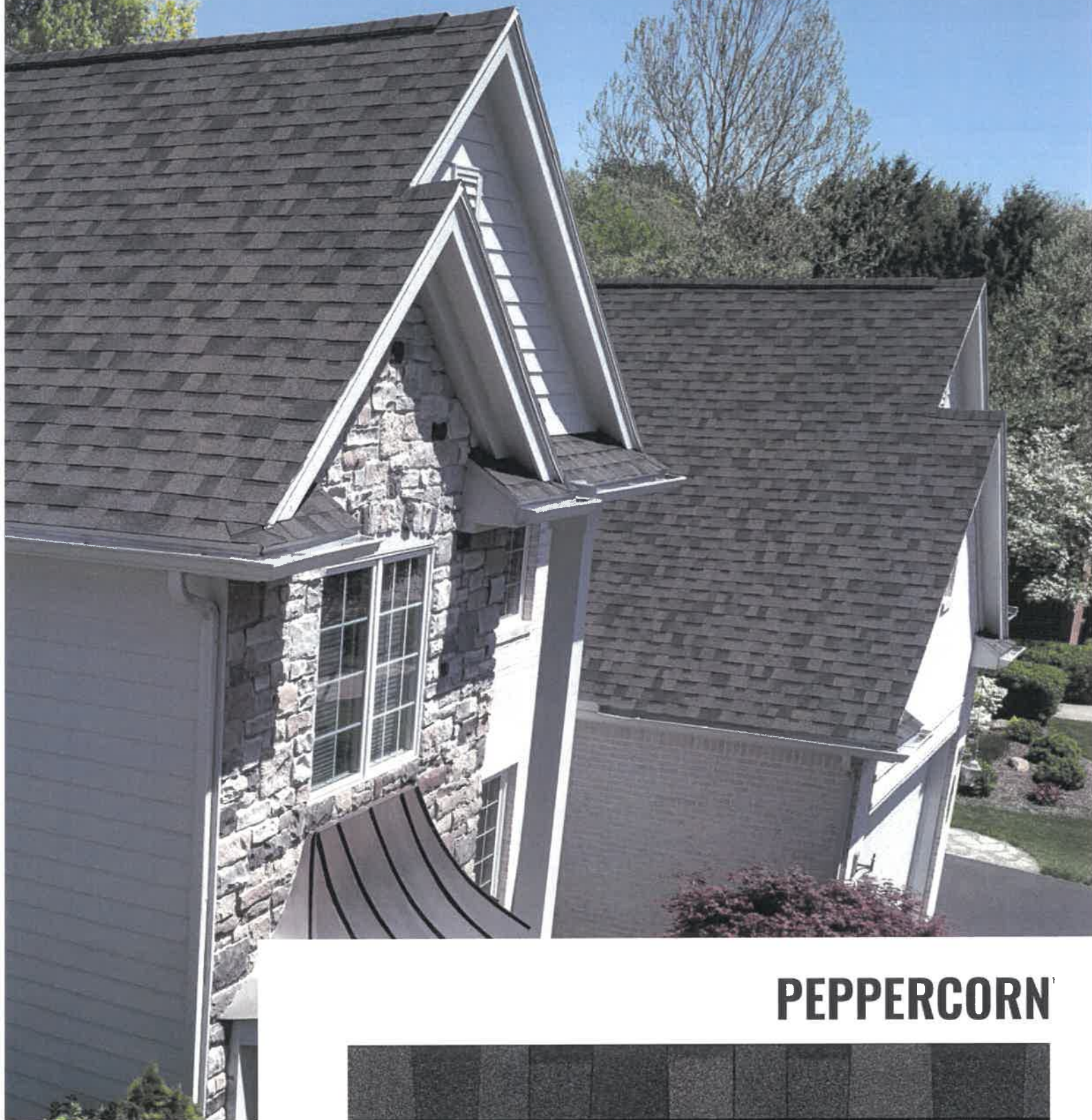




ESTATE GRAY



TruDefinition®
DURATION®



PEPPERCORN





CHATEAU GREEN™



TEAK™



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.



Product Attributes

Warranty Length*

Limited Lifetime[‡]
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39¾"
Application Exposure	5%
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438[†]

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

UL 2218 (Class 3 Impact Resistance)[‡]

FM 4473 (Class 3 Impact Resistance)[‡]

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval[‡]

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond™ is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

‡ The amount of Triple Layer Protection™ may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 7 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA)

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

4 Owens Corning® Black Sable shingle includes a patented design.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Due to the variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail™ Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.

Características del producto

Período de garantía*

Garantía limitada de por vida[‡]
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años



Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39¾ pulg)
Exposición de aplicación	14.3 cm (5% pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m ² (98.4 pies ²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438[†]

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

UL 2218 (Resistencia a impactos de clase 3)[‡]

FM 4473 (Resistencia a impactos de clase 3)[‡]

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade[‡]

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond™ es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

‡ La cantidad de Triple Layer Protection™ puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapa-juntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 7.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para finitess y cumbre de Owens Corning .

4 La teja Black Sable de Owens Corning® incluyen un diseño patentado.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas apras para limatesa y cumbre de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Dado a la variación de las condiciones de tormenta real, una clasificación de clase en cualquier producto no garantiza que soporte daños por tormentas de granizo u otros casos fortuitos. Las tejas de Owens Corning no están cubiertas por una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail™ no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10025610-B. Printed in U.S.A. February 2024. THE PINK PANTHER™ & © 1964–2024 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. The color PINK is a registered trademark of Owens Corning. © 2024 Owens Corning. All Rights Reserved.

(Kearny)

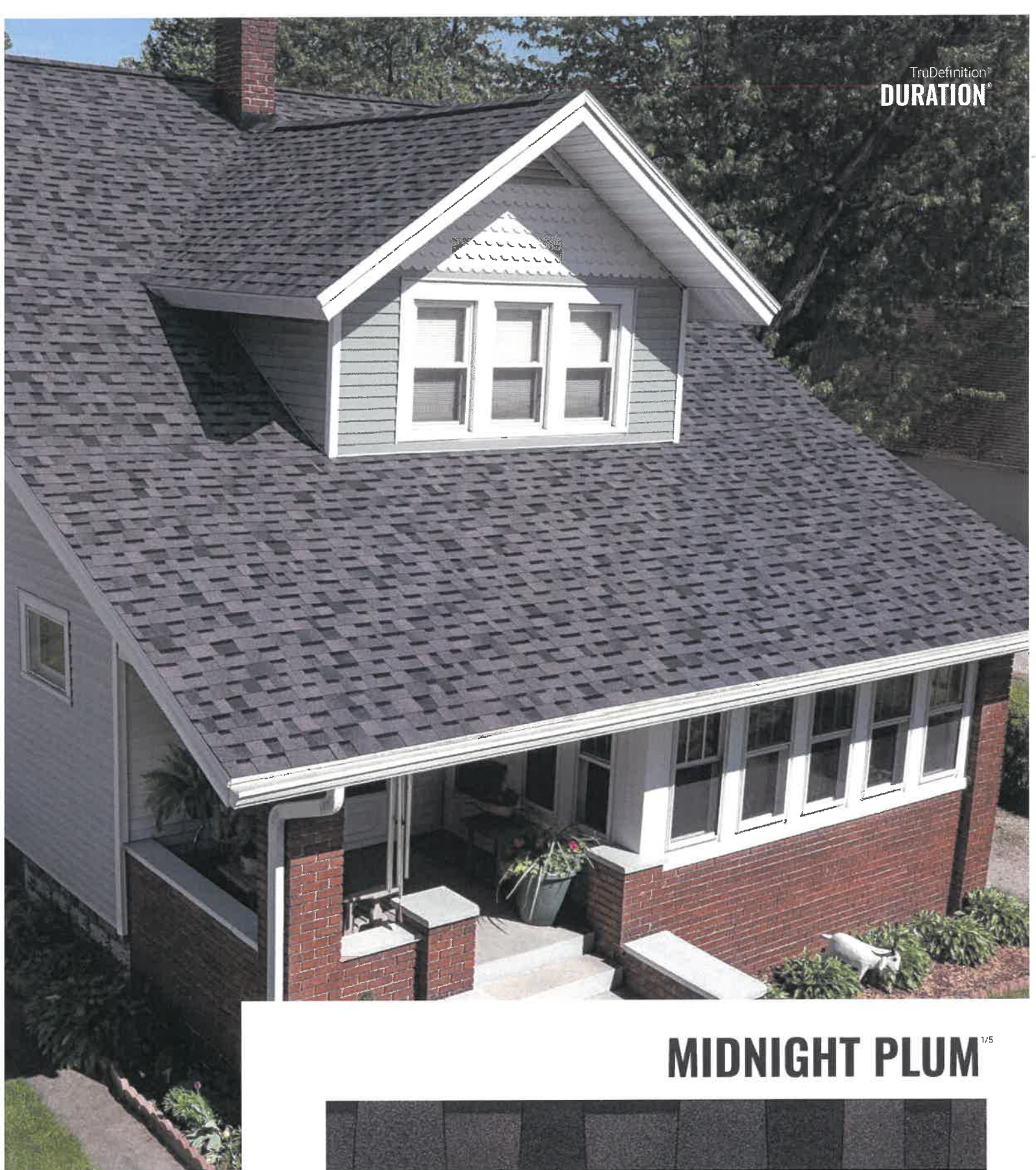
OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, EE.UU. 43659

1-800-GET-PINK | 1-800-438-7465
www.owenscorning.com

Pub. N.º 10025610-B. Impreso en EE.UU. Febrero de 2024. THE PINK PANTHER™ y © 1964–2024 Metro-Goldwyn-Mayer Studios Inc. Todos los derechos reservados. El color PINK es una marca registrada de Owens Corning. © 2024 Owens Corning. Todos los derechos reservados.

(Kearny)

TruDefinition[®]
DURATION[®]

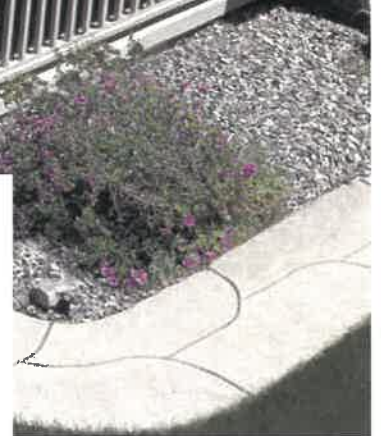


MIDNIGHT PLUM^{1/5}





WILLIAMSBURG GRAY





**Charleston Historic Landmarks Commission
PUBLIC HEARING NOTICE**

Case Description

COA-26-0002: Application of Elizabeth Jill Wilson for a certificate of appropriateness in order to replace the front porch roof on the property located at **1559 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 or call 304-348-8105.

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Application for Certificate of Appropriateness

CofA # _____

Hearing Date: _____

Name of Landmark or Historic District _____

Applicant Information	Property Information
Name: Elizabeth Jill Wilson	Address: 1559 Virginia St. E
Address: 1559 Virginia St. E	Tax Map and Parcel: 20-11-0023-0407-0000
Phone: 304-440-7016	Zoning District: R-8
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) 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. _____
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.

Elizabeth Jane Nelson

Signature

Feb. 19, 2026

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

Please describe the proposed work to be done on the property:

Owner wishes to remove tile roofing on the porch roof **only** and replace with low-profile standing seam metal roofing. Porch roof surface is not visible at street or sidewalk level.

Existing porch roof slope (2/12) is not sufficient to allow proper drainage. Roof of entire house was completed within approximately 12 years. Gutters along porch front have been relined within past five years. Extensive replacement to porch gutter support, soffit, and porch support beam was completed in 2023. Approximately \$25,000 has been spent already repairing and replacing existing porch structure near roofline to maintain structural integrity and aesthetic appeal. As photos show, water continues to cause damage apparently because of holes in porch roof underlay/membrane and because the tiles do not allow water/ice/snow to drain properly.

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 tile porch roof, which largely is not visible at the street or sidewalk level, will be replaced with a new membrane and low-profile standing-seam metal roof. The minor slope (2/12) of the porch roof restricts the choice of roof materials.

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

Visible changes would be minimal. Only the appearance of the front edge of the central porch gable and the side porch roof slopes would be altered. (See photos 8, 9 and 10) The tile edging along a short distance of the porch roof line front and sides would no longer be present with the proposed roof replacement.

Is the work planned in accordance with substantiated documentation?

Roof and porch repair workmen have commented repeatedly that the porch roof slope is not sufficient for current ceramic tiles to allow proper drainage. Tiles are barely sloped, flat, and even tilted back, causing water to run under the tiles onto the underlying surface. With improper drainage, ice and snow become trapped and further exacerbate the issue. The owner already replaced and repaired part of the porch roof underlay/membrane and about 25 percent of the roof tiles were re-laid in an attempt to halt further water damage.

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?

N/A

Please see photos.

Photos 1 & 2 – Porch ceiling with water stains from water continuing to penetrate underlying roof structure and beadboard ceiling.

Photos 3 & 4 – Water streaks evident from water penetrating into porch support structure.

Photos 5, 6 & 7 – Tiles of porch roof as photographed from second floor window. Tiles are nearly flat, marginally sloped, and tiled back toward house structure.

Photos 8, 9 & 10 – Tile edges that no longer would be present once replaced with standing-seam metal roof. The character of the house would be otherwise unchanged.



PHOTO 1

PORCH CEILING



PORCH CEILING

PHOTO 2



WATER TRAILS

PHOTO 3



PORCH CENTRAL COLUMNS

PHOTO 4



PORCH LEFT SIDE ROOF TILES

PHOTO 5



PORCH RIGHT SIDE

PHOTO 6



RECH RIGHT SIDE

PHOTO 7



PHOTO 8

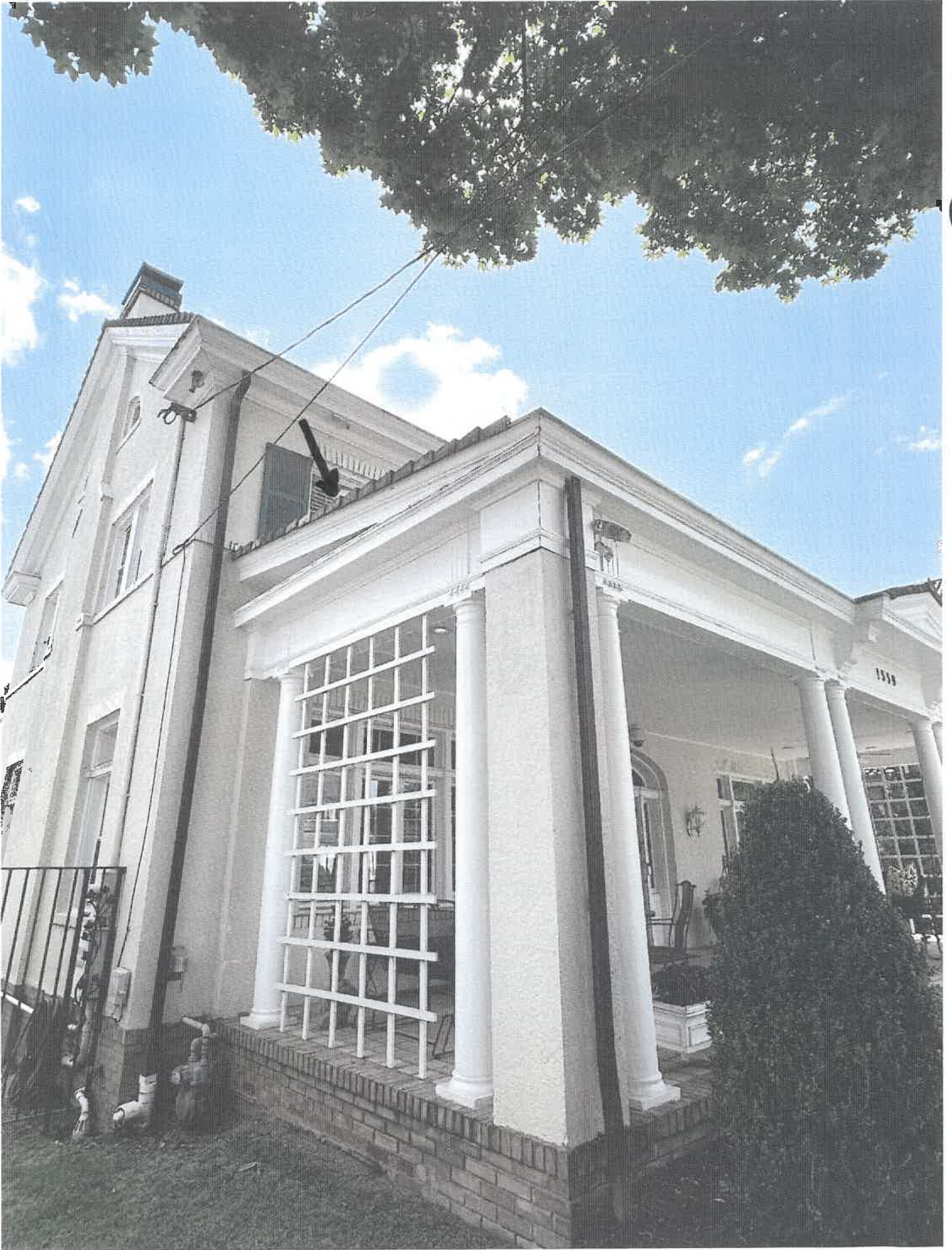


PHOTO 9



PHOTO 10