



Certificate of Appropriateness Application

Historic Landmarks Commission
1500 Chapline Street Room 308
Wheeling, WV 26003
304-234-3701

APPLICANT INFORMATION

Name: CONSTANTINE "GUS" KAYAFAS
Address: 2305 CHAPLINE ST.
Phone: 304.312.6929 email: GKAYAFAS@KAYAFASARCHITECTS.COM

PROJECT CLASSIFICATION

- ☐ New Construction
- ☐ Exterior Alteration
- ☒ Restoration / REHABILITATION
- ☐ Structure Relocation
- ☐ Structure Demolition
- ☒ Paint (attach sample)

Project Overview: FACADE REHAB INCLUDING BOX
GUTTER, CORNICE, WINDOW
AND SOFFIT REPAIRS. PAINT
W/ NEW SHUTTERS

REQUIRED SUBMISSIONS

- Application for Certificate of Zoning Compliance
- Application for Certificate of Appropriateness
- Letter to Commission describing project
- Legal description of property
- Scaled elevation and/or suitable 8" x 10" photograph of the building facades which are visible from a public way
- Rendering or other visual representation of proposed changes (see attached example)
- Specification of materials, colors and construction techniques
- Other information as may be reasonable deemed necessary by the Commission to enable a determination on the application.
- \$15 fee payable to City of Wheeling
- Submitted at least 2 weeks prior to monthly meeting (1st Thursday of the month)

Owner's Signature: _____

Date: 7/20/21

July 19, 2021

Historic Landmarks Commission
City of Wheeling

Re: 2305 Chapline Street
Façade Improvement Grant

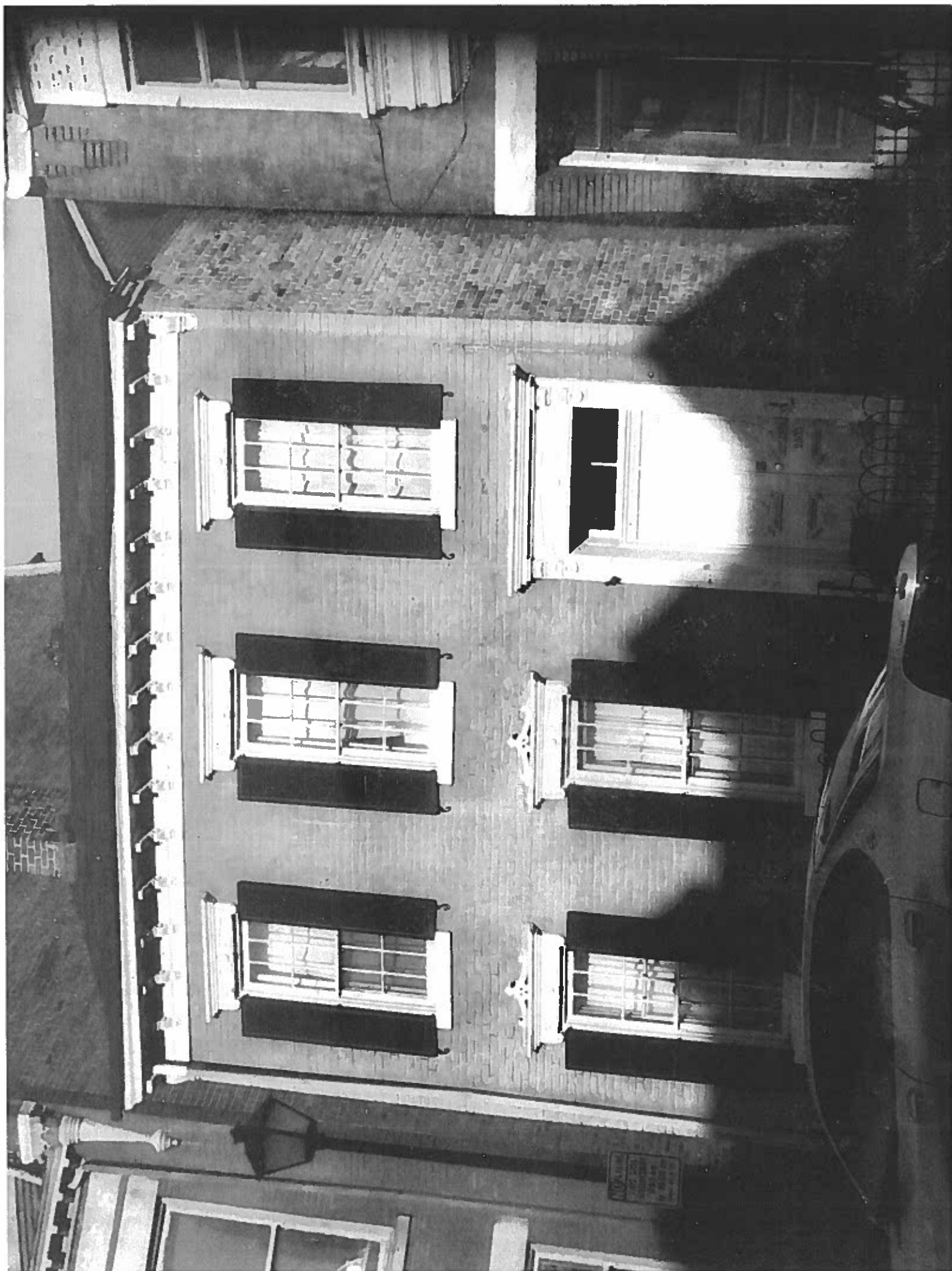
Dear Tom & Nancy,

We thank you and the committee for your consideration in approving the grant for a new rental property purchase of 2305 Chapline Street.

Attached is a photo taken about 20 years ago indicating the that shutters were on the house at one point in time. However, the Historic American Buildings Survey (HABS) indicates that were not present at the time of the survey. We feel this would have been an appropriate detail of the Federal style of this building constructed of this era and we would like the option of providing them. Additionally, we have enclosed our drawing and paint selections which were derived from the Sherwin Williams historic collection.

Yours Truly,


Gus & Maria Kayafas



BOOK 996 PAGE 754

1

DEED

THIS DEED, made this 15th day of February 2021, by and between William E. Bellville, party of the first part and Constantine Milton Kayafas, party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey with the covenant of General Warranty unto the said party of the second part, the following described parcel of real estate situated in Center District, Wheeling, Ohio County, West Virginia, and more particularly described as follows, that is to say:

A certain tract or parcel of land situate in the Center District, Wheeling, Ohio County, West Virginia and known as the South one-half of Lot 156 in Chapline and Eoff's Addition to the City of Wheeling.

Being the same property that was conveyed to Betty Woods Nutting and Theodore D. Walters by Mary Ann Kronoveter and Sylvia Marie Taflan by deed dated May 9th, 1984 and recorded in Deed Book 619, at page 321.

On January 30th, 1985, Betty Woods Nutting and Theodore D. Walters created the Moore House Condominium pursuant to 36B of the West Virginia Code creating two units and common area known as the Moore House Condominium. The Declaration Plan of the Moore House Condominium was recorded in Plat Book 4 at page 64 and the Declaration of the Moore House Condominium was recorded in Deed Book 624 at page 186.

Theodore D. Walters and his wife Edith Barnara Walters conveyed their undivided one-half interest and dower by deed dated July 29th, 1986 and recorded in Deed Book 632, at page 371.

Betty Woods Nutting, the sole owner of both condominium units, common area and all declarant rights to the Moore House

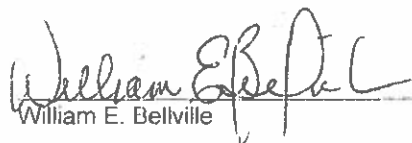
Condominium terminated the Moore House Condominium by agreement dated January 18th, 2007 and recorded in Deed Book 774, at page 451 terminating said condominium on the 5th day of February, 2007, which agreement was recorded on January 31st, 2007.

The party of the first part declares that to the best of his knowledge this property has not been used for storage of hazardous waste material nor does he have any knowledge that the property has or at any period had underground storage tanks.

Being the same property conveyed to William E. Bellville and Deborah W. Bellville, by Betty Woods Nutting by deed dated February 21st, 2007, and recorded in the office of the Clerk of the County Commission of Ohio County, West Virginia, in Deed Book No. 775, at page 222. That said Deborah W. Bellville died on November 22nd, 2020 and her interest passed to William E. Bellville by the operation of said deed.

The party of the first part declares that the total consideration for the property hereby conveyed is Sixty Thousand Dollars (\$60,000.00)

WITNESS the following signatures and seals:


William E. Bellville

STATE OF FLORIDA

COUNTY OF LEE TO-WIT:

I, LISA FALLS, a Notary Public of the said county

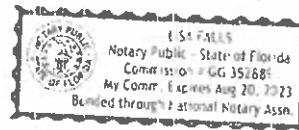
and State, so hereby certify that William E. Bellville whose name is signed to the

writing above bearing date the 15TH day of FEBRUARY, 2021, has this day
acknowledged the same before me.

Lisa Falls
Notary Public

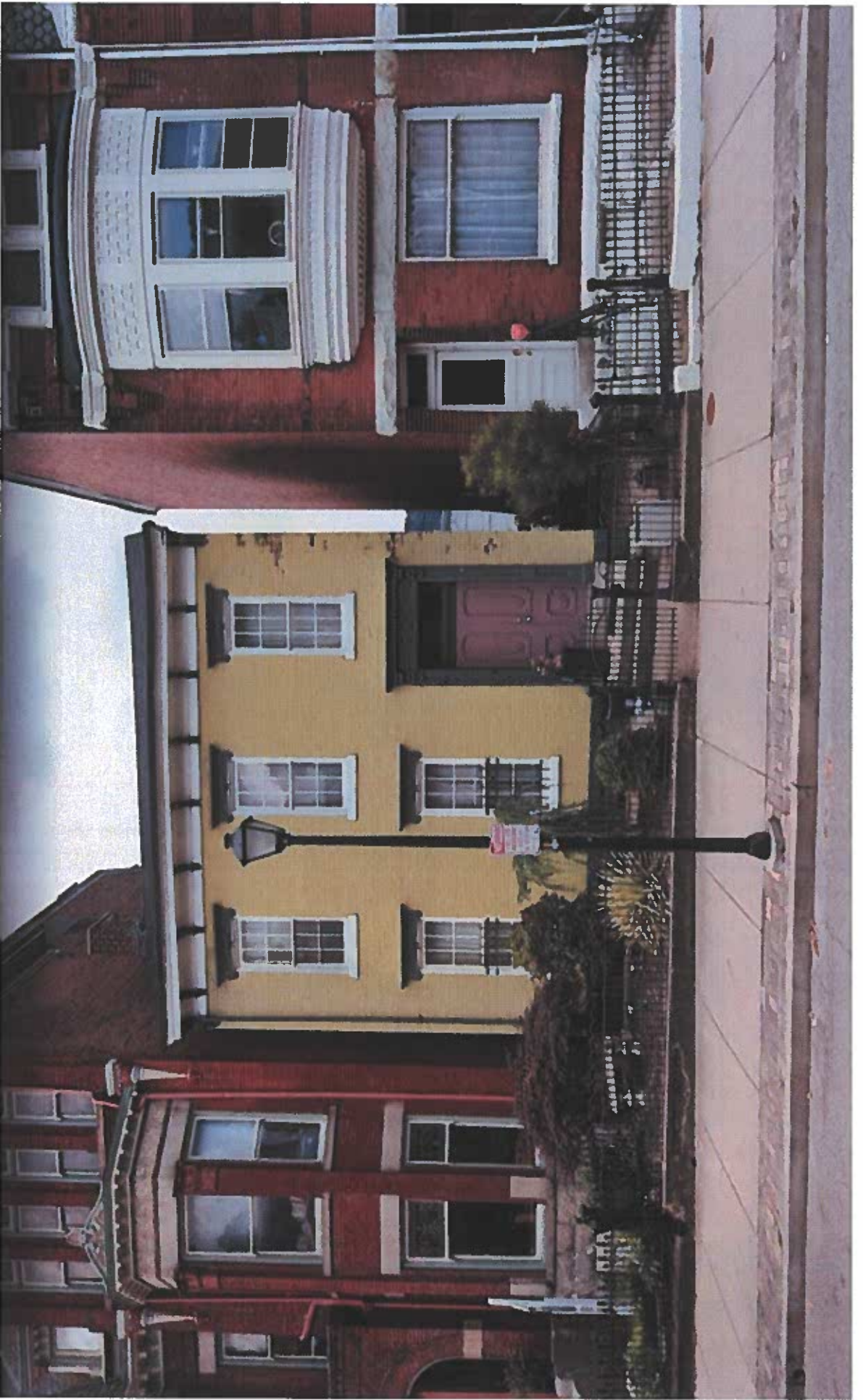
My Commission expires:

8/20/2023

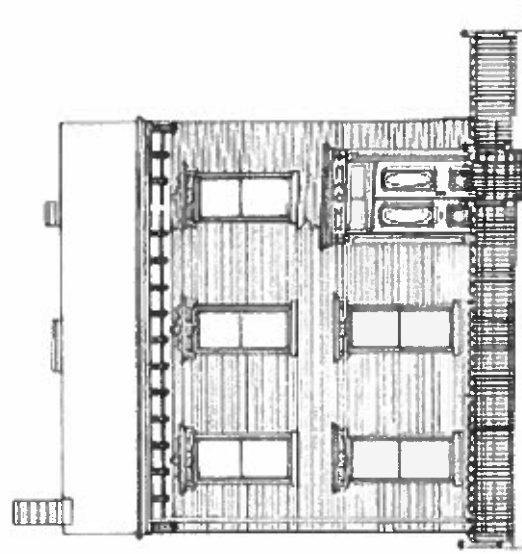


This Deed prepared by Gerasimos (Jerry) Sklavounakis, Sklavounakis Law
Offices, 80 - 12th Street, Suite 300, Wheeling, West Virginia, 26003

Ohio County
Michael E. Kelly, Clerk
Instrument 19723227
02/23/2021 @ 03:49:33 PM
DEED
Book 996 @ Page 754
Pages Recorded 3
Recording Cost \$ 46.00
Transfer Tax \$ 330.00



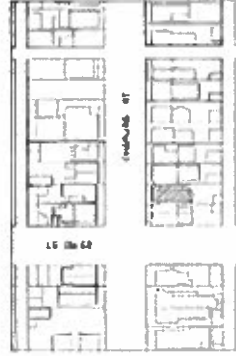
MOORE HOUSE



EAST ELEVATION

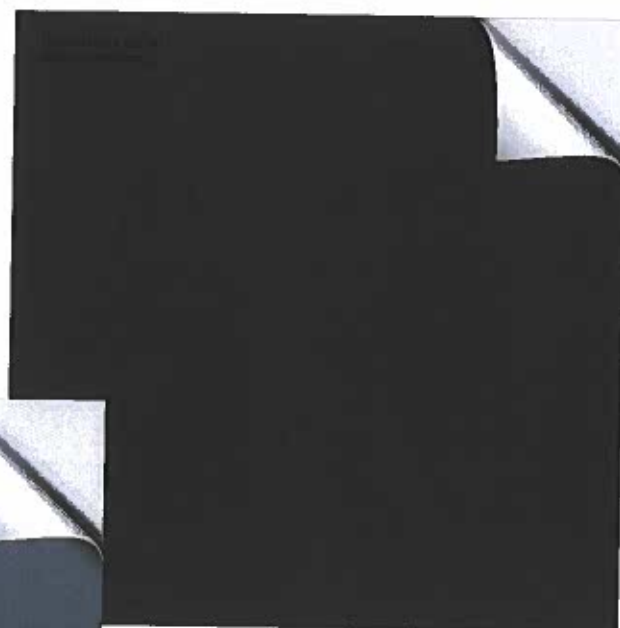
SCALE 1/4" = 1'-0"
METERS 1:60

NANCY MOORE BUILT THIS HOUSE IN 1888. IT IS DISTINGUISHED FROM THE OTHER CHAPLINE STREET BUILDINGS STUDIED IN THIS SURVEY BY ITS SMALLER SCALE AND SIMPLICITY OF FORM AND DETAIL. THE BRACKETED CORNICE LINE AND CARVED STONE LINTELS OF ITS CHAPLINE STREET FACADE MODESTLY HARMONIZE WITH THE MORE ELABORATE DESIGNS OF THE NEIGHBORING PROPERTIES.



LOCATION MAP
SCALE 1/4" = 1'-0"
METERS 1:60

PROJECT: RUTH B. BROWN HISTORICAL WEST VIRGINIA SURVEY / 1888 COUNTY: MONROE TOWNSHIP: MONROE CENSUS: 1880 MAP: 1 of 1	PROJECT NO.: 1888 DATE: 1888 SCALE: 1/4" = 1'-0" MAP: 1 of 1	PROJECT: RUTH B. BROWN HISTORICAL WEST VIRGINIA SURVEY / 1888 COUNTY: MONROE TOWNSHIP: MONROE CENSUS: 1880 MAP: 1 of 1
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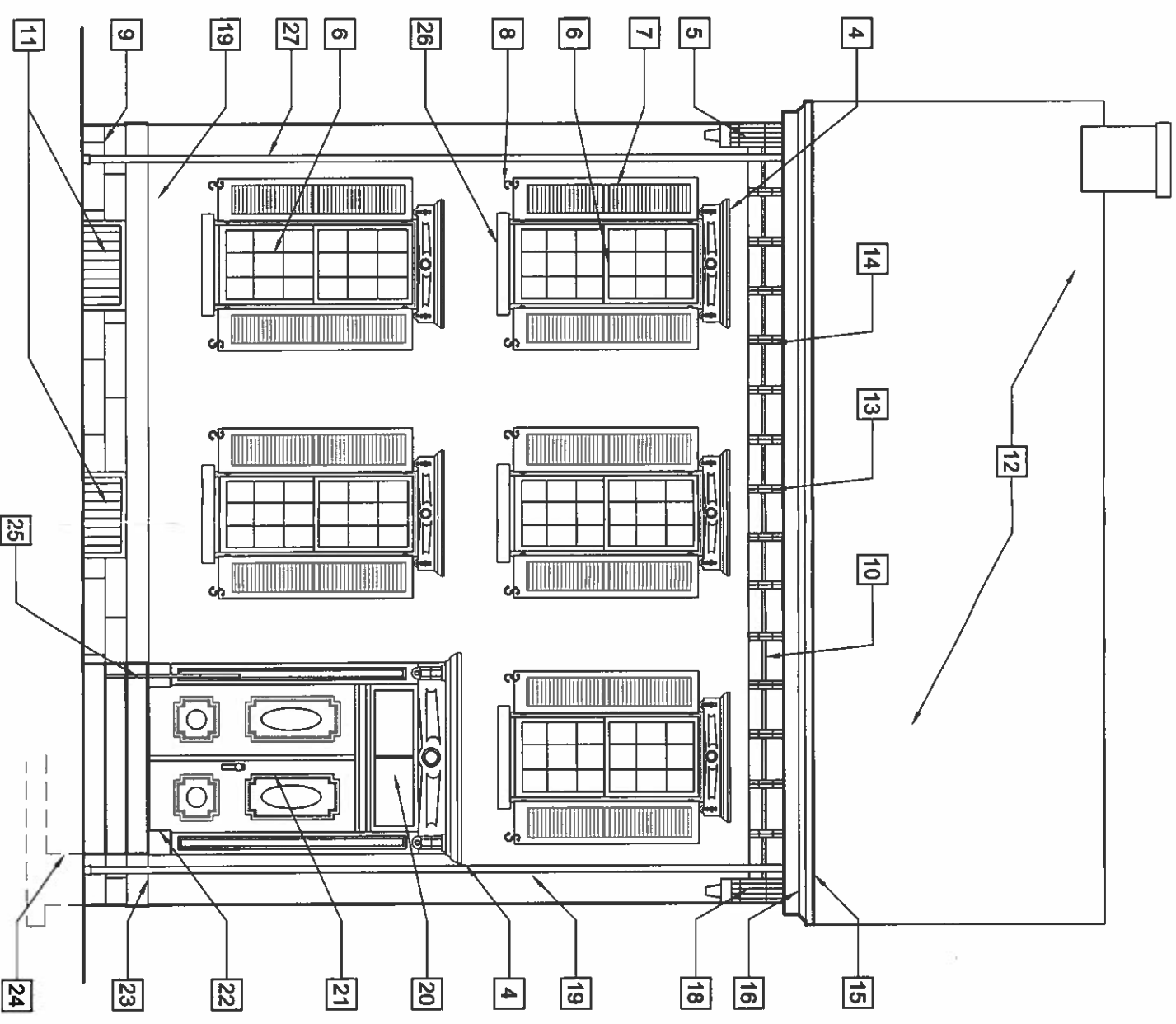
Classic Light Buff (0050)
Sherwin Williams





1
A-1
EXISTING FACADE
SCALE 3/8" = 1'-0" ON 11" X 17" PAPER
SCALE 3/4" = 1'-0" ON 24" X 36" PAPER

- DEMOLITION KEYNOTES
1. REMOVE EXISTING WOOD CORNICE CORBELS AND SAVE FOR REUSE.
 2. REMOVE ALL LOOSE PAINT AND DIRT UTILIZING THE GENTLEST MEANS POSSIBLE AND RINSE WITH MILD WATER PRESSURE FROM THE BOTTOM UP.
 3. REMOVE WOODEN BOTTOM PLINTH BLOCK AND DETERIORATED WOOD.
 4. REMOVE STEEL WINDOW GRATES.
 5. REMOVE ALL DETERIORATED WOOD, SCOOPIT AND FASCIA.



2
A-1
PROPOSED FACADE
SCALE 3/8" = 1'-0" ON 11" X 17" PAPER
SCALE 3/8" = 1'-0" ON 24" X 36" PAPER

PAINT SCHEDULE				
ELEMENT	COLOR NAME	COLOR #	MFR	FINISH
TRIM & WINDOWS	CLASSIC LIGHT BUFF	SW 0050	SHERWIN WILLIAMS	SATIN
BRICK	NEEDLEPOINT NAVY	SW 0032	SHERWIN WILLIAMS	SATIN
DOORS	ROCKWOOD RED	SW 2802	SHERWIN WILLIAMS	SATIN
SHUTTERS	TRICORN BLACK	SW 6258	SHERWIN WILLIAMS	SATIN

REHABILITATION KEYNOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
2. WIRE BRUSH EXISTING IRON FENCE AND GATE AND REPAINT WITH RUST INHIBITIVE BLACK PAINT.
3. PATCH IRON FENCE BASE WITH CONCRETE PATCH EQUAL TO TOP N BOND.
4. INSPECT INTEGRITY OF EXISTING METAL FLASHING AND REPLACE AS REQUIRED.
5. EXISTING END CORBEL BRACKET TO BE RESTORED AND REPAINT PER APPROVED COLOR SCHEME. UTILIZE EPOXY CONSOLIDANT.
6. REGLAZE SASH AS REQUIRED AND REPAINT PER APPROVED COLOR SCHEME. REPAIR ALL SASH CORDS AND MAKE OPERABLE.
7. NEW LOUVERED SHUTTERS WITH NEW BRASS HINGERS.
8. NEW 5" HOLDS SET IN BRICK ANCHORS.
9. REMOVE ALL LOOSE PAINT UTILIZING GENTLEST MEANS POSSIBLE, RINSE AND PAINT PER APPROVED COLOR SCHEME.
10. EXISTING WOOD FASCIA TRIM TO REMAIN.
11. EXISTING CRAWEL SPACE WINDOW GRATES TO BE WIRE BRUSHED AND REPAINTED WITH BLACK RUST INHIBITIVE PAINT. PROVIDE 2" RIGID INSULATION PANEL AT INSIDE SURFACE.
12. EXISTING SHINGLE ROOF TO REMAIN.
13. EXISTING WOOD CORBEL BRACKET TO BE REMOVED, RESTORED, PAINTED AND REINSTALLED. TYPICAL OF (1).
14. NEW CORBELED WOOD BRACKET TO BE FABRICATED TO MATCH EXISTING AND INSTALLED WHERE MISSING. TYPICAL OF (1).
15. RE-BUILD BOX GUTTER TO SLOPE IN TWO DIRECTIONS AND RE-LINE ENTIRE WITH NEW 60 MIL EPDM RUBBER ROOFING AND PROVIDE NEW DOWNSPOUT COLLAR.
16. REPLACE CROWN MOULDING AND TRIM WITH NEW TO MATCH AND PAINT PER APPROVED COLOR SCHEME.
17. REMOVE ALL DETERIORATED SCOFFIT AND REPLACE WITH NEW TO MATCH AND PAINT PER APPROVED COLOR SCHEME.
18. PROVIDE NEW END CORBEL BRACKET TO MATCH OPPOSITE BRACKET AND PAINT PER APPROVED COLOR SCHEME.
19. REMOVE ALL LOOSE PAINT FROM BRICK SURFACE UTILIZING THE GENTLEST MEANS POSSIBLE AND REPAINT PER APPROVE COLOR SCHEME.
20. CLEAN AND RE-GLAZE TRANSOM WINDOW.
21. SAND, CLEAN AND RE-PAINT EXISTING DOORS AND PROVIDE NEW DOOR HARDWARE. PROVIDE NEW ASTRAGAL, WEATHERSTRIPPING AND THRESHOLD.
22. PROVIDE NEW PLINTH BLOCKS AND TRIM TO MATCH AND PAINT.
23. CLEAN AND REPAINT EXISTING STONE WATERTABLE BAND.
24. SHORE-UP AND RAISE DROPPED STONE STOOP AND STEPS AND STABILIZE AS REQUIRED.
25. REPAINT EXISTING STEEL HANDRAIL AND PROVIDE NEW TO MATCH ON OPPOSITE SIDE.
26. SCRAPE AND CLEAN STONE SILLS AND REPAINT.
27. PROVIDE NEW ALUMINUM DOWNSPOUTS TIED INTO NEW STORM LINE WHICH RUNS TO REAR YARD.

CONSTANTINE
K.A.Y.A.F.A.S
ARCHITECTS

2307 Chapline St.
Wheeling, WV
304.233.1816
304.233.1892 fax
www.kayafasarchitects.com



JUNE 07, 2021
COPYRIGHT DATE
REVISED DATE

NANCY MOORE HOUSE
2305 CHAPLINE STREET
FACADE REHABILITATION
WHEELING, WV 26003

JOB NO.
COSTA-1

FACADE
A-1