



### Certificate of Appropriateness Application

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

#### APPLICANT INFORMATION

Name: William Baker

Address: 319 North York Street, Wheeling, WV 26003

Phone: 304-281-7585

email: wbaker319titans@yahoo.com

for work on 609 Market Street, Wheeling, WV 26003

#### PROJECT CLASSIFICATION

- New Construction
- Exterior Alteration
- Restoration
- Structure Relocation
- Structure Demolition
- Paint (attach sample)

Project Overview: roof replacement

replacement of three front windows

#### 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 (1<sup>st</sup> Thursday of the month)

Owner's Signature: William Baker

Date: 5-4-22



**APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND**

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 609 Market str. Wheeling, W.V. 26003
- 2. Name of Property Owner: William M. Baker
- 3. Name of Applicant: William M. Baker
- 4. Address of Applicant: 319 N. York street
- 5. Applicant Phone: 304-281-7585 Owner Phone: 304-281-7585
- 6. Existing Use: vacant residence
- 7. Proposed Use:  Same  Other (describe): \_\_\_\_\_
- 8. Number of off-street parking spaces to be provided: \_\_\_\_\_
- 9. Number of off-street loading berths to be provided: \_\_\_\_\_

**COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE**

**Type of Improvement:**

- New Building
- Addition
- Alteration / Repair

**Residential:**

Number of existing dwelling units: \_\_\_\_\_

Number of proposed dwelling units: \_\_\_\_\_

**Existing Lot Dimensions:** Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = lot area: \_\_\_\_\_ sq. ft.

**Existing Principal Building:**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

**Existing Accessory Building: (garage, carport, shed, pool, etc):**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

**Proposed Construction:**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

Applicant Signature: William Baker Date: 5-4-22

Owner Signature: William Baker Date: 5-4-22

Reset Form

Print Form

**Certificate of Appropriateness  
609 Market Street  
Required Submission Information**

- Application for Certificate of Zoning Compliance – not applicable
- Application for Certificate of Appropriateness - attached
- Project description:

This property is the north half of a duplex, built around 1871, which is a contributing structure in the North Wheeling Historic District (Boundary Increase) - 1990. The current owner purchased it in June 2021 and plans to live in the house when construction work is complete.

An older, shingle-style roof is in need of replacement, along with the three windows on the front façade. A similar shingle-style roof is proposed, and the replacement or restored windows will be the same size and one-over-one style as the current windows.

- Legal description: J ZANE N 1/4 33
- Photograph – attached
- Materials, etc. – see attached bid documents
- \$15 fee payable to the City of Wheeling – enclosed





**Project Rendering**

Roof to be replaced

Windows to be replaced or restored

DEED

BOOK 1001 PAGE 769

THIS DEED is made and entered into this 4<sup>th</sup> day of June, 2021, by and between Janet Mae Castilow, party of the first part, as grantor ("Grantor,") and William M. Baker, party of the second part, as grantee ("Grantee.")

WITNESSETH: That for and in consideration of the sum of Ten Thousand (\$10,000.00) Dollars, the adequacy, receipt, and sufficiency of all of which are hereby acknowledged, Grantor does hereby grant and convey, with covenant of GENERAL WARRANTY, unto Grantee all of Grantor's right, title, interest, estate, and claim, legal, equitable, and otherwise, in, of, and to that certain lot, parcel, and/or tract of real property, together with the buildings, structures, fixtures, and other improvements located thereon, if any, and the appurtenances thereto, located and situate in the City of Wheeling, Ohio County, West Virginia, described as follows:

The northern one-fourth of Lot numbered Thirty-three (33) fronting on the west side of Market Street, between Sixth and Seventh streets, being in Jonathan Zane's Addition to the City of Wheeling, the one-fourth of said lot hereby conveyed being bounded as follows: Beginning at the northeast corner of said lot and running thence in a southerly direction with the east boundary of said lot, sixteen and one-half (16 ½) feet; thence in a westerly direction, parallel with the north line of the lot to the west line thereof; thence to the northwest corner of the lot and from thence to the beginning; together with the buildings and improvements thereto belonging. Situate and being in the City of Wheeling, County of Ohio and State of West Virginia.

BEING the same property that was conveyed to Carl Ross Castilow and Janet Mae Castilow, his wife, as joint tenants with rights of survivorship and not as tenants in common, from Mary Carney, widow, and Joseph Henry Manner and Iris L. Manner, his wife, by deed dated February 15, 1968 and recorded in the aforesaid County Clerk's Office in Deed Book No. 491, Page 461. The said Carl Ross Castilow died intestate on December 30, 1992. His death is recorded in the aforesaid County Clerk's Office in Death Book No. 190, Page 994. By operation of her joint tenancy with rights of survivorship, Janet Mae Castilow took the property in fee simple.

This conveyance is made SUBJECT to any and all easements, rights-of-way, reservations, exceptions, covenants, conditions, and restrictions affecting title to the property hereby conveyed that are evidences by instruments recorded in the aforesaid Clerk's office.

The Grantor has no actual knowledge or reason to believe that the property, including its substrata or subsurface, has been used for the storage, treatment or disposal of hazardous waste or that it contains or did contain any underground storage tanks.

The party of the first part certifies that she is a West Virginia resident and exempt from the tax withholding requirements of W. Va. Code 11-21-71b.

Subject to all of the foregoing, the said Grantor does hereby covenant with the said Grantee that they will WARRANT GENERALLY the property hereby conveyed.

DECLARATION OF CONSIDERATION

Grantor hereby declares that the consideration for the property conveyed in this transaction is Ten Thousand (\$10,000.00) Dollars.

WITNESS the following signature and seal:

  
JANET MAE CASTILOW

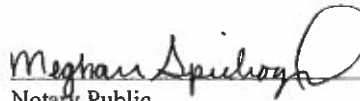
STATE OF WEST VIRGINIA,  
COUNTY OF OHIO, to-wit:

I, Meghan Spiehvogel, a Notary Public of the said County and State, do hereby certify that JANET MAE CASTILOW, whose name is signed to the writing above, bearing date the 4 day of June, 2021, has this day acknowledged the same before me in my said County and State.

Given under my hand this 4 day of June, 2021.

{SEAL}



  
Notary Public  
My Commission expires: April 28, 2026