



Certificate of Appropriateness Application

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

APPLICANT INFORMATION

Name: Caroline Loustau Byrum

Address: 792 Dixon's Run Road

Phone: 304-280-2469 email: czlbyrum@gmail.com

PROJECT CLASSIFICATION

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

Project Overview: demolition of 610 Main Street
but retaining common wall with
612 Main Street

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: Caroline L. Byrum

Date: 5-17-2022



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: 610 Main Street
- 2. Name of Property Owner: Caroline Loustau Byrum
- 3. Name of Applicant: same
- 4. Address of Applicant: 792 Dixons Run Rd, Triadelphia WV
- 5. Applicant Phone: 304-280-2469 Owner Phone: —
- 6. Existing Use: rental property
- 7. Proposed Use: Same Other (describe): parking space for 612 Main St
- 8. Number of off-street parking spaces to be provided: 1
- 9. Number of off-street loading berths to be provided: 0

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: 1
 Number of proposed dwelling units: 0

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: Caroline J. Byrum

Date: 5-17-2022

Owner Signature: Caroline J. Byrum

Date: 5-17-2022

Reset Form

Print Form

ByLo, L.L.C.
792 Dixons Run Road
Triadelphia, WV 26059

May 17, 2022

To The Historic Landmarks Commission Board:

I am the current owner of 610-612 Main Street in North Wheeling. The building at 612 Main is the original building that was built around 1870. The structure at 610 was added on much later using the existing exterior wall as a common wall. Until recently, I had been renting out each unit to separate tenants.

On Thursday, April 22, 2022, the building at 610 caught on fire. The fire did not do any structural damage to the building at 612 Main. I have completed the electrical repairs that needed to be done so that my tenant at 612 could move back in.

The building at 610 Main Street is beyond repair due to the extensive damage to the roof and rafters. I would like to demolish 610 and restore the north wall of 612. When 610 was added on, it appears that the existing windows and doors were boarded over on the north side. Once 610 is down, I will be able to re-install the door and windows on the north side.

I plan to use the vacant area where 610 was to make an off-street parking area for the 612 tenant, and create a green space beside the building to have an outdoor area for the tenant living in 612.

The demolition would be performed by EdgeCo and I have discussed the project with Phil Huffner, from Huffner Contracting, to create the parking space and green space.

I am a licensed contractor in the state of West Virginia, so I would probably perform the restoration of the north wall of 612 myself.

I want to move forward as quickly as possible with this project because it currently is an eye sore as you drive along Main Street in North Wheeling.

With regards.



Caroline L. Byrum
304-280-2469

the first part do hereby grant and convey unto the said party of the second part, the following described property situate in the City of Wheeling, Wheeling District, Ohio County, West Virginia, that is to say:

The south thirty-two (32) feet of the Lot Numbered Twenty (20) in Jonathon Zane's Addition to the City of Wheeling, a Plat of said Addition being of record in the office of the Clerk of the County Court of Ohio County, West Virginia, in Deed Book No. 13, at page 88, together with all the improvements thereon and the hereditaments and appurtenances thereunto belonging.

This conveyance is subject to any and all exceptions, reservations, restrictions, conditions, covenants and easements as shown on all prior Deeds of conveyance or other instruments of record.

The Grantors have 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.

Being the same property which was heretofore conveyed to Jozsef Fulop and Aranka Fulop, his wife, by Ella Hopkins Smith, widow, and Lois Smith Bailey, widow, by a Deed dated the 1st day of April, 1966, and recorded in the aforesaid County Clerk's office in Deed Book No. 472, at page 165. The said Jozsef Fulop aka Jozsef Otto Fulop died intestate in Ohio County, West Virginia, on the 18th day of November, 2005, and left to survive him as his sole heir-at-law, his wife, Aranka Fulop.

The said Aranka Fulop aka Aranka Maria Fulop died intestate in Ohio County, West Virginia, on the 15th day of September, 2006, and left to survive her as her sole heirs-at-law, her four (4) children, namely, Eva M. Benline, Jozsef A. Fulop, Gabor B. Fulop and Edit I. Subit.

And the said parties of the first part hereby covenant with the said parties of the second part that they will warrant generally the property hereby conveyed.



