

City of Lewisburg
Historic Landmarks Commission Regular Session and Public Hearings
Meeting Minutes — December 13, 2021, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Chairperson David Craddock; Commissioners William Deegans, Clifford Gillilan, Paul Lindquist and Donna Johns; Planning and Zoning Officer Marsha Cunningham; Recording Officer Tina Alvey

ABSENT: None

VISITORS: Mayor Beverly White, City Manager Misty Hill, consultant Michael Mills (via ZOOM), Mr. and Mrs. Paul Skorich

CALL TO ORDER: Meeting was called to order at 5 p.m. by Chairperson David Craddock

APPROVAL OF MINUTES: Commissioner Clifford Gillilan moved approval of the minutes of the November 8, 2021, meeting, seconded by Commissioner Paul Lindquist, and approved 5-0.

Public Hearing: Paul Skorich, 1423 Washington Street, East - Replace rotten or missing gutters with white Amerimax K-style 6" gutters and replace fascia board where needed.

Property owner Paul Skorich told the commissioners water runoff resulting from rotten and missing gutters is damaging his home's foundation. He said he had consulted with several knowledgeable people who advised him that the half-round gutters currently on the house are prone to leaking and can't handle snow or runoff from a large roof. For those reasons, and due to availability issues with the half-round gutters, he proposed to change to the readily available K-style.

HLC consultant Michael Mills acknowledged that the K-style gutters have more capacity, but expressed qualms about setting a precedent by approving the replacement of half-rounds with K-style on a historic home. He said the design of the K-style — which mimics crown molding — "imposes a false detail" not found on the original structure. Mills said while the K-style would not be appropriate, a plain box-style gutter replacement would be acceptable.

Skorich amended his request and specified he would replace the half-round gutters with box-style gutters and would maintain round downspouts, the latter feature having been recommended by Gillilan.

Lindquist made a motion to accept the amended application, seconded by Gillilan, and approved 5-0.

Public Hearing: Catherine Kuliesh, 937 Washington Street, West - Repaint door and install a window sign on glass door.

In the absence of the applicant, Planning and Zoning Officer Marsha Cunningham advised commissioners that the property in question is the site of a new store called Cat & Kate Boutique, located across Washington Street from City Hall. The shop owners' intent is to repaint the front door, changing the hue from the current bright yellow to a dark mauve-y pink or fuchsia. The proprietors painted the window sign on the glass door before applying for a permit, Cunningham said, adding that they also placed an unauthorized chalkboard on the sidewalk in front of the store, which was removed upon Cunningham's instructions.

City Manager Misty Hill said the owners need to provide the HLC with a paint chip showing the exact color they intend to paint the front door before any decision is rendered on the application.

The public hearing was tabled 5-0, following a motion by Commissioner Donna Johns, seconded by William Deegans.

Public Hearing: Pam Nelson, 1018 Washington Street - Replace nine windows on the second floor of Stone Hill Realty with Pella Reserve Traditional Series windows, fossil in color.

In the absence of the applicant, Cunningham noted that the contractor working on the project has already ordered the new windows. Deegans said the applicant and/or contractor were supposed to make a presentation before proceeding with the project. Gillilan said the work was "approved in principle" at a previous HLC meeting. Commission Chairperson David Craddock said a presentation could be offered later, since the windows had already been ordered.

Deegans said the HLC's intention in requiring a presentation is to ensure the new windows match the building's existing windows. Gillilan said the presentation will also need to include design notes.

The public hearing was tabled 5-0, upon a motion by Deegans, seconded by Gillilan.

COMMENTS from the COMMISSIONERS: Deegans said Carnegie Hall intends to replace its flat roof, atop of which is affixed Countrymen Communications' transmission equipment. He asked for the city to request that the equipment be relocated to a less visible spot on the new roof.

Craddock said people had expressed concern to him that the new windows at City Hall appear to be plastic rather than glass. He said he inquired and was assured the windows are, indeed, glass.

COMMENTS from the ZONING OFFICER: Cunningham said the city has seen a recent uptick in "people doing what they please" and defying zoning regulations. As examples, she cited the aforementioned issues with Cat & Kate Boutique, as well as a recent incident in which Lee Street Studios put up a chalkboard sign on the corner of Washington and Lee streets after she (Cunningham) had told them not to do it. "We're going to start fining people," Cunningham said.

Hill confirmed that she had sent a letter that very day to the owners of the Lewisburg Surf Shop, warning that a daily fine would be assessed until such time that a purple light is removed from external view on their establishment. The Lewisburg Board of Zoning Appeals earlier in the year had denied a request by the owners for permission to illuminate a metal sign on their shop with colored lights.

Hill, Cunningham and Mayor Beverly White, who also spoke about this issue, all emphasized the difference between individuals running afoul of regulations when they genuinely are unaware the regulations exist and those people who are well aware of the process and yet choose to defy the rules deliberately.

ADJOURNMENT: The meeting adjourned at 6 p.m. Deegans made the motion, which was seconded by Lindquist and approved on a 5-0 vote.

Respectfully submitted,
Tina Alvey
Recording Officer