

City of Lewisburg
Historic Landmarks Commission
Meeting Minutes ~ October 21, 2019
Paul R. Cooley Council Chambers
942 Washington Street, West, Lewisburg, WV

PRESENT: Commission Chair Carol Olson; Commission members David Craddock, Skip Deegans, Donna Johns, Paul Lindquist; Zoning Officer Gary Ford, Planning & Zoning Clerk Marsha Cunningham, Architectural Consultant Michael Mills, Recording Officer Peggy Mackenzie

VISITORS: Aaron & Linda Ambler, Katie Eads, City Manager Jacy Faulkner, Robert, Amy and Maya Franks, Jerry Janiga, Katherine Juker, Dan Kuhn, Larry Levine, Jon & Maura Lindbergh, Eric Operchuck, Sam Walker-Matthews, Mayor Beverly White

CALL TO ORDER: The meeting was called to order at 5 p.m. by Commission Chair Carol Olson. No public comments were offered.

APPROVAL OF MINUTES: The minutes of September 9, 2019 were approved with a minor correction in a motion by Commission member David Craddock and seconded by Commission member Paul Lindquist. With all in favor, the motion carried.

Public Hearing: *All Arts LLC, 865 Court Street North ~ Repaint stage door, install an awning above the door; repair the marquee with plywood repainted in Water Chestnut; expand both event signs from 54" to 66" with back-lighting added as was originally on the Marquee; trim the door to upstairs apartments in Patermoster Gray*

Larry Levine requested to paint the rear side stage door in black at the 80-year-old Lewis Theater, and to add a small awning above the door. The added depth to the marquee from 54" to 66" will allow more wordage displays for film titles. All color samples have been submitted. A motion to approve as presented was made by Commission member Lindquist and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: *Yarid's Apartments LLC, 643 Jefferson Street South ~ Replace awning with custom-made pan and cover style awning constructed with heavy gauge aluminum, Cadet Gray in color*

Katherine Juker requested to install an awning over a porch at the rear of the building. Olson remarked that the awning style matched the age of the apartment building. A motion to approve as presented was made by Commission member Deegans and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: *Jon Lindbergh, 268 Chestnut Street ~ Repaint body color of the house in Gray Shingle with trim in Chantilly Lace and doors and shutters in a deep forest green*

The medium gray color of the house will be offset by the near black hue of the dark forest green doors and shutters at the residence on the corner of Chestnut and Lee streets. A motion to approve as presented was made by Commission member Craddock and seconded by Commission member Johns.

With all in favor, the motion carried.

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Public Hearing: Ambler and Dotson, 915 Jefferson Street ~ Replace sign with a 3' by 48" high sign listing three businesses; background in Hunter Green, text in White with a Gold border

Aaron Ambler said he wants to replace the old, deteriorating sign with another sign in the same dimensions to be made by Brad Cornwell, adding two new tenant's names. Ambler said he has changed the sign's background color from Hunter Green to Black. Consultant Michael Mills inquired about the materials for the sign, which were not included in the application. A motion to approve, with the condition that Cornwell present a list of materials to Zoning Officer Gary Ford prior to construction of the sign, was made by Commission member Lindquist and seconded by Commission member Craddock. With all in favor, the motion carried.

Public Hearing: Aaron Ambler, 375 Lafayette Street ~ Repair damaged chimney by re-bricking it and painting the whole house in Shoji White and trim in Extra White; replace the brick steps to their original concrete material

Ambler stated the 1950 era residence is faced with wire-cut multi-colored brick. Freezing water has caused the fronts of the brick in many places to "pop off," including on the chimney. He requested to take the chimney down to the roof line and brick it with new brick, and then to seal the house by painting it. Mills advised Ambler not to use latex paints which would likely create an on-going problem. Instead, he recommended Sherwin Williams' breathable paint or stain sealants. He said sealing the new brick and mortar when replacing the chimney would be fine. Deegans asked that since the HLC guidelines opposed painting brick in the district, would this situation qualify as an exception? Citing the guidelines, Ambler said the guidelines allow damaged brick to be painted to provide a sealing coat.

The stoop and steps, which are not original to the house, are in poor condition. He asked to remove them and replace the stoop, steps and sidewalk with concrete. A motion to approve, with the condition that Ambler consult closely with knowledgeable professionals what product will work the best as a sealant for the brick exterior of the residence. The motion was made by Commission member Lindquist and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: The Craft House, Stratton Alley ~ Install a black aluminum fence, 42" in height

The state requires a fence must be installed at any establishment where alcohol is served, Sam Walker-Matthews stated. The height of the fence, also a requirement, is of a heavy-grade aluminum, he said. A motion to approve as presented was made by Commission member Deegans and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: Travis Eads, 721 Jefferson Street South ~ Remove and close off all windows and

doors on the carriage house; replace wood siding with stucco to match the house; install a French door at the front center, faced with green shutters on either side, painted to match the residence

Katie Eads said the approximately 24' long cinder block shed building at the rear of the property is likely not original to the construction of main house and will be used as a indoor play area for her City of Lewisburg

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children. She wants to remove the front side of the structure and install double French doors with upper windows only and wood at the bottom. The green shutters and stucco finish of the exterior will match the residence. A motion to approve as presented was made by Commission member Lindquist and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: Robert Franks, 150 Bell Drive ~ Renovations work to exterior of the home

Robert Franks stated the house is in bad shape, confirmed by Phil Reed of Terradon Engineering, who said it needed stabilizing or it will come down. The 1900-era residence has under gone various remodeling efforts (of varying skill levels) and at one time the structure was burned down. Franks said stabilizing work has already been done by contractor Sam Argabright and that they are now in “phase two” of the renovation process, which he estimates will require five to 10 years to complete. Water intrusion is the root of the structure's destabilization, affecting windows, stairways, interior walls and roofs. In addition to Argabright, Jerry Janiga is serving as architect for the project. Eric Operchuck is representing Kolbe Windows in the HLC application. Mills stated that the Mills Group is also involved in this renovation project.

Franks wants to focus on a sunken rear corner area, due to the water intrusion, where a stone stairway, windows, a flat roof and a brick patio area will be replaced and restored, some of which slope the wrong way, have caused damage to the basement and interior walls. The stairs will be rebuilt to code with cinder block then topped with reused, original stone, and waterproofed. A wooden rail will be replaced with a wrought iron railing. The flat roof will be re-sloped and extended two feet. The brick patio will also require re-sloping to avoid further water damage to the basement. A motion to approve the new roof extension, the stairs and iron railing as presented was made by Commission member Lindquist and seconded by Commission member Johns. With all in favor, the motion carried.

Franks then requested to remove the vinyl siding from the entire exterior of the structure and replacing it with board and batten in hemlock with 12” centers, painted white. A motion to approve as presented, made by Commission member Craddock and seconded by Commission member Lindquist, was interrupted with a discussion begun by Deegans who found it hard to believe that board and batten would have been used as a siding surface in the early 1900s. Other options were offered by the HLC and Mills, which appealed to Franks. The motion was withdrawn and replaced with a motion to approve with the condition that Franks specify which of three options presented he preferred: beveled wood siding, clapboard siding or heavy-duty Hardi-plank with 7 ½” exposure. The motion was made by Commission member Lindquist and seconded by Commission member Craddock. With all in favor, the motion carried.

Shutters on the house are in severe disrepair, Franks said. He wants to purchase new, functioning, wood shutters and either clean original hardware or purchase matching replacements if available. A motion to approve as presented was made by Commission member Deegans and seconded by Commission member Johns. With all in favor, the motion carried.

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Architectural heritage shingles will replace the asphalt shingles on the roof, together with the removal of a faux chimney where water damage has resulted. A motion to approve as presented was made by Commission member Johns and seconded by Commission member Deegans. With all in favor, the motion carried.

Lastly, Franks requested permission to replace all the windows in the residence with Kolbe Windows in a variety of sizes and configurations, as well as those in other structures on the property down the line. A presentation was given by Operchuck. Kolbe Windows as a leading window product in the industry was affirmed by both Janiga and Mills as great products of high quality. Operchuck detailed the extent to which the aluminum exteriors replicate architectural wooden windows, but without the deterioration potential, which have been approved for use in various other historic districts with the U.S.

A motion to approve the specific replacement of a window in the NE end of the house with a smaller window and replace two courses of original brick and a brick sill was made by Commission member Deegans and seconded by Commission member Lindquist. With all in favor, the motion carried.

A motion to replace all windows in the renovation project over all with Kolbe Window products provided the exact dimensions and configurations are presented to the Zoning Officer for approval. A motion to approve as presented was made by Commission member Lindquist and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: David Craddock, 1635 Washington Street East ~ Repair wall and steps, replace sidewalk, replace light and light pole, and bury an exposed electrical wire

Commission member Craddock recused himself for this portion of the meeting. The wall will be replace, he said, with the same type of stone. The walkway is dangerous and he requests to replace it and the steps in a dark gray tinted concrete to match the porch. An outside light fixture will match the one on the porch and will have an aluminum pole installed. Craddock said he will bury an exposed wire on one of the outdoor porch columns. A motion to approve as presented was made by Commission member Deegans and seconded by Commission member Lindquist. With four (4) in favor and one (1) recused, the motion carried.

Public Hearing: Joan Campbell, 332 Foster Street ~ Install a stair railing and balusters on the front porch steps with white oak posts and balusters designed to duplicate an existing one painted white

ZO Ford stated the railing was requested because the new owner of the property is a woman in her 90s. A motion to approve as presented was made by Commission member Johns and seconded by Commission member Deegans. With all in favor, the motion carried.

COMMENTS from the ZONING OFFICER: The next HLC meeting will be held on November 18, 2019 with a deadline of November 1, 2019.

City Manager Jacy Faulkner advised the HLC that Katherine Juker made an emergency presentation for a quick approval from the administration to replace faulty steps to Yarid's Apartment building on City of Lewisburg

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Jefferson Street South. She also said a SHPO grant was approved with a match not to exceed \$1,800 for a windows workshop event, Faulkner said the contract will be presented to the City Council for approval. The date for the event has yet to be set.

Mayor Beverly White announced that the Lewisburg Historic Landmarks Commission has received recognition for its outstanding work in an award from the State Historic Preservation Office. More information and a press release will be forthcoming, she said.

COMMENTS from the COMMISSION: Deegans said a banner advertisement at Stratton Alley needs to be removed without a permit in place. A solar-powered emergency alarm system has been installed at Montwell Commons also without a permit. Ford will investigate both issues. Olson requested Faulkner send an email to the HLC whenever temporary sign permits are issued and when they will expire.

ADJOURNMENT: The meeting was adjourned at 7:05 p.m. in a motion by Commission member Deegans and seconded by Commission member Lindquist.

Respectfully submitted,
Peggy Mackenzie
Recording Officer