

**City of Lewisburg
Historic Landmarks Commission
Meeting Minutes
October 15, 2018
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 Chuck Smith, Planning & Zoning Clerk Marsha Cunningham, Recording Officer Peggy Mackenzie

VISITORS: Sam Argabright, Brad Cornwell, Martha Hilton, Oliver Irons, Jerry Janiga, Emil Stalis, Phyllis Tuckwiller

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

APPROVAL OF MINUTES: The minutes of *September 10, 2018* were approved with corrections in a motion by Commission member Paul Lindquist and seconded by Commission member Skip Deegans. With all in favor, the motion carried.

Public Hearing: Vision Quest Realty, 1034 Washington Street East; Projecting sign

Sign painter Brad Cornwell presented the commission with the details of a 12 sq ft, two-sided, projecting sign to be placed on an existing bracket, with green and blue vinyl lettering and imagery. A motion to approve as presented was made by Commission member David Craddock and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: Harrison Frost, 818 Court Street North; Projecting sign

Cornwell also requested approval for a projecting sign for Corn and Flour located on Court Street North. The 3x3 foot, two-sided, brightly colored, MDO sign will hang from an existing bracket. 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: Emil Stalis, 331 Lafayette Street; Install bulk-head door over existing cellar entry

Owner Emil Stalis stated that a tarp is the only thing covering the external entryway to the cellar. He asked for approval to install metal bulk-head double doors in a dark green color to insure a dry cellar floor. Chair Olson said she found the solution “fitting for the period and style of the house.” A motion to approve as presented was made by Commission member Craddock and seconded by Commission member Lindquist. With all in favor, the motion carried.

Stalis asked the commission to review further modifications planned for the circa 1939 brick residence, which include enclosing the front porch and adding a side porch. Commission member Deegans stated the open porch was in his view an integral part of the design of the house. He said he was not sure if enclosing it would be appropriate. Chair Olson said she has seen an example of an effectively done

similarly enclosed porch. Her concern was to consider what type of windows would be installed. Stalis presented images of accordion-style folding windows he is considering for the porch enclosure. The City of Lewisburg
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remaining commission members were generally in favor of both modifications Stalis is planning. Olson referred Stalis to HLC's architect consultant Michael Mills.

Public Hearing: Oliver Irons, 134 Greenbrier Avenue:
Replace gutter with black gutter to match the trim of the house

Oliver Irons, who plans to sell the property, wanted to replace miss-matched guttering and down spouts with seamless style in black to match the black trim on the house. There are two types of guttering currently on the house, both round galvanized and half rounds; some are badly worn and leaking, he said.

Commission member Deegans said he thought round seamless gutters would be more appropriate for the house. That type of gutter is about four times more expensive than the K-style, and since he plans to sell the house, Irons said he is looking for a less costly option. Chair Olson suggested Irons could withdraw the application and replace the damaged guttering with like materials as a quick fix option which would not require a special permit from the HLC. Irons agreed to continue his application with the HLC and abide by any approval they made.

A motion to approve, with the condition that black K-style gutters replace the guttering and down spouts, was made by Commission member Craddock and seconded by Commission member Johns. In discussion, Commission member Lindquist stated he would prefer half round gutters instead. Commission member Deegans agreed. The motion was amended with the condition to replace existing gutters with half round gutters and round down spouts in either black or galvanized gray. The motion, by Commission member Lindquist and seconded by Commission member Deegans, carried, with four (4) in favor and one (1) [Craddock] opposing.

Public Hearing: Lance Syner, Court and Stratton LLC, 106 Court Street:
Building 5 renovation, returning entrance door to original location

Architect Jerry Janiga said the entry for Building 5 was at one time located at the center of the Court Street side of the building. Janiga opted to restore the entry to that location and redesign the facade to yield a more pleasing design. Chair Olson stated that he would have to provide examples and materials for the windows, door, lighting, hardware and colors. A motion to approve as presented for the facade replacement was made by Commission member Lindquist and seconded by Commission member Johns. With all in favor, the motion carried.

Janiga also provided an update to Building 4, stating that minor modifications to the facade were needed to accommodate an irregular structural spacing issue.

A question was made regarding the placement of the meter base in front of Building 5, which was answered by contractor Sam Argabright. By the time the entire project is completed, he said, all of the power lines in the area will be cleaned up and relocated below ground.

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Public Hearing: *Gerald Erskine, 200 Preston Blvd.: Replace fascia boards, paint white, replace guttering, replace sliding door and replace retaining wall between back yard and church parking lot*

Smith said Gerald Erskine was not available to present the application, and remarked that the cinder-block wall separating the back yard from the church parking lot has collapsed. Erskine plans to rebuild it. Chair Olson noted that it looked to her that there was no need for a special permit for this application because Erskine wants to replace everything with like materials. 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.

UPDATES ON ONGOING PROJECTS:

- 1) *Montwell Commons, 970 Jefferson Street* – Lindquist recused himself. Janiga said the project has two parts. **The Barn building:** in modifying the Barn's original proposal, the installation of a community kitchen, planned as a teaching facility for the O-school and for public use, is to be situated along the back wall of the barn. Four toilets will also be installed there as well.

The Withrow building: dual doors will be installed, similar to those on the barn, fronted by an exterior deck that will overlook the wetlands area. The inclusion of transom windows inside the building will be for lighting purposes only.

Smith stated he was torn in two directions: This is not a simple update, he said, but is a major modification. Updates can be treated administratively, but major changes require a permit. He said he will put a call in to the City's attorney for study and guidance on the issue. This is something the public needs to be clear on, unless a project is on the agenda, it cannot be voted for approval. Chair Olson said the way to make changes is to have it on the agenda and properly advertise it.

- 2) *Carol Olson, 513 Randolph Street* – Olson recused herself for this portion of the meeting, and acting as the applicant, said, with regard to a project on her property, costly changes to the original application had to be made to effectively redirect storm water, and included an alteration to a retaining wall and resolving a hump in the yard that was obstructing the flow of water toward a sinkhole. Other portions of the original project worked out well, she said.

COMMENTS FROM MEMBERSHIP: Deegans said an old statue in the Old Stone Cemetery called “Maud,” is frequented by young people during the Halloween season, potentially causing damage, leaving candles alight and debris in the area. A chicken-wire fence is usually erected to keep kids away. Additionally, the ghost tours are starting up, increasing traffic in the cemetery. Phyllis Tuckwiller suggested having cameras installed to monitor the situation.

ADJOURNMENT: The meeting was adjourned at 5:30 p.m. in a motion by Commission member Lindquist and seconded by Commission member Johns.

Respectfully submitted, Peggy Mackenzie, Recording Officer