

**City of Lewisburg
Historic Landmarks Commission
Meeting Minutes
November 19, 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, Architectural Consultant Michael Mills, Recording Officer Peggy Mackenzie

VISITORS: John Adamik, Joshua Adamo, Julian Arbuckle, Jacy Faulkner, Richard Grist, Tom Isaac, Tony Ogden, Ken Santmyer, Florian Schleiff, Maria Schleiff, Martin Schleiff, Jeff Smith

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 *November 19, 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: Humble Tomato, 855 Washington Street West:
Signage (in Mopboard Black, Tanger, Skies and Green)**

Ken Santmyer requested approval for a double-sided, 38-inch x 46-inch PVC sign to be placed in the original location on a new, welded, metal bracket painted black. Sign includes two down lights with wiring to be installed inside a 22 ¾ inch high support pole. A motion to approve as presented was made by Commission member David Craddock and seconded by Commission member Donna Johns. With all in favor, the motion carried.

**Public Hearing: Foxfire Realty, 1029 Washington Street East:
Exterior facade renovation, trim colors (Finely Blue and Timson Sand), re-hang existing sign**

Florian Schleiff described the exterior facade trim color palette and acid wash permanent stain for the faux stone of architect Jerry Janiga's renovation design plan. Owner Richard Grist noted that the existing sign, to be re-hung, was previously approved on January 11, 2016. A motion to approve as presented was made by Commission member Craddock and seconded by Commission member Deegans. With all in favor, the motion carried.

Presentation: West Virginia State Historical Preservation

Education and Planning Co-ordinator John Adamik and National Register Co-ordinator Jeff Smith presented a state-wide public comment meeting, conducted every five years, to gather input from local historic landmark communities. Three questions were presented for discussion which garnered a number of responses from attendees:

What historic preservation efforts are you proud of in your area?

- Local high school building (Lee Street)
- Tax credit workshop aimed at realtors
- State development grants
- Funding support from city council
- Cemetery preservation; plot adoptions by garden clubs
- Residential/commercial investments in community
- Challenging integration of mural and sculptures with historic structures

What could have been done better or why do preservation efforts fail? What threats are there to historic resources in your area?

- Economic viability; parking and traffic concerns and employment competition with other areas
- Evolving preservation materials vie with regulations presenting a constant compromise issue
- Lack of code and guideline enforcements limit and threaten historical resources
- Lack of technical preservation knowledge
- Expense to renovate buildings in serious disrepair force resorting to demolitions and “in-fills”
- Temporary permits become “permanent”

What do you think should be the goals for historic preservation in the next five years?

- Update the 10-year old survey of the historic district with a better planning grant. There were too many errors in the state grant.
- Tax credits' “all or nothing” needs some concessions

Other issues raised during the presentation were from attending contractors who asked if the HLC could come up with guidelines for window brands and paint color choices to present to their clients. Timing was also an issue because HLC approvals and delayed materials deliveries often run counter to timely installations. To which, Richard Grist made a key remark: Hiring an architect, although expensive, is an investment that eliminates most of those problems.

**Public Hearing: Farmer's Insurance, Julian Arbuckle, 800 Jefferson Street South;
Replace brown shingle roof with standing seam metal roofing (in Tudor Brown)**

Contractor Martin Schleiff requested to install custom-made on site, flat panel, standing seam metal roofing to the circa 1940s to 1950s building. 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: Baldwin Properties, 1034 Washington Street East; Install black iron gate

Contractor Joshua Adamo requested to replace a weathered gate with a solid-bar iron custom-made

gate with forged details. The gate is 84 inches high and 56 inches wide, with a 40-inch opening, and includes a disguised key pad locking mechanism. Adamo said the fire marshal has approved revising the opening to swing inward to avoid blocking pedestrians on the sidewalk. The gate will attach to the City of Lewisburg

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Greenbrier Valley Theatre building and to the ground. Architectural Consultant Michael Mills suggested considering the addition of two mid-span bars and another at the bottom of the gate to increase strength and support to the gate as a condition to the motion for approval made by Commission member Lindquist, which was seconded by Commission member Deegans. With all in favor, the motion carried.

**Public Hearing: Montwell Commons, 970 Jefferson Street North:
Building 1--color update, Building 2--floor plan change and update**

Commission member Lindquist recused himself for this portion of the meeting.

James Withrow “Market” Building #1: Florian Schleiff described a minor change in window design, from two over twos, to using Pella architectural 850 series windows with dividers, painted black, to give the window treatment a better look. Barn Building #2: As a result of a planning meeting, the floor plan will include a bump-out of four feet for a kitchen, altering the placement of the four restrooms at the rear of the barn building. The roof will have the same pitch but will be modified with three additional skylights for a total of four, to illuminate the new 20 x 40-foot kitchen area, planned to be used as a commercial kitchen by WVSOM students as a teaching tool, as well as for other organizations and the general community. The building will be ADA compliant, Schleiff said, and all materials are the same as already approved.

A motion to approve with the condition that Zoning Officer Chuck Smith get new elevation images from architect Janiga, and to include a visual of any protruding exhaust pipes to be added to the kitchen roof exterior. The motion was made by Commission member Craddock and was seconded by Commission member Deegans. With all in favor, the motion carried.

**Public Hearing: North House Museum, 301 Washington Street West:
New poplar doors for the carriage house, doors to be finished in natural linseed oil**

Maria Schleiff, representing Hidden Valley Artisans, and Tony Ogden, museum coordinator with the Greenbrier Historical Society, requested replacing a large window (actually part of a garage door) on the wagon house (a reproduction building) with double doors to allow better access to the display area inside. Schleiff, whose husband, Timmo, was commissioned to create the doors for the structure.

Mills questioned the aesthetics of the design and suggested the glaze of the windows on the doors match the length of the adjacent windows on either side of the doors. He suggested revising the raised panel design beneath the glazing to something simpler, more like a Shaker-style approach. The discussion continued and included lighting and hardware, until Mills said the HLC cannot approve the application without a scale drawing. He offered to provide the drawing himself. Ogden thanked him for

the offer.

Commission Chair Olson said the HLC can approve as presented, approve with conditions or deny the application. Ogden and Schleiff opted to withdraw the application.

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ZONING OFFICER CHUCK SMITH: City Manager-in-training Jacy Faulkner offered an FYI item, stating a Girl Scout Blessing Box project will be placed in the Green Space parking lot area where food items could be available for those in need.

COMMUNICATIONS FROM THE MEMBERSHIP: Commission member Deegans stated the John Wesley church copula has rotting floorboard on the outer edges as a result of rain from the roof above. Martin Schleiff proposed cutting the rotten portion off, adding a wood trim strip and metal sheeting as a protection from the elements. Mills said he thought the solution was an acceptable approach, which, if needed, could be removed and repaired again at a later time.

Chair Olson said temporary sign permits should be placed on a calendar to keep track of the time limits.

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

Respectfully submitted,
Peggy Mackenzie
Recording Officer