

**City of Lewisburg
Historic Landmarks Commission
Meeting Minutes ~ May 14, 2018
Paul R. Cooley Council Chambers
942 Washington Street West, Lewisburg, WV**

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

VISITORS: Sam & Kacie Argabright, James Blackburn, David Credrick, Steve Difibough, Brian Dougherty, Katie Eads, Art & Penny Glick, Tim Hiner, Micheline Johnson, Aaron Maxwell, John Patterson, Florian Schleiff, Patrick Tilley

CALL TO ORDER: Commission Chair Carol Olson called the meeting to order at 5 p.m., and introduced and welcomed new HLC member Donna Johns to the assembly.

APPROVAL OF MINUTES: The minutes of April 9, 2018 were approved with changes in a motion by Commission member Gary Roper and seconded by Commission member Paul Lindquist. With five (5) in favor, the motion carried.

Public Hearing: 288 Foster Street

Replace roof with architectural shingles, replace front and back doors with new ones, replace vinyl shutters with wood shutters, construct a pillared porch over the front doorway, and install two signs - one on the building, the other on the lawn.

Katie Eads presented this and the next agenda item. The porch roof addition installed over the entry area, supported by pillars, includes the replacement of the front and back door with solid metal doors, painted white, and an installation of glass framing to surround the front door. The roof, including the new porch roof, is to be redone in Oak Ridge architectural shingles in black onyx. The vinyl shutters are to be replaced with wood single shutters, painted black.

Eads' request for two signs is not permitted, according to city code, Zoning Officer Chuck Smith said. Eads opted to retain only the lawn sign, which Smith said requires landscaping to match the square footage of the sign. Chair Olson said Eads could also have signage inside a window, provided it covers no more than 25 percent of the window opening. A motion to approve the application, with the condition that the actual dimensions of the porch roof addition be submitted to Smith for approval, was made by Commission member Roper and seconded by Commission member Lindquist. With all in favor, the motion carried.

Public Hearing: Travis Eads, 721 Jefferson Street South

Replace existing fence with a 6-foot high x 118-foot long painted stucco wall with brick capping on top

The stucco wall will be painted the same color as the garage, and will replace a failing brick wall, which Smith said was likely built in the 1980s. Architectural Consultant Michael Mills stated that a wall over 4-feet high would need structural reinforcement. He also suggested a capping of precast stone might be a more durable material than brick. Smith requested contractor Martin Schleiff provide him

with a cross-section of the footers, stucco wall and the capping material selected as a condition for the approval of the project. Chair Olson said Eads had 6 months to begin construction and 18 months to City of Lewisburg

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finish it before the building permit expires. A motion to approve with the above conditions was made by Commission member Lindquist and seconded by Commission member Skip Deegans. With all in favor, the motion carried.

Public Hearing: Kacie Argabright, 900 Washington Street West
MDO gold leaf vinyl sign

Kacie Argabright has commissioned a Boston-area sign painter, Lisa Hutchinson, to design and paint a 24-inch x 32-inch MDO sign with gold leaf vinyl lettering and black linear details. The edges will be finished with Bondo wood sealer. A motion to approve as presented was made by Commission member Roper and seconded by Commission member Donna Johns. With all in favor, the motion carried.

Public Hearing: Harmony Ridge Gallery, 886 Washington Street West
Change paint color on 2 doors and 7 windows

Aaron Maxwell stated that he and Monica wanted to freshen up the shop's look with a new paint color for the doors and windows from green to Georgian Bay Blue. A motion to approve as presented was made by Commission member Roper and seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: A New Chapter LLC, 922 Washington Street East
Request for a sign for a new bookstore

David Creddick was advised to reconsider his sign painter's choice of oak as the base material and to use MDO instead. Roper said MDO will last longer and is not as heavy as the oak would be. The sign is 48-inches long by 28-inches high, and would weigh a lot with oak as the base material. Creddick will replace the existing bracket with a custom steel bracket with a powder coated black finish. Color samples for the sign were included with the presentation. A motion to approve the application as presented, to include the change to MDO, was made by Commission member Lindquist and seconded by Commission member Deegans. With all in favor, the motion carried.

Public Hearing: John R. Patterson, 1184 Washington Street East
Replace 6-inch aluminum 1/2 gutter with 6-inch 1/2 round galvanized gutter
and re-point the foundation using the same mortar color as existing

New Lewisburg resident John Patterson, accompanied by two contractors, expressed some urgency in getting started replacing the gutters and foundation work due to deteriorated gutters and a crumbling brick foundation. The foundation will require digging down to the footings and install a perforated drain to keep the storm waters from the foundation. Mills suggested he use a breathable paint for the foundation.

Chair Olson and Commission member Lindquist advised Patterson to seek tax credits for his projects, adding that the application must be done before work is started (and may take a few months time before approved). Although interested, the urgency of the work demanded Patterson move quickly to finish the

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projects, but he will document the process with photographs to use as a presentation to apply for the tax credits at a later date.

A motion to approve as presented was made by Commission member Roper and seconded by Commission member Lindquist. With all in favor, the motion carried.

Public Hearing: Art Glick, 144 Dennis Street

Replace shingle roof with standing seam metal (burgundy) roof, remove aluminum awnings and extend the roof 6-feet to cover patio, soffit and fascia will remain white, with gable ends painted same color as the foundation

The supports for the 6-foot roof extension will be Western Red Cedar 4 x 4 posts covered with wood shingles. A wood trellis will be installed to complement the concrete stone patio. K-style square guttering in brown was chosen to go with the brown (canceling the burgundy color) 16-inch flat standard crimp metal roof, which was the color preferred by Penny Glick. An alternate roofing material of architectural shingles was offered by the commission to consider in case the owners decided against the metal roof. All samples of roofing, gutter and patio stone are to be submitted to Smith for approval. A motion to approve, including the above considerations, was made by Commission member Johns and seconded by Commission member Roper. With all in favor, the motion carried.

Public Hearing: Elinor Buys, 598 Court Street

Change originally approved roof color to a different color, and install white seamless k-style gutters with white down spouts and flash with black aluminum flashing to match roof

Contractor Tim Hiner said owner Elinor Buys wishes to change the approved roof color from Estate Gray to Onyx Black. 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.

Public Hearing: Baldwin Properties, 111 Washington Street East

Remove first floor windows and replace with new windows, replace front door, replace gate with black decorative iron, siding will be board and batten, remove brick under the windows on first floor and replace with historic brick

In considering the front of the building, Chair Olson said the first floor Anderson series 400 two-over-two windows have already been approved. If the width of the original windows could be discovered it would be helpful. Otherwise, custom made two-over-two windows will have to suffice. Considerable structural repairs will be required to support the replacement windows, said Patrick

Tilley, representing contractor Joshua Adamo. In fact, he added, the entire facade is at risk of falling in.

At the rear of the building, the trim will be painted Classical White and the siding will be board and batten, with Hardiplank 4 x 10, full-grain boards, and poplar battens, both painted Sand. Five-inch k-style aluminum gutters with six-inch down spouts are for the side of the side of the building. A custom-designed iron gate will be locked at all times, with a bar-release mechanism installed on the inside. A lock box for the fire department will have to be installed as well. A motion to approve, with the

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condition that the windows, the front door design, and the gate design be presented before they are built, and approved by Smith and two commissioners. Commission member Roper made the motion, which was seconded by Commission member Lindquist. With all in favor, the motion carried.

Public Hearing: GVRP (Montwell Park), 970 Jefferson Street North
Recycling shed and bathroom renovation

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

Florian Schleiff stated that as the lowest point in Lewisburg, Montwell Park must always consider the possibility of flooding waters when making any developmental plans. As a result of a recent storm water event, the location for the public rest rooms, shower rooms and boiler room was re-sited to avoid rising waters from a creek bed located behind the barn building.

An on-site recycling shed will be designed to be moveable to accommodate the various businesses on the property whose operations or activities may require the shed to be close at hand to dispose of recyclable materials. The shed design will have similar roof and siding as is on the barn building. A motion to approve as presented was made by Commission member Deegans and seconded by Commission member Roper. With four (4) in favor, one (1) recused and no opposition, the motion carried.

Public Hearing: Cooper Gallery, 1067 Washington Street West
Replace wrought iron flower boxes with three black five-foot long Fairfield self-watering flower boxes

With no one present representing Cooper Gallery, the HLC's questions regarding the composition of the proposed boxes had to go unanswered. A motion by Commission member Lindquist posited the condition that the replacement flower boxes must be of either wood or metal to be approved. The motion was seconded by Commission member Johns. With all in favor, the motion carried.

Public Hearing: Carol Olson, 513 Randolph Street East
Construction of 2 retaining structures to abate water intrusion. (1) L-shaped, cement-block faced with brick (by the cellar door), and (2) a smaller diversion built with 4-inch by 4-inch pressure treated wood stained gray

Commission Chair Olson recused herself from this portion of the meeting.

The L-shaped retaining structure will be capped with sandstone and will protect the cellar entrance from water intrusion while also diverting storm waters from flowing downstream to the neighboring residence next door on Randolph Street. A motion to approve as presented was made by Commission member Deegans and seconded by Commission member Roper. With four (4) in favor, one (1) recused and no opposition, the motion carried.

COMMENTS FROM MEMBERS: Consultant Mills stated, in his follow-up with Andrew Must, contractor on the Mercantile Building project, with regard to Must's request for a suitable answer to his City of Lewisburg

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window problem. Mills said he should either restore the original windows or replace them with windows that match the originals as the only options open as he saw it. Commission member Deegans asked what Mills thought the differences in cost were between the two options. Mills said they were likely similar and expensive.

Chair Olson said she revisited the old Episcopal School on Church Street, stating that it has greatly deteriorated since her last visit. The whole building could be lost, she said.

Chair Olson thanked the Zoning Officer for his able handling of the many staff approvals he makes in support of the HLC meeting agenda items.

Commission member Roper said he is retiring from the gallery business to resume to his former life as an artist, and to traveling for leisure.

COMMENTS FROM ZONING OFFICER SMITH:

~ A permit has expired to build a sunroom extension at the rear of John Kite's house on corner of Jefferson and Chestnut. Smith has emailed Kite informing him to reapply if he wants to renew the project.

~ The Hollowell Foundation has merged with another organization and will undergo a name change.

~ The Stardust Cafe requests to repaint the building on Washington Street East with the same color.

~ An Eagle Scout project to build a kiosk in front of Carnegie Hall will include a lock box to fit in the framing of the structure.

~ Dr. Colin Rose's 196 Lee Street back porch project permit has expired. If not renewed, Smith will have to put the structure on the vacant structure list.

~ Andrew Must has asked to locate dryer vents above the windows of the apartments on the second floor of the Mercantile Building. The solution is not tenable because of lint debris on the side of the

building, Smith said.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m. in a motion be Commission member Roper and seconded by Commission member Lindquist. The next meeting is scheduled for June 11, 2018.

Respectfully submitted,
Peggy Mackenzie
Recording Officer