

City of Lewisburg
Historic Landmarks Commission
Meeting Minutes
August 13, 2018
Paul R. Cooley Council Chambers
942 Washington Street, West, Lewisburg, WV

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

ABSENT: Commission member Skip Deegans, Zoning Officer Chuck Smith

VISITORS: Joshua Adamo, Jordan Baldwin, Josh Baldwin, Gary Baldwin, Dylan Boone, Julie DeLorenzo, Rich Ford, Clifford Gillian, Tom Isaac, Jerry & Lee Janiga, John Manchester, Molly McMillion, Emil Stalis, Sherry Tokarz, Phyllis Tuckwiller, Caron Viers, Jody Wooton

CALL TO ORDER: The meeting was called to order at 5 p.m. by Commission Chair Carol Olson, who announced a rearrangement of the agenda items to accommodate three presentations with no complications to be heard ahead of those that would require more time and discussion. No comments were offered from the public.

APPROVAL OF MINUTES: The minutes of **July 9, 2018** were approved as presented in a motion by Commission member Donna Johns and seconded by Commission member Paul Lindquist.

Public Hearing: Molly McMillion, 409 Echols Lane; Remove existing metal shed and replace with a 1-x20x12 foot wooden shed, painted Jamestown Red, and a black metal roof

Molly McMillion presented an example of the wooden shed she wants to install, adding that it would include an extra door. A motion to approve as presented was made by Commission member Gary Roper and seconded by Commission member Johns. With four (4) in favor and one (1) absent, the motion carried.

Public Hearing: Valley Dance Academy, 768 Court Street; Install a 2x6 foot sign at the top of the Foster Street side of the building, using colors of gray, white and vanishing coral

Dylan Boone stated the sign will be affixed to the building using a composite material not unlike MDO to be created by Tim Luce. Commission member Roper approved of the signage material. A motion to approved the application as presented was made by Commission member Lindquist and seconded by Commission member Johns. With four (4) in favor and one (1) absent, the motion carried.

Public Hearing: Caron Viers, 164 Moore Street; Repair and replace roof shingles with architectural shingles. Color will be discussed

Caron Viers presented a sample of the shingle she intends for the roof of her residence. The Commission agreed to give her a range of three colors, from brown, gray to charcoal, for her to select from as a basis for a motion to approve as presented. The motion came from Commission member

Lindquist and was seconded by Commission member Johns. With four (4) in favor and one (1) absent, the motion carried.

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**Public Hearing: Court and Stratton LLC, 106 Court Street, Lance Syner:
Renovation of the Stratton Alley buildings**

Architect for the project, Jerry Janiga stated the Stratton Alley redevelopment project will be executed in three phases beginning with the renovation of five building exterior facades, followed by the closing of both the east and north alleys to vehicular traffic and re purposing the alleys to become a walkway and pedestrian center with shopping and eating areas, and lastly, renovating the Court Street facade. He presented a prospectus for the first phase, from which the Commissioners could view and discuss each building's east facade one at a time, and then address the north facade.

Commission Chair Olson defined three criteria the HLC uses in reviewing any changes to structures in the historic district before beginning the review: 1-age of construction, 2-architectural significance, 3-any person of note who owned or lived in the structure, or whether some event of note occurred there.

East Facade:

Building #1 – The Commission and Architectural Consultant Michael Mills asked for changes to the over-tall window design and to shorten the length of the metal awning away from the window. Mills also asked that the added elevation to the parapet show some demarcation from the original height.

Building #2 – Mills suggested the plate glass window have three divisions and that the window and door design be more engaged and less like a punched opening. The color of the canvas awning will be determined at a later date, Janiga said.

Building #3 – The entry cover pitch was considered to be too steep. The exterior lighting design will be presented later.

Building #4 – Mills suggested engaging the windows with the doors, include a transom over the doors to keep the separate heights at the same level, unifying the facade.

Building #5 – The Commission suggested to keep or duplicate the multi-paned window rather than repeat the over-head clear-glass door as in Building #3, and eliminate the faux shutters, however Janiga said the owner plans to have an indoor/outdoor dining area. The commission agreed to decide on the window design at a later date.

North Facade: The alley will include a 7-foot wide aggregate walkway, landscaping, service drive and service corridor serving all businesses on both Court Street and those facing Stratton Alley. Overhead utility poles and wiring will be moved below-ground with a transformer box for access. Mills suggested putting the transformer and trash areas behind a retaining wall.

The motion to approve, with the above noted changes, was made by Commission member Roper and seconded by Commission member Lindquist. With four (4) in favor and one (1) absent, the motion carried.

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Public Hearing: TLI Realty, 855 Washington Street, (The Humble Tomato):
Outdoor lighting including two post coach lights and three ground lights, install board and batten shutters and black hardware. Replace metal roof with black rubber membrane

Tom Isaac said he had three issues; lighting, roofing and shutters to present. He said the application included five total coach lights, but he also wants to add two more along the walkway and another by the handicap entrance. The new stairway entrance, previously approved by Mayor John Manchester, will have LED lighting on the stair railing. The existing metal roof is six to 10 years old, he said, was poorly done and leaks. Isaac wants to replace it with standing seam black metal roofing on the sloped regions, and apply a black rubber membrane on the flat portion. The shutters presented a problem which Isaac asked the Commission to decide for him: louvered, raised panel or board and batten; and whether or not he should make them himself or find pre-made shutters in the size needed were additional problems.

A motion to approve the application as presented was made by Commission member Lindquist and seconded by Commission member Johns, however upon discussing the shutter issue, the Commission agreed to amend the original motion to remove the shutters from the application in a motion by Commission member Lindquist and seconded by Commission member Roper. With four (4) in favor and one (1) absent, the motions carried.

Public Hearing: Baldwin Properties (Jeanie Francis), 1034 Washington Street:
Approve 5/8-inch Tempco insulated single-light front windows and apply mosaic off-white tile with a black border and black numerals with the current address at the building entrance

Upon contractor Joshua Adamo's request of the HLC to accept the current proposed window (now boarded up), a lengthy discussion ensued in which the Commission had previously requested that the property owner comply and install two over two windows to front first floor of the building in a previous application by Adamo, which was signed by Pat Tilly, an employee of Adamo's. The owner, Gary Baldwin said the divided lights would prove to be a practical difficulty for him, which would not allow people to see the displays inside the windows. He, instead, instructed Adamo to install 5/8 inch Tempco single light panes in all four windows that face the street. He said the building has been modified many times, and since the building is currently used as a retail store, the window size is important. He said the tenant expects to have good window display for the business to thrive. Adamo said the upgrade to the structure involved installing steel columns to properly support the upper story and roof, which had to be done.

Commission Chair Olson said this is one of the oldest buildings extant, and is a contributing element to the historic district. "It is not my job to make it most useful to the tenant," she said.

The large single-paned windows do not fit with the downtown appearance, Commission member Lindquist said. While recognizing that over the past 120 years other changes have occurred to the building, Mills said, "Historical integrity is our job here at HLC." Olson said, "The columns change the look, but they are necessary. Divided lights would honor the integrity of the building."

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Rich Ford suggested that the HLC has a duty to strike a balance by maintaining historical integrity while also working with the owner. Olson replied the HLC has endeavored to work with the owner by discussing the windows issue on three separate occasions. However, the plate glass went in without approval and the approved design did not show steel columns or big windows. Olson went on to say alterations or changes must be approved before the work is done. If new materials are purchased before approval, then they will not be applied to the structure. Even though there are several buildings within the historic district with single-light windows, Olson said the age of the structure is a factor for why that is so. She said the HLC retains Michael Mills as a qualified architectural consultant who aids the Commission in these issues. "The work done and the cost for it doesn't change our concerns," she said.

Adamo stated that 100 years ago, the original design was changed and poorly done, but which is now stabilized. "What can we save and how can we stabilize it?" he asked. "This is now a retail store front with a need to fulfill." Lindquist said, "But you didn't come back to us for approval."

Commission member Roper said that as a business man himself, this is a tough one for him because a big window helps display what he's selling. While he said he appreciates the historical aspect of this building, "buildings change all the time." It has already been modified from its original intent. He said he is not as uncomfortable as (perhaps) the other HLC members are at having the single pane windows in place.

Olson said enforcement of HLC issues "is not our job." She asked the gathering to consider the building next door, which also has divided lights. "Should we permit them to change to single pane windows because of this discussion?" Adamo said. he asked several business owners on Washington Street whether they thought the single paned window were distracting or contributing factors. Overwhelmingly they agreed the open pane windows were contributing in helping their businesses. "New structures are coming," he said. "Lewisburg is booming like it never did before."

Mills suggested Adamo adjust the proportions to the windows by lining up a transom over the door with the height of the windows. Mayor John Manchester said Mills' suggestion helps to resolve the issue "in a spirit of compromise." A motion to amend the application by including the installation of two-inch mullions on each window so that they line up with the transom over the doorway, and to complete each window sill with a 1 ¾-inch stop. The entrance tile design was also reviewed and approved as presented. The motion was made by Commission member Lindquist and seconded by Commission member Roper. With four (4) in favor and one (1) absent, the motion carried.

COMMENTS FROM MEMBERS: Olson said the next meeting is scheduled for September 10, 2018, with a deadline of August 24, 2018. In addition, the October meeting will be held on October 15, 2018, and the November meeting will be on November 19, 2018.

ADJOURNMENT: The meeting was adjourned at 7:40 p.m. in a motion by Commission member Roper and seconded by Commission member Lindquist.

Respectfully submitted, Peggy Mackenzie, Recording Officer