

**City of Lewisburg  
Historic Landmarks Commission  
Meeting Minutes ~ February 11, 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; Architect Consultant Michael Mills, Zoning Officer Chuck Smith, Planning & Zoning Clerk Marsha Cunningham, City Manager-in-training Jacy Faulkner, Recording Officer Peggy Mackenzie

**VISITORS:** Tia Bouman, Jerry Janiga, Tom Karrs, John Manchester, Emil Stales, Lance Syner

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

**APPROVAL OF MINUTES:** The minutes of *January 14, 2019* were approved as presented in a motion by Commission member David Craddock and seconded by Commission member Donna Johns. With all in favor, the motion carried.

**Public Hearing: Bodies in Motion, 102 S. Lafayette Street:**

**Construct a new two-story building – the lower floor to be used as a Health & Wellness facility / the second floor will house two separate apartments. The initial package design will be included with a list of proposed materials & Option I & Option II**

Architect Tia Bouman reported a few changes from a previous presentation, including changes to the design as viewed from different angles (Option I & Option II), and an offset entrance to the lower floor facility to steer the public eye away from the upper floor residences. The surrounding properties are “eclectic,” she said, giving support for the modern, low-roofed design as being less likely to draw attention from any historic structures. The materials list is not finalized, but, she said she is still considering brick, stucco and cedar as siding options. Bouman also presented a written account of why the original structure on the property was demolished. A motion to approve was made by Commission member Craddock and seconded by Commission member Johns, followed by a discussion by the members.

The 40' x 80' building will occupy the 55' x 95' property. Storm water drainage issues will have to be addressed by the Planning commission, Commission member Skip Deegans said. A storage tank on site would slowly release the water. Zoning Officer Chuck Smith said downspout drainage will also be part of the Planning Commission considerations.

In terms of the HLC considerations, Commission member Paul Lindquist said the flat roof design is unlike the more traditional downtown Lewisburg buildings in the area. “That's a problem,” he said. Commission member Johns called the structure “bulkier,” with “no particular style.” Dr. Karrs asked, “What does HLC hope to achieve with a design theme?” The surrounding structures are a “mishmash,” he said. Commission Chair Olson stated that Karrs' description perfectly identified the problem nicely.

“The only rule we have to go by is that a new structure must not draw attention to itself over an historic

structure.” Materials for newer buildings also hamstring the process for the HLC when considering whether they are “harmonious to the neighborhood. This is the hardest to evaluate,” she said. A replica  
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of an older building is not what is wanted in the historic district, but colors and finishes, however, are within the realm of HLC's purview, said Olson. Bouman said she was envisioning beiges, yellows and grays for consideration. Olson also said she thought the roof line has an Asian feel.

“The challenges to the HLC,” said Mayor John Manchester, “is to maintain a reasonable, sustainable project within the context of the area in which it is sited. Architect Consultant Michael Mills, Manchester said, in working with Bouman on the design details, has helped to address some of the issues of suitability. Mills said the project has “come a long way” as a transitional project sited between the downtown district and a residential area. The material selections will be critical, he said, as plans for a metal roof and stone/brick for siding are being considered. The storefront look could be improved upon with the installation of panels beneath the ceiling high windows on the ground floor, Mills said, and the roof could be made steeper to give a more traditional appearance. Mills said it is important that the over all structure have a defined base, middle and top. Windows on the second floor are too short and are not proportionate to those on the lower floor. Also, lighting should be a consideration since the building sits in an elevated position relative to the surrounding structures, Mills said.

“It is important to the City that this project succeeds,” Olson said. Lewisburg is the only city in West Virginia to be so fortunate to have an architect consultant,” she added. With all in favor, the motion carried as presented, with the contingent approval of the Planning Commission.

**Public Hearing: Court & Stratton:**

**Building #1: Removal of two ground transformers, removal of one window and glass door; addition of new service door, additional vertical mullions to proposed window and remove one utility service box**

Owner Lance Syner stated that the transformers on the North Alley side of Building #1 are to be moved to the City parking lot on City property. The five buildings will house 11 rental spaces, with an internal central corridor. The double-door access-way will be replaced by a single steel windowless service door. Syner said a sinkhole in the North Alley behind City Hall will likely require some additional structural changes to the NW corner of Building #1. A motion to approve the above noted revisions as presented was made by Commission member Deegans and seconded by Commission member Paul Lindquist. With all in favor, the motion carried.

**Building #5: Entrance has been revised to two 32” doors to be constructed from Sapele wood with a Penofin-Brazilian Rosewood oil finish.**

The single door to the Greenbrier Printing office, which faces Court Street, was revised to two 32” wide, centered doors, made of Sepele wood with the Rosewood oil finish. A motion to approve the above noted revision as presented was made by Commission member Craddock and seconded by Commission member Johns. With all in favor, the motion carried.

**Building #6: Building extension is now 3 feet in front of Building #7, and the parapet wall extended +/- 50 feet toward the service corridor**

The building owned by Dylan Boone is set 5 ½ feet out from the facade of Building #6. An extension City of Lewisburg  
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was added to bring the offset down to 3 feet out. The parapet wall atop Building #6 was extended about 50 feet back toward the service corridor for a better visual affect. A Hemlock, smooth finish, board and batten siding will also be installed. A motion to approved the revision changes as presented was made by Commission member Lindquist and seconded by Commission member Deegans. With all in favor, the motion carried.

**ZONING OFFICER Chuck Smith:** 1034 Washington Street; Upper wrought iron stair rail, located in walkway next to GVT, was approved by Smith. The railing design will match the gate design at the entrance to the walkway.

**COMMENTS FROM THE COMMISSION:** Commission member Lindquist reported that the local farmers market members had requested to move the raised garden beds to a location behind the barracks building and are considering using different construction materials instead of wood. Mills suggested using Azak or Trex, both low-maintenance composite building products, to replace wood framing.

Chair Olson asked the members to review a West Virginia State Historic Preservation questionnaire.

Olson also remarked that the Boone project on Foster Street is unfinished and presents some exterior safety hazards. There's a door with no threshold and a threshold with no door, she said. The corner at Court and Foster streets is not level, creating a trip-hazard for walkers. Also, Olson said, the Hardiplank siding is not smooth grained as approved, but has the faux grain on the outside. Smith said he would look into it.

Consultant Mills said he spoke to Aaron Huffman about structural engineering issues with Huffman's Washington Street West building.

Manchester brought up the pertinent fact that Chuck Smith will soon be retiring as Zoning Officer. Having done “a wonderful job,” he will be missed by all.

Syner reported on the purchase of the Bolling School property by Greenbrier Episcopal School and said he welcomed any advice from HLC. He said the same quality of construction will be applied to that project as is apparent with the Court / Stratton project. Olson commented that although the school is not within the historic district, it is as historic and important as any building in this town. She said the HLC will look into adding the structure to the historic district, and to explore grants and other opportunities for the project.

The next meeting will be held Monday, March 11, 2019 at 5 p.m., with a deadline of Feb. 22, 2019.

**ADJOURNMENT:** The meeting was adjourned at 6 p.m. in a motion by commission member Deegans and seconded by Commission member Lindquist.

Respectfully submitted,  
Peggy Mackenzie, Recording Officer