

**City of Lewisburg  
Historic Landmarks Commission  
Meeting Minutes ~ April 8, 2019  
Paul R. Cooley Council Chambers  
942 Washington Street, West, Lewisburg, WV**

**PRESENT:** Commission Chair Carol Olson; Commission members David Craddock, Skip Deegans, Paul Lindquist; Zoning Officer Gary Ford, Planning & Zoning Clerk Marsha Cunningham, City Manager-in-training Jacy Faulkner, Recording Officer Peggy Mackenzie

**ABSENT:** Commission member Donna Johns

**VISITORS:** Tom Isaac, Brad & Jennifer Cornwell, Al Ench, Karen Frankhauser, Savannah Long, Jill McIntyre, Tommie Rafus, Florian Schleiff, Mary Jo Thompson, Beverly White

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

**APPROVAL OF MINUTES:** The minutes of *March 11, 2019* were approved with corrections in a motion by Commission member David Craddock and seconded by Commission member Paul Lindquist. With four (4) in favor and one (1) absent, the motion carried.

**Public Hearing:** *Mary Jo Thompson, 445 Randolph Street East ~ Tear down failing stone wall located next to sidewalk, grade front yard to original condition, with shrubbery added to hold the yard grade*

Owner Mary Jo Thompson stated that her residence, built in 1976 and transported from Frankford to Randolph Street, has a low stone wall along the sidewalk, which is leaning and unstable that she wants to remove. It was installed by her neighbor Mitch Scott several years ago. She wants to regrade the slope and add shrubbery.

Commission member Skip Deegans said the HLC has made an effort over the years to preserve stone walls in the historic district as elements that identify Lewisburg, citing as an example the stone wall at the community college on Church Street. Commission member Lindquist said he hated to see it go. Thompson said she would gladly donate the stone. Lindquist said no drainage was built in when it was made. Olson said the wall was designed to hold a lot of dirt behind it. Thompson said she received a bid to remove and haul away the stones which came to \$4,000. She doubted if fixing it as is would cost as little as that. Olson suggested Thompson contact other bid sources, offering the names of Michael Mills and Alan Shaffer, who could be helpful in resolving the issue. The application was tabled in a motion by Commission member Lindquist and seconded by Commission member Deegans. With four (4) in favor and one (1) absent, the motion carried.

**Public Hearing:** *Ben Long, 491 Church Street ~ Install a 4-foot high Stephens Pipe and Steel black metal dog fence, (like the fence at Washington Street & Holt Lane)*

Zoning Officer Gary Ford stated the four foot high fence has no setback issues and the materials are the same as a previously approved application. Karen Frankhauser, a neighbor, stated she also approved the installation. A motion to approve as presented was made by Commission member Craddock and

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

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**Public Hearing: Suzanne Perilli Designs, 931 Washington Street West ~ Install a 32" x 42" sign, materials of wood, vinyl and colors of SW6803 Blue Danube, black & white on existing bracket**

Sign painter Brad Cornwell said a logo change prompted the new signage for the design firm. He said the materials are ¾ inch MDO, primed and painted, surfaced with a calendar vinyl of Blue Danube background with black and white lettering. A motion to approve as presented was made by Commission member Lindquist and seconded by Commission member Deegans. With four (4) in favor and one (1) absent, the motion carried.

**Public Hearing: Karen Frankhauser, 752 McElhenny Road ~ Removal of trees to widen entrance to driveway and resurface it with asphalt**

The trees are in bad condition, owner Karen Frankhauser said, and with them removed, the driveway will be wider by five feet. Chair Olson said the trees are not HLC's responsibility. Ford said safety will be served with the removal of the trees. A motion to approve as presented was made by Commission member Lindquist and seconded by Commission member Deegans. With four (4) in favor and one (1) absent, the motion carried.

**Public Hearing: Jill McIntyre (Aggie's), 979 Washington Street West ~ Replace exterior door on Jefferson Street side and install a Mahogany door with Charleston Wrought Iron Grille; paint window sash on Jefferson Street side, touch up paint on building exterior and repaint exterior doors, all in the same colors as original**

Jill McIntyre, with her husband, purchased Aggie's as a going concern. They are leasing shop spaces from the owners of the building. McIntyre wants to replace the a door on the Jefferson Street side, where a new men's shop will be located, with one of mahogany with a 1929's period wrought iron look. Repainting in the same colors as existing is not a concern of the HLC, Olson said.

A motion was made by Commission member Deegans and seconded by Commission member Lindquist followed by a discussion over whether the period look of the door was appropriate for the age of the building and whether or not that was an issue for the HLC to address. Craddock stated the door would be an improvement to the building, and it was not the job of the HLC to determine if the door design was appropriate. Deegans thought the building was likely older than the 1920s, and that the door was not appropriate for the building. Olson did not like the grill work and said it was better not to add a new style agent for the building. Lindquist said the grill would add light to the interior. He said the motion will not pass and it would be better to table until the next meeting.

The HLC will consult with architect consultant Michael Mills for a cost effective solution. McIntyre said she preferred another door with less grill and was agreeable to tabling the application. A motion to table the previous motion was made by Commission member Lindquist and seconded by Commission

member Deegans. With four (4) in favor and one (1) absent, the motion carried.

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**Public Hearing: Montwell Commons, 970 Jefferson Street North ~ Install 8' thin-gauge metal fence on the property behind The Asylum; build a 12' x 12' garden shed with hemlock board and baton and standing seam metal roof, silver in color**

Lindquist recused himself for this portion of the meeting.

Florian Schleiff stated that Tommie Rafus, educator and owner of a fruit and vegetable farm, will put in a demonstration garden at Montwell Commons to present all aspect of growing vegetables with a \$1,000 grant she received from the Greenbrier Health Alliance's farm to school program. She will demonstrate for school kids, church groups and others how to use different planting techniques. The produce will be given to nursing homes and other outlets.

Since deer will be attracted, Schleiff asked approval for a thin-wire deer fence to reduce visibility, with pressure-treated posts, hemlock wooden farm gates and a foundation of cinder block and a concrete floor for the 12 x 12 shed. Deegans said this project for use agricultural and commercial is an appropriate use for the site. A motion to approved with the conditions that an exact image of the design for the gate and scaled dimensions of the shed be provided to Zoning Officer Ford and three members of the HLC. The motion was made by Commission member Deegans and seconded by Commission member Craddock. With three (3) in favor, one (1) absent and one (1) recused, the motion carried.

**Public Hearing: The Humble Tomato, 855 Washington Street East ~ Install a 189.6' four-board fence, 6x6 treated gate with corner posts and 4x4 line posts. Posts are 7' on center, rails are 6' with 6' space face, pieced with a 6" cap board is 5" (45" high, gate hinged on both sides) 72'x42' double gate. Fence will be stained with Sherwin-Williams Wood Scape semi-transparent.**

Tom Isaac stated that the fence and gate enclosing the outdoor patio area at the Humble Tomato is a requirement by ABC. The double-gate will open out onto the sidewalk, 32 inches to each side. When alcohol is served, the gate will be closed with a hook mechanism. The gate is cedar framed with hemlock planks, stained with semi transparent Sherwin-Williams in Wood Scape tint; hardware on the gate includes T-hinges and a sliding bolt. The hemlock fence will replace a fallen-down fence at the back of the property. Isaac said the fence appearance fits the 1790 house period. At a future time, he said he wants to connect the two buildings—the restaurant and the prep building.

A motion to approve with the condition that Ford and the HLC see drawings and pictures of the gate and its hardware. The motion was made by Commission member Craddock and seconded by Commission member Deegans. With four (4) in favor and one (1) absent, the motion carried.

**ZONING OFFICER: Stratton Alley project** – Ford said the construction crew is working on get all

the electrical wiring underground, including coordinating with City Hall's power lines. It is a huge undertaking. City Manager-in-training Jacy Faulkner added that storm water from the Stratton Alley structures will be routed away from the water that drains from City Hall.

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**COMMENTS:** Faulkner reported on a Survey and Planning grant application by the City of Lewisburg to host a hands-on windows workshop in conjunction with historic preservation to be presented by Jennifer Brennan. If the grant is awarded by the State Historic Preservation Office (SHPO), the one-day presentation will be limited to 12 to 15 entrants. The workshop presentation was recommended by Michael Mills, Faulkner said. A letter from the Greenbrier Historical Society, signed by president Margaret Hambrick, was included as a support for the project. Olson commended Faulkner for “the good work” in handling the grant application and the report.

**COMMENTS FROM THE COMMISSIONERS:** The next HLC meeting will be held on Monday, May 13, 2019 at 5 p.m. with a deadline of Friday, April 26, 2019.

**ADJOURNMENT:** The meeting was adjourned at 6:30 p.m. in a motion by Commission member Lindquist and seconded by Commission member Deegans.

Respectfully submitted,  
Peggy Mackenzie  
Recording Officer