

**City of Lewisburg
Historic landmarks Commission
Meeting Minutes ~ May 13, 2019
Paul R. Cooley Council Chambers
942 Washington Street, West, Lewisburg, WV**

PRESENT: Commission Chair Carol Olson; Commission members David Craddock, Donna Johns, Paul Lindquist, Architect Consultant Michael Mills, Zoning Officer Gary Ford, Planning & Zoning Clerk Marsha Cunningham, City Manager-in-training Jacy Faulkner; Recording Officer Peggy Mackenzie

ABSENT: Commission member Skip Deegans

VISITORS: Joshua Adamo, Caleb Boone, Jackson Bowling, Ryan Hess, Palmer Stacy, Drew Young

CALL TO ORDER: Commission Chair Carol Olson called the meeting to order at 5 p.m.

COMMENTS from the PUBLIC: Roger Pence requested information from the commission prior to submitting his application for a backyard fence project. He wants to rebuild a 3-foot high, agricultural wire fence with a 4-foot high gate and untreated posts. He will present the application at the next HLC meeting.

APPROVAL OF MINUTES: The minutes of *April 8, 2019* were approved with corrections in a motion by Commission member Paul Lindquist and seconded by Commission member David Craddock. With four (4) in favor and one (1) absent, the motion carried.

Public Hearing: Valley Dance, 768 Court Street ~ Install black awnings with white lettering

Caleb Boone stated that Kate Bennett has already installed the awnings at the front and side of the Boone building. The front awning has a 1x4 foot trim around the awning. The others reveal the parging on the building. Chair Olson questioned the height of the awning, which Boone said was because a feature of the siding made it harder for the awning to be attached at the normal height. The application was approved as presented in a motion by Commission member Craddock and seconded by Commission member Donna Johns. With four (4) in favor and one (1) absent, the motion carried.

Public Hearing: Palmer Stacy, 1621 Washington Street East ~ Install 4-foot high wooden picket fence and move neighbor's storage building from the Hall property to Stacy's existing concrete pad and remove a set of steps on west side of deck

Palmer Stacy said the wood storage building will be moved approximately 100 feet to his concrete pad. He presented a picture of the picket fence to be installed in the back yard. A motion to approve as presented was made by Commission member Lindquist and was seconded by Commission member Johns. With four (4) in favor and one (1) absent, the motion carried.

Public Hearing: American Legion, 816 Jefferson Street ~ Tear off metal canopy and build a wooden canopy (28 ½ feet long) with cedar under course shingles and paint existing frame flat black

Drew Young said the 40-year-old metal canopy is aged and dented. He wants replace it with a shingled canopy that he will attach to the existing frame. He stated he has checked with City Building Inspector City of Lewisburg
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Ray Still on the project plan. Lindquist said he thought a shingled awning was not as appropriate as a fabric awning would be. Also a wooden canopy could prove to be too heavy for the existing frame. Architect Consultant Michael Mills said a shingled canopy would be more costly to the American Legion. He said a fabric awning is likely to fade, dependent upon the color selected, but the frame would work better with a fabric awning. Joshua Adamo offered the opinion that pollution from the heavier traffic on Jefferson Street would also affect a fabric awning, requiring more maintenance. Young also said he would be creating new signage for the American Legion. Chair Olson suggested he use the guidelines laid out by former HLC member Gary Roper for the best signage materials. She told Young that the HLC could not guarantee a united response to this application, forcing the body to deny it. The only other option for Young was to withdraw the application, which he did.

Public Hearing: *Josh Adamo, Thunderbird Taco & Wild Bean facade, 1056 & 1058 Washington Street East ~ Proposing a continuous roof awning across both store fronts, standing seam – painted, metal or copper, rebuild window store front of the Wild Bean, replace existing plate glass with tempered insulated glass, install new oak exterior trim panels and columns, install custom hand forged iron brackets for proposed awning, install stained glass transom panels above new insulated window glass, install 6-inch round copper gutter and 24-inch copper down spouts, remove existing masonry parapet wall cap and replace with matching metal cap, remove existing window trim at Thunderbird facade and replace with 1x4 Sapele trim and 1 ½ back band, install new Sapele window sills and aprons*

Contractor Joshua Adamo presented an extensive list for the redesign of the front facade of Wild Bean and Thunderbird Taco, two businesses sharing one building on Washington Street East. Olson said an early survey dates the building to the 1950s, defining it as a contributing element to the historic district. The HLC and consultant Mills had suggestions and changes, and made separate motions for portions of the application:

Parapet cap: Mills said the terracotta cap at the top of the building was a defining feature and should not be removed.

Upper frontage stucco: The paint color selected and approved is Sherwin-Williams Rockwood Jade for the upper stucco portion of the building frontage. Adamo said signage and brackets above the awning will be removed.

A motion to approve retaining the parapet cap as it is and the paint color for the stucco upper frontage was made by Commission member Craddock and seconded by Commission member Johns. With four (4) in favor and one (1) absent, the motion carried.

Awning: Olson said the awning makes the frontage appear to house only one business in the building. Mills suggested breaking it into two awnings, separated by 8 to 10 inches. He also suggested Adamo not use copper for the awnings because copper would leave a green stain on the sidewalk below. Both awnings will be metal with pan size at 16 inches, in Gunpowder Black. The underside of the awnings

will have a flat soffit of painted, smooth plane Hardiplank.

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Lindquist objected to the flat drawing Adamo provided and its lack of measurements. Mills said Adamo should provide the HLC with a profile drawing showing pitch, dimension measurements and scale. Details for the awning need to be resolved, including an exterior lighting plan [See list below].

A motion was made for the construction of the awning by Commission member Craddock and seconded by Commission member Johns. With two (2) in favor, two (2) against and with one (1) absent, the motion did not carry.

Wild Bean windows, panels, stained glass: Existing plate glass to be replaced with 7/8-inch thick, clear, tempered glass. Craftsman style wood paneling and columns in an oil finish for the lower exterior wall. Custom-made leaded stained glass to be divided into four 12 x 25 inch sections installed atop the tempered glass. Mills said he had aesthetic issues with the look of the windows. He suggested removing the vertical wood columns that conceals the steel framing at the edges of the windows.

A motion to approve the stained glass panels as stated above was made by Commission member Craddock and seconded by Commission member Johns. With three (3) in favor, one (1) abstaining (Olson), and one (1) absent, the motion carried.

Thunderbird Taco window trim and paneling: Adamo said he will replace the failed window trim with sealed Sapele drip cap and apron. Olson said she would like to see whether there is a red brick facade beneath the wood siding, which Zoning Officer Gary Ford can look at.

A motion to approve the Thunderbird Taco window trim with condition that all measurements and details are provided to Zoning Officer Ford and HLC members. With four (4) in favor and one (1) absent, the motion carried.

Adamo was given a list of material samples to bring to the next HLC meeting to get approval for the construction of the awning and other remaining elements of the application:

- gunpowder black metal awning piece
- Sapele wood piece
- flashing piece
- photo of intended bracket design
- exterior lighting plan
- a cross section profile drawing for awnings to include pitch, dimensions and measurements
- Thundering Taco's window trim details (sill, drip cap, apron)
- if possible, more early photos of the building

Public Hearing: Virginia Lemons, 267 Stratton Alley ~ 36 x 22 inch sign. Maroon and tan in color

Jackson Bowling stated the sign will be MDO board applied with One Shot oil base enamel sign paint in maroon as background color, overlaid with premium vinyl lettering. The edges will be coated with wood bondo, routed, and sealed with two coats of Sherwin-Williams primer. A motion to approve as presented was made by Commission member Johns and seconded by Commission member Craddock. With four (4) in favor and one (1) absent, the motion carried.

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**Public Hearing: Court & Stratton Suite 6, 121 Stratton Alley ~ Exterior paint colors
Edgecomb Gray for the body of the building with Super White trim**

A motion to approve as presented was made by Commission member Craddock and seconded by Commission member Johns. With four (4) in favor and one (1) absent, the motion carried.

Public Hearing: Yarid's, 885 Washington Street West ~ Replace awning covers and add additional awning over the two front windows facing Washington Street, add awning to back entrance of building, fix rotten wood on the front of the building and repaint front and back of the building.

The colors chosen for the awnings are Buttercup and Rodantha. The new awnings are a roll out type. A motion to approve the colors as presented was made by Commission member Lindquist and seconded by Commission member Craddock. With four (4) in favor and one (1) absent, the motion carried.

ZONING OFFICER: Ford stated that the Washington Street Pub put a sign in place without a permit, and Mary Jo Thompson got a retaining wall installed also without a permit. Bodies in Motion will bring in colors for approval to the June meeting, Child & Youth Advocacy was approved to paint the rear building in the same colors as the front building. Aggies' new owner, Jill McIntyre has a sign in place. Olson said, regarding the Washington Street Pub putting up a sign with no application, "We cannot allow this to go on."

COMMENTS from the COMMISSION: Mills stated that he had reached out to Joshua Adamo but received no response from him. The Wild Bean/Thunderbird Taco project, he said, "is on Washington Street—Lewisburg's front door!" The HLC needs to raise the bar for requirements for application submissions, and ask for true architectural renderings, he said. "The application form needs to be changed." Mills said if these requirements are not included, then "it's a non-starter." He added that store front glass samples are available through AAMA Window Standards. Ford said he has also been pushing for photos and accurate dimensions to be included in the applications.

Ryan Hess of the Mills Group, who attended the meeting, stated that the HLC's "efforts should be applauded" for the way it conducts itself in maintaining the design guideline standards for the Lewisburg historic district.

The next meeting will be held on June 10, 2019 with a deadline of May 24, 2019.

ADJOURNMENT: The meeting was adjourned 7:15 p.m. in a motion by Commission member

Lindquist and seconded by Commission member Johns.

Respectfully submitted,
Peggy Mackenzie
Recording Officer