

**City of Lewisburg
Historic Landmarks Commission
Meeting Minutes ~ May 11, 2020
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; Planning and Zoning Officer Marsha Cunningham, Mayor Beverly White, City Manager Jacy Faulkner, Recording Officer Peggy Mackenzie

VISITORS: Tia Bouman, Bonnie Brooks, Rebecca Mahlburg, Bill Wolf

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

APPROVAL OF MINUTES: The minutes of *March 9, 2020* were approved as presented in a motion by Commission member Paul Lindquist and seconded by Commission member Donna Johns. A roll call of the members by P&Z Officer Marsha Cunningham establishing all in favor; the motion carried.

***Public Hearing:** Bodies in Motion, 102 South Lafayette Street
Request for approval of 1st and 2nd floor lighting and railing*

Architect for the project, Tia Bouman stated she has submitted a sample image of metal railings, designed with upright pickets and a rectangular pattern component, and lighting for the building, replicating the railing's rectangular component. The ADA compliant sconces are in Architectural Bronze, in three optional sizes, at 12", 18 1/4", and 24". A motion to discuss was made by Commission member Lindquist and seconded by Commission member Skip Deegans, with all in favor.

Lindquist said he thought the larger two sizes would be most appropriate, with the 24" size better suited for the 1st floor, ideally, due to scale, and the smaller 18 1/4" size for the 2nd floor porches. The remaining members agreed. A motion to approve as presented was made by Commission member Lindquist and seconded by Commission member Johns; with all in favor, the motion carried.

***Public Hearing:** Bonnie Brooks, 229 Echols Lane ~ Replace damaged windows with Anderson Series E, add a dormer at the rear of the house, build a small deck, replace roof with Owens Corning Tru Definition architectural style in Onyx Black*

The owners' goal, as stated by Bill Wolf, is to restore the original exterior with no changes to the design or elements, retaining the exterior paint color (white) and black shingles and shutters. They are requesting to make three alterations, beginning with an energy improvement, due to damaged sills and casing, by installing replacement windows. Additionally, they want to install a

small dormer to the rear of the house to match in size a front dormer in order to install an upstairs bathroom, and build a small deck at the back of the house to access the backyard. The current roofing shingles will be replaced by Owens Corning Tru Definition architectural style in Onyx Black for better durability.

A motion to discuss was made by Commission member Deegans and seconded by Commission member Lindquist, with all in favor. It was noted that at the previous HLC meeting, Bonnie Brooks sought permission to remove aluminum siding, discovering good original wood

beneath. The HLC applauded the couple for determining to remove the aluminum siding as “a good test to encourage other to do the same.” Lindquist remarked that the dormer addition adds balance to the house, and Craddock and Johns lauded the window choices and the character and charm of overall plan as demonstrated by the detailed and exacting application the owners presented. Olson said the project will “give new life to an overlooked house.” A motion to approve as presented was made by Commission member David Craddock and seconded by Commission member Johns; with all in favor, the motion carried.

Public Hearing: Rebecca Mahlburg, 137 Edgar Avenue

Replace entire roof because of damage with Max Life Extreme Metal Roofing in Charcoal, replace damaged board and remove skylight

Owner Rebecca Mahlburg stated the residence is being used as an Airbnb. She said removal of the skylight, though not visible from the street, is part of a damaged area beneath a stairwell needing replacement boards and where the roof line will be extended to improve the guttering design. Existing gutters will be reused, she said. Mahlburg wants to use metal roofing to replace the existing fiberglass roof shingles, preferring the older style look of metal and the ease of installing it atop the composite roofing. Deegans remarked at the inadvisability of metal roofing atop composite shingles, according to HLC architectural adviser Michael Mills. P&Z Officer Cunningham stated Mills has reviewed the project and approved the metal roof installation as described.

Another question arose pertaining to an uncertainty of the profile of the Max Life roofing as displayed in the brochure provided to the HLC. “We want to be sure of what we are approving,” Olson said. Mahlburg said standing seam is too expensive for her, but if the application must only be approved as standing seam, she might opt to go with the shingles. Olson said going with same materials does not require an application with the HLC. A solution was reached with Mahlburg being encouraged to go to Lowe's for a sample of the Max Life metal roofing to present to three commission members and P&Z Officer Cunningham for approval, who would send a photo of the profile to HLC, or, as a second option, to use the same composite material for the roof replacement as desired. A motion to that effect was made by Commission member David Craddock and seconded by Commission member Lindquist, with all in favor.

COMMENTS from the COMMISSIONERS: The HLC members thanked and congratulated Marsha Cunningham for her capable handling of both the Planning and Zoning departments, which she is now overseer.

COMMENTS from the ZONING OFFICER: Cunningham said the planned Windows Workshop, as overseen by City Manager Jacy Faulkner, has been rescheduled due to the COVID-19 pandemic disruption. The same person scheduled to host the event will remain in place, but the event will be postponed to sometime in September 2020. Hill & Holler has applied for a temporary sign showing their phone number for call-ins for an indefinite time duration. Lewisburg United Methodist Church will soon be taking down their temporary sign denoting classes. Bella-The Corner Gourmet requested permission for a duplicate replacement sign to replace the previous one. The next HLC meeting is scheduled for June 8, 2020.

ADJOURNMENT: The meeting was adjourned at 5:45 p.m. in a motion by Commission member Deegans and seconded by Commission member Craddock.