

City of Lewisburg
Historic Landmarks Commission
Meeting Minutes ~ August 10, 2020
Paul R. Cooley Council Chambers
942 Washington Street West, Lewisburg, WV

PRESENT: Commission Chair Paul Lindquist; Commission members Skip Deegans, Donna Johns, David Craddock, Clifford Gillilian; Planning & Zoning Officer Marsha Cunningham, Interim City Manager Misty Hill, Mayor Beverly White, Architect Consultant Michael Mills, Recording Officer Peggy Mackenzie

VISITORS: Tom Karrs, Matthew Merriman, Lucy Refsland, Tammy Shifflett-Tincher

CALL TO ORDER: The meeting was called to order at 5 p.m. by Commission Chair Paul Lindquist. No comments were offered by the public.

APPROVAL OF MINUTES: The minutes of *July 13, 2020* were approved as presented in a motion by Commission member Skip Deegans and seconded by Commission member Clifford Gillilian. With all in favor, the motion carried.

Public hearing: Matthew Merriman, 164 Lightner Avenue ~ Application to install a Max-Life Standing Seam metal roof, Charcoal in color, over the existing roof

Property owner Matthew Merriman stated standing seam metal roofing's cost and installation are twice the cost of an exposed fastener roofing system, called "exposed fastener" because the head of the fastener is visible and not hidden by a seam, and can last as much as 40 to 50 years, whereas a standing seam roof has the potential of a 60-year lifespan.

Commission member Skip Deegans said, to his knowledge, the HLC has had only two applications for an exposed fastener roof, one was on an out building and the other was for a garage owned by Cindy Rowland. No other has been allowed by the HLC. Architect Consultant Michael Mills said he has never done anything like this either. Merriman insisted that the materials were available in the time period his residence, a 1960s ranch house, was built. He said some of his neighbors have installed it on their roofs.

Mills stated the material is not aesthetically right for the residential structure in this application and that he would rather see shingles installed instead. "This is the wrong decision," Mills said. Deegans agreed. Commission member David Craddock said he was "hard put" to deny the application since the homes on Lightner Avenue were built in the '60s and may not reflect HLC's substitute guidelines. Interim City Manager Misty Hill remarked that another applicant had requested the exposed fastener roof, but that application had not been approved. P&Z Officer Marsha Cunningham, in looking up the record of HLC applicants, said she didn't find any

applications for exposed fastener roofing. Lindquist said they may have gone ahead and installed the roofing without getting an application from the HLC.

Craddock suggested to table the application for review. Merriman said that it would not be convenient to him to postpone for a month. Materials costs would go up, he said, as would his costs. He said he had cited nine buildings within the historic district with the exposed fastener roofing. "This is not fair or right," he said. Hill suggested the HLC research the records and call Merriman of their findings so he wouldn't have to wait a full month for a response.

Lindquist called for a motion to approve the application, based on findings, to install a metal roof. The commission voted zero (0) in favor and five (5) opposing, denying the application as presented.

Merriman was adamant, stating, "The time period is appropriate, but because you don't like the look of it, you won't approve it. I like it and a lot of other people do, too. I do not understand why they can have it and I cannot."

Lindquist explained, an exposed fastener system is typically considered the economical choice of metal roofing and is classically used on industrial, and agricultural buildings. He said the HLC is obliged to fulfill the City's code requirements for residences in the historic district.

Deegans said Merriman has the right to challenge the HLC's decision through the circuit court. The commission was urged by Mills to move on to the next item.

Public Hearing: Bodies in Motion, 102 South Lafayette Street
Finalize the installation of railing and outside lighting

Clifford Gillilian recused himself from this portion of the meeting because he is the General Contractor for the project. The application for the railing and lighting was previously approved as a possible final choice, Commission member Donna Johns said. Owner Tom Karrs concurred. The application before the commission was presented for the record as the completion of the Bodies in Motion project. A motion to approve the final application as presented was made by Commission member Johns and seconded by Commission member Craddock. With four in favor and one recused, the motion carried.

Public Hearing: Greenbrier County Commission,
912 North Court Street ~ Install a new sign on the Greenbrier County Family Court Building

County Commission member Tammy Shifflett-Tincher said sign painter Brad Cornwell had advised her of the HLC guidelines for materials. The sign is sized at 30" by 48" on MDO with lettering in Hunter Green and the background in Cream. The sign will be situated on the face of the building, centered between the windows. A motion to approve as presented was made by Commission member Johns and seconded by Commission member Craddock. With all in favor, the motion carried.

COMMENTS from the COMMISSION: Deegans affirmed that all Certificates of Appropriateness for each of the HLC applicants were received by the commission.

COMMENTS from the PLANNING & ZONING OFFICER: Marsha Cunningham stated

- 1) the Lewisburg United Methodist Church had applied for a temporary sign for outdoor worship dating from Aug. 16, 2020 to Aug. 23, 2020.
- 2) A large air conditioner installation requiring brick replacement with same at Synergy 360.
- 3) Brothers Insurance had a name change on a new sign, replacing with same.
- 4) Paul Detch to replace roofing with same.
- 5) A request by property owner Lucy Refsland to approve an application for a door and new deck at the Old Sears building on North Court Street in order to allow the immediate installation of a steel enforced door and meet state fire code requirements. Refsland submitted a photo of the only steel door she could find. She said she would like it installed as soon as possible. The Greenbrier County Family Court will soon be located in the Sears building, and the door and deck will be an emergency exit for the judge. The deck cannot be painted until wood has aged, Deegans said. Mills said the door profile aesthetics would be improved if trim were added on the exterior side. Deegans told Refsland to go ahead and install the door. The HLC will revisit the application with issues for paint colors, etc. at the next meeting. A motion to approve the application as presented was made by Commission member Gillilian and seconded by Commission member Johns. With all in favor, the motion carried.

The next scheduled meeting will be held on September 14, 2020 with a deadline of August 21, 2020.

ADJOURNMENT: The meeting was adjourned at 5:50 p.m. in a motion by Commission member Deegans and seconded by Commission member Johns.

Respectfully submitted, Peggy Mackenzie, Recording Officer