

City of Lewisburg
Historic Landmarks Commission
Meeting Minutes ~ December 14, 2020
942 Washington Street West, Lewisburg, WV
Via Teleconference

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

VISITORS: Brad Cornwell, Cheryl Gilman-Dobbs, Shawn Graham, Dean Powell, Florian Schleiff

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 November 9, 2020 were approved as presented in a motion by Commission member Skip Deegans with a second from Commission member Donna Johns. With all in favor, the motion carried.

Public Hearing: Martha Graham, 1923 East Washington Street ~ Replace roof with new architectural shingles in Onyx Black and install new seamless gutters and repair the facia to original style

Shawn Graham affirmed the color and style of the new roof shingles and that the facia, once repaired, will be painted white. The gutters in the front of the house are in good shape, he said, but those in the rear will be removed and replaced with seamless guttering. A motion to approve the application as presented was made by Commission member David Craddock with a second from Commission member Deegans. With all in favor, the motion carried.

Public Hearing: Montwell Commons, 970-990 Jefferson Street North ~ Install metal entrance sign posts at Hwy 219 main entrance and wooden posts on the rear Lafayette Street entrance, both displaying three business names and the site name, Montwell Commons

Lindquist recused himself for this application and the next one.

Montwell Commons spokesperson Florian Schleiff stated a presentation before the Board of Zoning Appeals was made and a height and size variance for the Hwy 219 entrance ground sign featuring the names of the three businesses was approved. "Montwell Commons" will be spelled out vertically on the metal posts as cutout lettering at the main entrance. The Lafayette sign will reuse an existing sign with cedar posts (8x8' height, 10 feet tall). Lighting for the main entrance sign will be incorporated in the hollow metal posts. The three businesses will separately apply for approval of their individual structure signage (See Amy's Market below. Hill & Holler and WVSOM/Clingman Center will make their presentation at the January meeting.) A motion to approve the application as presented was made by

Commission member Craddock with a second from Commission member Johns. With all in favor, the motion carried.

Public Hearing: Montwell Commons ~ Sign application for Amy's Market to be placed on the front and side of the building and also on the post at each entrance

Sign painter Brad Cornwell presented for approval four signs, as follows: main entrance (48x30"), rear entrance (48x20"), front-facing structure sign (36x36"), plus a rear structure directional sign (12x36"). All were approved at the BZA meeting for variances. A motion to approve the application as presented was made by Commission member Craddock with a second from Commission member Johns. With all in favor, the motion carried.

Public Hearing: Ream Interest, 422 Lafayette Street ~ Replace existing windows and paint exterior of building with possible installation of siding

Dean Powell requested to replace the windows with double-paned vinyl in the same style. Lindquist said the HLC guidelines require repairing original windows rather than replacing them with vinyl, which is not allowed. He suggested installing interior storm windows for added insulation. Architect consultant Michael Mills stated vinyl windows will not match the profile of the historic building, referring to National Park Service standards.

The existing exterior wood siding was determined to be in "good shape," according to Deegans, who inspected the site. It will need scraping and repainting in a gray color with white trim. Lindquist asked if Powell wished to withdraw the application, but he agreed to the HLC conditions. A motion to approve paint colors for the exterior siding after scraping and add interior storm windows was made by Commission member Deegans with a second from Commission member Craddock. With all in favor, the motion carried.

Deegans said Ream could take advantage of tax breaks of up to 45 percent of costs to the project for various restoration efforts, including electrical, wiring, heat/air, roof and plumbing, available through state and federal agencies. The HLC would help Ream qualify for the tax credit process, he said. Powell was advised to have Ream call HLC or Michael Mills for an application.

Public Hearing: Robert B. and Julia D. King, 1702 Washington Street East ~ Install a small new front porch to the front entrance of the house, and paint to match the house with SW7006 Extra White

Powell said the owners want to build a small roof over the front entrance to match an existing side porch entrance, only slightly larger in scale. The HLC members and Mills had questions for the engineering of the cantilevered design and construction, and suggested hiring an engineer to review. A motion with the

condition that Building Inspector Ray Still examine and approve the design prior to issuing the permit was made by Commission member Johns with a second from Commission member Craddock. With all in favor, the motion carried.

Public Hearing: Cheryl Gilman-Dobbs, 186 Lee Street ~ Tear down shed lean-to and construct a new 8x12 shed with pad in cedar to replace. Existing chicken coop will remain in place as is.

Owner Cheryl Dobbs said the old shed is in bad shape and needs removal. It is not visible from the street. The new structure will be of cedar construction and she will wait for it to season before considering to paint it. A motion to approve as presented was made by Commission member Craddock with a second from Commission member Johns. A second motion to approve the demo permit was made by Commission member Craddock with a second from Commission member Deegans. With all in favor, both motions carried.

COMMENTS from the ZONING OFFICER: Marsha Cunningham stated Washington Street East resident Chris Hall may need to go before the BZA for a variance to his 4-foot fence which he wants to be taller.

The next meeting is scheduled for January 11, 2021 with a deadline of December 23, 2020.

ADJOURNMENT: The meeting was adjourned at 6 p.m. in a motion by Commission member Deegans with a second from Commission member Johns.

Respectfully submitted,
Peggy Mackenzie
Recording Officer