

City of Lewisburg
Historic Landmarks Commission
Meeting Minutes ~ May 5, 2021
942 Washington Street West, Lewisburg, WV
Via ZOOM Teleconference

PRESENT: Chairperson Paul Lindquist, William Deegans, Donna Johns, David Craddock, Planning and Zoning Officer Marsha Cunningham, City Administrator Misty Hill, Consultant Michael Mills, and recorder Sarah Richardson.

ABSENT: Clifford Gillian.

VISITORS: Brad Cornwell, Jim Morgan, Elizabeth Issac, Jim Blackburn, Nora Venezky, David Allgryn Barbara Phillips, Melinda Cutlip, Jerry Janiga , Katie Eads, Tag Galyean, Elizabeth Alhborn, and Mayor Beverly White.

CALL TO ORDER: The meeting was called to order at 5 p.m. by Commission Chair Paul Lindquist.

APPROVAL OF MINUTES: The minutes of *April 12, 2021* meeting were adjusted as follows: The line, “two shutters and two porches” was changed to “two shutters and **the** porches,” a description of a four-inch downspout was changed to a six-inch gutter, and it states replacement shutters will be painted black forest green. Commission member Skip Deegans noted on page 3 Patrick Shea was misspelled as Patrick Shen, and this was corrected.

The corrections were approved as presented in a motion by Commission member Skip Deegans with a second from Commission member David Craddock. With all in favor, the motion carried.

PUBLIC COMMENT: Jim Morgan, a former Landmarks Commission member, suggested a review of guidelines pertaining to the installation of solar panels in the Historic District. He quoted the National Renewable Energy Electrical Authority section 106 regarding local historic preservation efforts, where a property owner wishing to install solar panels must “receive a certificate of appropriateness from the requisite body.” He ascertains that doing so helps “not diminish historic nature and character,” while accommodating the need for solar access. His impression is that the Lewisburg solar panel guidelines are “more stringent” than the National Park Service, and suggested they be reviewed. Commission Chair Paul Lindquist responded that the Commission is currently in the process of reviewing these guidelines in the Historic District.

Public Hearing: Cybele Boutique, 934 Washington Street ~ 36" x 22" double sided sign

Sign Painter Brad Cornwell presented for approval a 22x36 inch wood sign with vinyl letters and a boarder to be installed on the existing scroll bracket for Cybele Boutique (located in the old Wandering Bird Gallery space.)

A motion to approve the application as presented was made by Commission member Donna Johns with a second from Commission member Deegans. With all in favor, the motion carried.

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Public Hearing: Elizabeth Osborne, 118 McClung Street ~ Replace Roof

Discussion was postponed to the end of the meeting due to lack of representation.

**Initial Presentation: Eads Residence, 721 Jefferson Street ~ Continuation of Presentation, Application
Tabled from April 12, 2021 meeting**

Architect Jerome “Jerry” Janiga with JK Janiga Architects, Inc., presented for initial review and preliminary consideration a project overview for the purpose of “conceptual discussion” for the Commission on behalf of Homeowner Katie Eads. It was not submitted prior to the deadline and he is aware they will return at the next Commission meeting. Four concepts of the project all encompass the following attributes: remove an existing flat roof behind the garage and home; expand the main level kitchen; add a main level entry, mudroom, and enclosed storage area; addition of an exterior entertainment area including hard surface paving and overhead rood, and the addition of an exterior patio area.

In the proposed removal of the existing flat roof structure behind the garage and home, one upper level window will also be removed. On the right side, it’s proposed that the courtyard entry be removed and relocated to the front of the garage structure.

The proposed kitchen addition includes a sun screen which would wrap along the back of the existing house. A covered patio would lead to the rear, along with an open patio area, and a relocated garden wall that will be moved forward.

Commissioner Deegans asked about a row of clear transom windows on the front that will face Jefferson Street, Jerry responded he will look over the plans more and gather photos that show that side of the house better.

Homeowner Eads asked if they could “start moving,” with Commissioner Lindquist responding “yes,” with no concerns other than a followup regarding the transom windows to be revisited.

Public Hearing: Elizabeth Isaac, 1168 Washington Street ~ Replace four windows on back of the house

Jim Blackburn stated that Isaac wished to update four windows in the back of her house to aluminum clad, E-series Anderson windows. The project consists of frame work, and white windows with white trim visible from the road.

Commissioner Craddock noted that he didn't believe anyone from Foster St. could see the difference in windows from the road, and said he didn't believe the HLC has jurisdiction due to the distance of the house from Foster St.

A motion to approve the project was made by Commissioner Craddock and seconded by Commissioner Johns. With all in favor, the motion carried.

Public Hearing: Tag Galyean, 1450 Washington Street ~ Generator Placement

Tag Galyean presented for proposal to add a permanent, automatic generator at his Washington Street residence. While it would technically be placed in the "front yard" off of Washington, the houses' primary vehicular and foot entrance is positioned off of Foster Street. Galyean noted that "What's called the front yard really isn't the front yard, and is not visible," and asked for an exception or variance.

Commissioner Lindquist quoted HLC guidelines which indicate "Mechanical systems and electrical items should be placed in the south, rear, or side of the building," and was concerned with establishing precedence.

A motion to approve the project was made by Commissioner Johns and seconded by Commissioner Craddock. With all in favor, the motion carried.

Commissioner Johns noted that anyone on Washington Street cannot see anything in the "front, back yard," adding the generator would not be visible from Washington Street. She noted this project was not something she believed needed to be on the agenda due to the yard's layout.

Michael Mills noted that due to a fence installed along Washington Street the view of the yard in obstructed from view. He added he considers the front of the property to be where the addressing is for 911 and for where you pay taxes on, and Tag clarified the address is technical located on Washington Street, but the vehicle entrance is Foster Street, and added the house's "elevation from Washington Street is pretty extreme."

After much discussion of the location of the house on the property site, Commissioner Craddock motioned to make the Foster Street entry the technical front of the house for HLC consideration purposes, thus making the yard against Washington Street the back yard. Commissioner Johns seconded the motion. With all in favor, the motion carried.

Public Hearing: Larry Napier, 407 Lafayette Street, new roof, vents, ice guard and two pipe boots.

David Allgyer presented for approval plans to update the replace roof shingles, install a new matching drip edge, ice and water barriers on the eaves and valance, new step flashing on the sidewalls, new flashing on the chimney, new pipe boots, and new shingles.

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A motion to approve the project was made by Commissioner Craddock and seconded by Commissioner Deegans. With all in favor, the motion carried.

Public Hearing: City National Bank, 809 Jefferson Street South ~ 13 Employee Parking signs

Barbara Phillips and Melinda Cutlip of City National Bank requested to add 13 parking signs in the upper parking lot adjacent to City Hall. Doing so would leave 6 available spots for public use in the upper lot. All of the parking spots would be available on evenings and weekends. Six signs would be placed on one side of the lot and seven on the other, leaving the six spots closest to Washington Street available. Commissioner Craddock inquired about potentially adding verbage on the signs indicating approved public use times, which Phillips said was doable.

A motion to approve the project was made by Commissioner Craddock and seconded by Commissioner Johns. Commissioner Deegans recused himself from the vote. With the rest of the commissioners voting in favor, the motion carried.

Public Hearing: Greenbrier Historic Society, 814 Washington Street ~ Multiple directional sign application

Nora Vensky with the North House Museum and Greenbrier Historical Society presented for approval two separate signage projects: update the main business sign on Washington Street and wayfinding signs on the property to direct visitors to the entrances, and also adding six interpretive signs to help make the grounds of the North House educational outside of museum hours. Vensky noted they are retracting their appeal for the back entrance sign as of now.

A motion to approve the project was made by Commissioner Johns and seconded by Commissioner Craddock. With all in favor, the motion carried.

Public Hearing: Elizabeth Osborne, 118 McClung Street ~ Replace Roof

Commissioner Cunningham noted there was still no representative, but stated she took pictures of the property herself and explained it has a black roof, and the house is yellow with green shutters. She believes this is why they are asking for the new roof to be green, to match the shutters.

A motion to approve the project was made by Commissioner Johns and seconded by Commissioner Deegans. With all in favor, the motion carried.

COMMENTS from the COMMISSIONERS: Councilmember Johns noted there was a lot of

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scaffolding present at the second North House at the corner of Foster and Lafayette and asked for details.

Zoning Officer Cunningham said they should have a permit in the window, and they are painting the trim the same color with no change, thus not needing HLC approval.

COMMENTS from the ZONING OFFICER: Zoning Officer Cunningham noted at Greenbrier Printing there was some confusion on the sign that they painted on the building front. They misunderstood that front building painting approval included the sign, but it wasn't. Cunningham said the owner understands that with the remaining buildings he will have to acquire sign permits, which the HLC is working on him with. His lights are also silver, which she spoke with him about. The initial report stated the lights would be black. This change was not presented to the HLC. Cunningham is gathering more information about this for the HLC.

The next meeting is scheduled for June 14, 2021 with a deadline of May 28, 2021.

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

Respectfully submitted,
Sarah Richardson
Recording Officer