

City of Lewisburg
Historic Landmark Commission Regular Session
Meeting Minutes — May 13, 2024, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Chairperson David Craddock; Secretary William Deegans; Commissioners Donna Johns, Adrienne French and Clifford Gillilan; Zoning Officer Brandon DePriest; Planning and Zoning Assistant Marsha Cunningham; HLC consultant Michael Mills (via ZOOM); Recording Officer Tina Alvey.

ABSENT: None.

VISITORS: Mayor Beverly White, City Manager Misty Hill, Charles Lobban, Libby Tomar, Nancy Brachaman, Skip Thompson, Karin Tronche, Sam Argabright.

CALL TO ORDER: Meeting was called to order at 5:02 p.m. by Chairperson David Craddock, who announced that a couple of agenda items would be taken out of order. He also advised those attending the meeting that unruly behavior would not be tolerated and that all questions were to be addressed to him rather than to the petitioners.

APPROVAL OF MINUTES: Commissioner Adrienne French requested that a sentence referring to the tabling of the city's report on plans for construction of an outdoor stage in the city Green Space be removed from minutes from the meeting held on April 8, 2024. The minutes were accepted unanimously following the requested amendment.

COMMENTS FROM THE PUBLIC: None.

Greenbrier Historical Society, North House Museum. Install a 48"x16" flat polished bench.

Charles Lobban spoke on behalf of the Sons of the American Revolution advocating the installation of the proposed granite bench, which supporting documentation indicates will be positioned "facing the Greenbrier County Courthouse." Commission Secretary William Deegans advised Lobban that the HLC will require something in writing from the Greenbrier Historical Society/North House Museum authorizing placement of the bench in the designated location.

Commissioner Donna Johns made a motion to approve the application for a Certificate of Appropriateness, contingent upon receipt of the requested paperwork from the museum. The motion was seconded by French and approved on a 5-0 vote.

Bernard and Karin Tronche, 210 North Lee Street. Demolish and reconstruct current dwelling and add a rear addition.

Karin Tronche reported that the changes anticipated in the new home that differ from the look of the original home will include an addition at the rear of the structure, switching to new windows and moldings which will not match exactly the original materials. She confirmed that the new

windows will be one-over-one in style.

The Tronches' contractor, Sam Argabright, said the new home will also include sidelights flanking the front door to allow more natural light into what is a dark space in the existing house. He noted that the existing front door is not original to the house. He said approval of the demo plans for the existing house and general floor plan of the new house are necessary before hiring a contractor for the demolition and contacting an architect for the rebuilding project.

Deegans volunteered to document the details of the existing historic structure and provide his findings to North House Museum for archival purposes. Mrs. Tronche said he is welcome to visit the site.

Gillilan moved approval of the application, seconded by Johns and approved on a 5-0 vote.

Don Joint, 221 Austin Street. Paint garage and install new garage doors and new metal roof.

Representing the applicant, Tia Bouman explained that the proposed project will involve replacing rotten wood with fresh and installation of wooden, custom-made garage doors. The structure will have a flat-panel roof just like the roof on the existing house.

Gillilan moved approval of the application, seconded by Deegans and approved on a 5-0 vote.

Libby Tomar, 1505 Washington Street West. Revisit porch post application. Applicant also seeks permission to install new K-style gutters to match others on the house.

Speaking on behalf of the applicant, contractor Skip Thompson presented the application to replace some gutters and three downspouts in the same alignment and the same style as are now in place on the home. All will be painted white.

The application was approved on a 5-0 vote, upon motion by Gillilan, seconded by Johns.

Commissioners discussed the ongoing issues with replacement or restoration of porch posts and railings. HLC consultant Michael Mills said he feels it is OK to replicate the historic posts. Gillilan noted that if the old posts were restored, there would be no place on them to "land" the railings to bring those railings up to current building code standards. On the other hand, he said, the existing 28.5" high railings could be grandfathered in if they had not already been removed, rather than updating the railings to the 35" height now required in the building code.

The applicant said she has a craftsman who can replicate the handrails that were removed from the house and make the replicas any height necessary to meet code.

Thompson also said the porch roof had begun to sag. He said he had no choice but to install the new posts to support the roof.

Gillilan said he believes that leaving those replica posts in place permanently, while reworking the railing spindles to meet the new code, is the best solution. He made a motion to that effect,

seconded by Johns and approved 5-0.

COMMENTS FROM THE ZONING OFFICER: Zoning Officer Brandon DePriest reported that George Underwood, whose application for construction of a porch on an existing log cabin was approved with certain stipulations in April, brought in a sample of the metal roof he wanted to cover the porch, but it was not a standing seam roof as had been stipulated during the application process. Underwood also contacted the Zoning Office regarding plans to build a tool shed on his property where an outhouse is now situated; DePriest advised the man he will have to file an application in order for the tool shed project to gain HLC consideration.

DePriest reported that the city of Lewisburg has withdrawn its application to build a stage in the city Green Space. City Manager Misty Hill said that Chapman Technical requires a geotechnical study due to roof stability issues in the proposed design. That study will push the cost up from the estimated \$114,000 reported at the Commission's April meeting to between \$150,000 and \$235,000. Hill also said she advised City Council that the HLC was not enthusiastic about preliminary plans for the open-air stage.

ADJOURNMENT: Upon motion by Gillilan, seconded by Deegans, and approved 5-0, the meeting adjourned at 5:53 p.m.

Respectfully submitted,
Tina Alvey
Recording Officer