

City of Lewisburg
Historic Landmark Commission Regular Session and Public Hearings
Meeting Minutes — November 13, 2023, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Chairperson David Craddock; Commissioners Donna Johns, William Deegans, Adrienne French and Clifford Gillilan; Planning and Zoning Officer Marsha Cunningham; HLC consultant Michael Mills; Recording Officer Tina Alvey.

ABSENT: None.

VISITORS: Chief of Police Chris Teubert, Mayor Beverly White, City Manager Misty Hill, Jerry Janiga, Ben Long, Skip Thompson, Dr. John Wilson, Sam Argabright, Robert Strickland, Jo Strickland, Emily Isaac, Kathryn Juker, Matthew Bryman, Dylan Boone, Florian Schleiff.

CALL TO ORDER: Meeting was called to order at 5:00 p.m. by Chairperson David Craddock.

APPROVAL OF MINUTES: Commissioner William Deegans requested a clarification in the minutes to reflect that in a public hearing held on October 16, 2023, in regard to a roofing project on Adam Long's Court Street property that the Commission had approved the use of composite material only on the sloping part of the roof. Commissioner Clifford Gillilan moved approval of the October 16, 2023, meeting minutes as amended, seconded by Commissioner Donna Johns. The motion passed 5-0.

Public Hearing: Kathryn Juker, 643 & 667 Jefferson Street. Exterior Painting

The applicant requested to be permitted to paint two apartment buildings, using Sherwin Williams colors Origami White, Jogging Path (medium gray) and Fawn Brindle (dark gray).

Deegans made a motion to approve the application, seconded by Commissioner Adrienne French, and passed on a 5-0 vote.

Public Hearing: Robert Strickland, 116 Preston Boulevard. Install pergola on existing patio.

The applicant asked for permission to add a pergola overtop of an existing 12'x24' detached concrete patio. The new structure will be built of wood with a clear stain.

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

Public Hearing: Wooton, Davis, Hussel and Johnson, 914 Jefferson Street. Expansion of existing building.

Representing the applicant in this matter (which had been tabled at the Commission's October 16, 2023, meeting), architect Jerry Janiga presented a list of design changes which he had discussed with HLC consultant Michael Mills in the intervening month. Among the changes to

the plan were the addition of muntins to break up the large expanses of glass, a move that Mills commended for appearing more residential than commercial; the addition of a horizontal line in the materials to break up the structure's visual mass; and the use of lath siding and cement in the vertical columns. Janiga also added to the plan a clarification that the storm water control measures on the property would include underground disposal of potential runoff, that windows would have clear glazing, and there would be a 4' separation between the roofs of the existing structure and the new addition.

Local contractor Florian Schleiff raised concerns about the size of the roof overhang, but Mills agreed with Janiga's assessment that the standard 12" overhang would not look proportional to the structure.

The project was approved, with the design changes as mentioned, on a 5-0 vote, having been moved by Gillilan and seconded by French.

***Public Hearing:** Libby Tomar, 1505 Washington Street. Material list for porch posts and handrails tabled from October meeting.*

Representing the applicant, contractor Skip Thompson protested that the height of the original handrails — which are still on site but no longer attached to the structure — is not adequate to meet the current building code. Deegans advised him that compliance with the building code is not required for any of the handrails except those on the upstairs balcony at the back of the house, as the back part of the house is an addition. Discussion at a working session immediately prior to the evening's regular session, centered on that information and on updated information about the need to reuse the existing salvageable posts supporting the porch roof, where possible. Commissioners decided that any replacement posts necessitated by extensive rot in the original posts will have to be custom-crafted to exactly match those original materials.

Thompson said he had located a craftsman who can replicate the railings, but hadn't found anyone able to replicate the posts. Mills said he could provide information on options for the latter work. Thompson confirmed that the Commission would allow him to repair the front of the roof, which is leaking.

Deegans moved to instruct the applicant to restore the existing posts where possible, to replicate the missing posts and to restore the existing handrails. Gillilan seconded the motion, which carried on a 5-0 vote.

***Public Hearing:** Dylan Boone, 187 Foster Street West. Sidewalk steps and installation of railing on sidewalk.*

Representing the applicant, who was also present, contractor Trevor Neel described the anticipated alteration in the sidewalk step and the proposed addition of a 42" high metal handrail along the sidewalk. The handrail and all fittings will be painted black.

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

Public Hearing: John Wilson, 1017 Washington Street East. Replace upstairs windows, replace front door and Parex exterior building.

Applicant's contractor, Sam Argabright, advised the Commission that the vinyl windows now on the upstairs of the building that houses Bella's are leaking. The proposal is to replace those with black-framed windows and also to rip all of the rusted metal siding off the building and replace with other materials to be finalized at a later date. Materials discussed at this meeting included lap siding, novelty siding, steel siding and aged brick. Mills noted that whatever siding is used will have to be horizontal and, with the exception of the brick, it will need to simulate wood. He emphasized it would not be appropriate to add stucco to this building.

Argabright said Wilson has acquired an old door "of the mahogany family" to replace the existing front door. The aim is to have the building be "aesthetically pleasing but practical," the contractor said. Also discussed was removal of a fake gutter crafted out of styrofoam and replacement of an awning with a new awning consisting of an aluminum frame wrapped in fabric.

Gillilan made a motion to approve the application, with the exception of the various siding proposals, which will need to be settled upon before action is taken. French seconded the motion, which passed on a 5-0 vote.

Public Hearing: Paul McFarlane, 1618 Washington Street East. Replace gutters.

Representing the applicant, contractor Matthew Bryson said his client wants to replace the gutters on his home with half-round on the original portion of the building and K-style on a more recent addition. Mills said replacing all of the gutters with half-round would be better from an aesthetic standpoint. Bryson agreed with Mills' opinion, and said he is sure McFarlane will comply.

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

Public Hearing: Humble Tomato, 855 Washington Street. Replace gutters and downspouts.

Representing applicant Elizabeth Isaac, Emily Isaac said the proposal in the application is to replace the half-round gutters and round downspouts on the main building of the Humble Tomato restaurant with K-style gutters and downspouts to match those on the remodeled kitchen section of the building.

Deegans pointed out that the original house in question is the second- or third-oldest building in Lewisburg. Mills said the gutters and downspouts can't be replaced with K-style on such a historic structure. Isaac protested that half-round gutters will cost twice as much as K-style,

noting the entire perimeter of the main building needs new gutters.

Craddock said Isaac had three choices: amend the application to specify half-round gutters, withdraw the application or proceed to a decision and, if the application were denied, appeal the denial.

Emily Isaac opted to amend the application to specify half-round gutters, and the amended application was approved on a 5-0 vote, upon a motion by Gillilan, seconded by French.

Public Hearing: Ben Long, 491 Church Street. Driveway construction.

Applicant asked for approval of a revised plan for construction of a previously approved driveway leading to his home. The new request is for construction of a partial retaining wall, probably between 10' and 15' in length. Long said the wall will be under forsythia bushes and, therefore, not publicly visible. He asked for guidance in choosing materials for the wall, given that his house has a limestone facade. Craddock advised him to select a compatible material and show it to Mills, whose approval would trigger an administrative issuance of a permit, with no need for Long to return for another hearing.

No vote was necessary.

ADJOURNMENT: Upon motion by Gillilan, seconded by Deegans, and approved 5-0, the meeting adjourned at 6:39 p.m.

Respectfully submitted,
Tina Alvey
Recording Officer