

City of Lewisburg
Historic Landmarks Commission Regular Session and Public Hearings
Meeting Minutes — May 8, 2023, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Chairperson David Craddock; Commissioners Paul Lindquist, Donna Johns, William Deegans and Clifford Gillilan; HLC consultant Michael Mills (via ZOOM); City Manager Misty Hill; Recording Officer Tina Alvey.

ABSENT: None.

VISITORS: Mayor Beverly White, Mike Tremann, Jessica Chestnut-Hall, Tamera Pence, Carol Jewell, Dr. John Wilson, Ryan Brady, Debbie Kilcollin, Sam Argabright.

CALL TO ORDER: Meeting was called to order at 5:00 p.m. by Chairperson David Craddock, who then explained the procedures followed in Commission meetings/hearings, as well as the rights of aggrieved applicants to appeal rulings, and various enforcement procedures..

APPROVAL OF MINUTES: Commissioner Clifford Gillilan moved approval of the minutes of the April 10, 2023, meeting, seconded by Commissioner Donna Johns and approved 5-0.

COMMENTS FROM THE PUBLIC: None.

***Public Hearing:** Jessica Hall, 1599 Washington Street. Replace brick steps and sides on front porch with concrete steps and wrought iron handrails.*

The applicant, Jessica Chestnut-Hall, said her home's brick steps are aging and not safe. She proposes replacing the painted brick with concrete and adding a wrought iron railing.

Gillilan moved approval of the application, seconded by Commissioner Paul Lindquist and approved 5-0.

***Public Hearing:** Debra Kilcollin, 215 Randolph Street West. Paint front door of house with Graham & Brown color Volt and change covered porch ceiling to Benjamin Moore Allure Blue.*

Applicant Debbie Kilcollin wants to change the color of her house's brown wooden front door to either coral or yellow and paint the porch ceiling blue. The house was built in 2016.

Gillilan moved approval of the project, seconded by Johns, and approved 5-0.

***Public Hearing:** Michael Tremann, 1621 Washington Street East. Paint wooden portions of house SW 7511 (Bungalow Beige) and foundation SW #0038 (Library Pewter).*

Applicant Mike Tremann requested permission to paint his house in the color ways listed on the application.

Deegans made a motion to approve the application, seconded by Johns. The motion passed on a 5-0 vote.

***Public Hearing:** Wilson Properties, 1017 Washington Street. Replace broken windows and paint damaged part of building from tractor-trailer accident with same color as is now on the*

building.

Applicant Dr. John Wilson pointed out that the corner of the downtown commercial building he recently purchased and that needs to have windows replaced and repainted is struck by a turning tractor-trailer on average two or three times a year. Contractor Sam Argabright said the entire multi-pane window section that was damaged in the most recent incident will need to be removed and replaced, probably with a Pella aluminum-clad “direct set” that will be custom-made to closely match the remaining existing windows, none of which are original to the building. The new glass will be shatter-proof, Wilson said.

Wilson also asked for a sign to be placed nearby, barring big rigs from attempting right-hand turns from Washington Street onto north Jefferson at the busy intersection which his building anchors. City Manager Misty Hill advised Wilson that the city does not own either of the intersecting streets and, therefore, cannot bar turns at that corner.

HLC Consultant Michael Mills cautioned that the proposed Pella direct set with its muntins and mullions will be a major change on the historic building. He said he will need to examine the replacement window’s profile before signing off on the project, although he acknowledged that a precedent may already have been set for the new window because that same portion of the building has been damaged by tractor-trailers so frequently. Argabright said he can get drawings of the proposed window system from Pella for Mills and Commissioners to examine.

Johns moved to authorize administrative approval of the application, subject to Mills’ okay of the drawings. The motion was seconded by Deegans and approved 5-0.

Public Hearing: *Danielle and Wyatt Sabbag, 450 Lafayette Street. Paint body of house SW2821 (Downing Stone) and paint trim SW2816 (Rookwood Dark Green).*

Applicant Danielle Sabbag told the Commission that she wants to scrape the outside of her house, replace any damaged wood, and paint the entire structure. The application includes three pairs of possible color ways for the project, all of which are from the Sherwin-Williams Historic Collection. The application indicates that the porch ceiling will be painted Haint Blue.

Gillilan moved to approve the application, with either the first or second paint pairing choice. The motion was seconded by Johns and approved 5-0.

Public Hearing: *Carol T. Jewell, 1209 Washington Street East. Remove brick flowerbed, replace a garage door and extend the brick walls to the right and left of the garage wall. Install a simple old iron light to the left of the door.*

Applicant Carol Jewell stated that all of the alterations anticipated in the application will affect the Lee Street side of her house. The flowerbed slated for demolition is an eyesore that serves no purpose, she said. The rotted garage door or doors will be replaced with a solid wood, custom door.

Lindquist moved to approve the application, seconded by Gillilan, and approved 5-0.

Public Hearing: *Travis and Katie Eads, 721 Jefferson Street. Repair front bump-out with new roof.*

Speaking on behalf of the applicants, contractor Sam Argabright said the home in question appears to have been built in at least seven different sections, resulting in a bump-out with what he described as several “weird overhangs.” He said his research has yielded no comparable construction — “witches’ hats” with flat metal roofs.

Gillilan, who is familiar with the structure, said it once had flat-seam metal roofs, and Mills confirmed that assessment. Mills said drainage and waterproofing need to be the primary focus when reworking/restoring the roof sections now.

Deegans moved not to approve the application as presented. That motion was seconded by Gillilan and was adopted on a 5-0 vote.

Public Hearing: *Francesca Zarcone, 112 Courtney Drive. Install 5’x1’ MDO wood sign that will hang on the Child & Youth Advocacy Center’s front porch.*

In the absence of the applicant, Commissioners briefly discussed the sign application. Gillilan moved approval, seconded by Johns. The application was approved 5-0.

Public Hearing: *Andrew Edwards, 324 Lafayette Street. Replace existing board fence with painted white picket fence.*

In the absence of the applicant, Commissioners reviewed the application packet, which indicates Edwards’ desire to replace an existing board fence with a painted white picket fence. Gillilan moved approval, seconded by Lindquist and approved 5-0.

DISCUSSION ABOUT WAYFINDING PROJECT: Mills reported that the emphasis in Lewisburg’s proposed wayfinding project has shifted to possible signage outside the city limits. Hill said, since the city is easy to navigate, it is more important to direct people into the Historic District than to position more signs in the downtown area. She said a complaint filed against Lewisburg for failure to comply with federal accessibility regulations caused the city to pull back plans to situate wayfinding signs along sidewalks. “There are too many unknowns in play,” the city manager said.

Craddock said the wayfinding signage project is important to the city’s merchants, whose revenue stream is being harmed by an absence of downtown shoppers. Hill responded that changing the original wayfinding plan and instead shifting signage off of sidewalks and into the streets would mean taking away four existing downtown parking spaces, something no one wants to do. As a downtown merchant himself, Craddock volunteered to help get the wayfinding project back on track.

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ADJOURNMENT: Upon motion by Gillilan, seconded by Lindquist, and approved 5-0, the meeting adjourned at 6:20 p.m.

Respectfully submitted,
Tina Alvey
Recording Officer