

**City of Lewisburg
Historic Landmark Commission
Meeting Minutes
September 10, 2018
Paul R. Cooley Council Chambers
942 Washington Street West, Lewisburg, WV**

PRESENT: Commission Chair Carol Olson; Commission members Donna Johns, Paul Lindquist, Skip Deegans, David Craddock; Architect Consultant Michael Mills, Zoning Officer Chuck Smith, City Administrator Jacey Faulkner

ABSENT: Planning & Zoning Clerk Marsha Cunningham

VISITORS: Lance and Susan Syner, Jerry & Lee Janiga, Sam Argabright, Heather Rose, Toni Ogden, Aaron Maxwell

CALL TO ORDER: The meeting was called to order at 5 p.m. by Commission Chair Carol Olson. No comments were offered from the public.

APPROVAL OF MINUTES: The minutes of August 13, 2018 were approved as presented with two clerical corrections in a motion by Commission member Skip Deegans and seconded by Commission member Paul Lindquist

Public Hearing: *Greenbrier Historic Society, 814 Washington Street West.
Apply a mitigating film of light film tint over North House display window to protect the artifacts.*

Toni Ogden from the Greenbrier Historic Society stated the need to protect the buggy, mail cart and furniture in the North House display window. She said the film would protect from damage from UV rays. She stated the use of shades would block the view of the public. The original part of the area in question was built about 1920 as a porch for the north entrance, then enclosed at a later date. Architect Consultant Michael Mills asked Ogden if the project had been approved by WVSHPO and stated that the use of film was not recommended by WVSHPO. Mills' other concerns were would the film stick to the existing windows and would it alter the appearance of the building. Commission Chair Olson stated the options Greenbrier Historic Society had with the application: a vote could be taken, or the application could be withdrawn in order for Ogden to have time to check with WVSHPO on the appropriateness of the application. Ogden chose to withdraw her application.

Public Hearing: *Simm's Exxon, 201 E. Washington Street. Paint graphic multicolored sunrise mural on the cinder block on the side and rear of the recessed addition*

Heather Rose presented the project of street art on the Exxon building to include a graphic sun with exterior paint and then clear coated for protection. Amy Jaspers will be the artist of the mural. This is the first mural Jaspers has painted. Commission member Deegans presented guidelines from Lake Placid, NY for murals showing an in depth approval process. Commission Chair Olson stated she would like to see guidelines established. Mayor John Manchester stated that guidelines are critical, yet liked the fact that the murals are in a less visible area of the city. Commission member Donna Johns agrees with an approval process and prefers historical paintings. Commission member Lindquist had

questions about the maintenance of the signs boards, the paint type. He didn't personally care for the image and questioned if they were appropriate for the downtown area. Commission member David
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Craddock had many of the same concerns as Commission member Lindquist. Commission Chair Olson ask if the applicant had been in touch with the Lewisburg Foundation to set up a partnership for funding. Applicant Rose stated she had and said, "Tag didn't like the idea." A motion to approve was asked for by Commission Chair Olson. No motion was stated. Commission member Lindquist made a motion to deny the application, seconded by Commission member Johns with these reasons: Need guidelines and procedure for approval, Need maintenance plan. Need to research the materials to be painted on. With five (5) in favor the motion to deny carried.

**Public Hearing: Harmony Ridge Gallery, 886 Washington Street West,
paint graphic multicolored opossum and raven (two separate pictures that will be painted and placed
on the alley side of building within the boarded up windows.**

With Heather Rose also presenting, Harmony Ridge Gallery owner, Aaron Maxwell stated he liked the animal theme. He answered concerns about maintenance that once the paintings were weathered, they would be replaced with other new paintings. He stated street art in other cities were often spray painted and have both historic and contemporary themes. Maxwell suggested to hang the paintings and let the citizens of the town and the Commission members make comments.

Commission member Lindquist, again, had concerns about guidelines and procedures. Commission Chair Olson said she had concerns about who decides when and where the murals are to be placed. Olson also had concerns about whether the paint on some buildings would damage the buildings. A motion to deny the application as presented was made by Commission member Craddock, seconded by Commission member Lindquist, stating the same reasons for denial as the previous application at Simm's Exxon. With five (5) in favor of the motion, the motion to deny carried.

**Public Hearing: Stratton Alley Project, 106 Court Street,
update renovations of the 4 building in Stratton Alley.**

Commission member Craddock, stated that as a business owner of A New Chapter book store that joined the alley project, yet was not the owner of the building, he would be able to make an impartial decision without prejudice. The Commission members felt Commission member Craddock should remain on the bench.

Lance Syner, owner of Court-Stratton, LLC, presented the project with revisions from the comments of the August 13, 2018 meeting. Commission Chair Olson suggested to take the buildings one at a time.

Building #1: The parapet wall has been shortened, the awning has been left the same, yet Syner pointed out the drawing did not correctly depict the view of the awning. Syner is OK, as well as the Commission members, with the window height.

Building #2: Syner has changed the configuration of the plate glass window, as discussed in the August meeting. The color of the awning would be selected at a later time.

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Building #3: The entry cover roof pitch has been redesigned with a less steep pitch.

Building #4: The windows have been redesigned.

Building #5: Roll-up doors are acceptable with Syner and Commission members.

North Faced: Architectural Consultant Mills suggested a drain and hose bib be installed at the dumpster pad.

The motion to approve, as presented, was made by Commission member Deegans and seconded by Commission member Johns. With five (5) in favor, the motion carried.

Public Update: Montwell Park, 970 Jefferson Street North.

Commission member Lindquist recused himself and will be the presenter of the update. Lindquist stated the name of the project has been changed to Montwell Commons. The updates are as follows:

- The white house on Lafayette Street has been moved from its original location, across the street to the new location, the lot where the house stood has been graded and seeded.
- Market Building: The rear wall has been rebuilt with poured concrete, plumbing has been installed in basement floor, Radiant heat in basement floor. Framing for market building before winter.
- Parking Lot: Landscaping plantings have been removed and large stones have been placed in the northwest corner of the parking lot, making a retaining wall. Sidewalk in parking lot will be poured. Curbing in parking lot will be installed this fall. Pavers in parking lot to be installed next spring.
- Barn Building: Country Road CrossFit will be moving out of the barn building by September 15. The Greenbrier Valley Health Association and WVSOM will partner to develop a healthy living center. Construction of the bathrooms in the rear of the barn building will start this fall.

Comments from Zoning Officer: No comments from Chuck Smith

Comments from Commission: Architect Consultant Mills asked Zoning Officer Smith to send a Certificate of Appropriateness and he would work on a new certificate to be presented at the next meeting.

Commission Chair Olson stated the next meeting would be October 15, 2018.

ADJOURNMENT: The meeting was adjourned at 6:45 p.m. in a motion by Commission member

Lindquist and seconded by Commission member Johns.