

City of Lewisburg
Historic Landmark Commission Regular Session
Meeting Minutes — August 12, 2024, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Secretary William Deegans; Commissioners Paula Janiga, Adrienne French and Clifford Gillilan; Zoning Officer Brandon DePriest; Planning and Zoning Assistant Marsha Cunningham; HLC consultant Michael Mills; Recording Officer Tina Alvey.

ABSENT: None.

VISITORS: Mayor Beverly White, City Manager Misty Hill, Jerry Janiga, Emil Stalis, Cris Sills, Jennifer Orr, Tom Karrs.

CALL TO ORDER: Meeting was called to order at 5 p.m. by Secretary William Deegans, presiding. Deegans recognized retired building contractor Paula Janiga as the Commission's newest member, appointed to the seat formerly occupied by Donna Johns.. Deegans also noted that former chairman David Craddock had resigned.

ELECTION OF OFFICER: In light of Craddock's resignation, Deegans opened the floor to nominations for the position of chairman. Commissioner Clifford Gillilan nominated Commissioner Adrienne French, seconded by Deegans, and approved on a 3-0 vote, with French abstaining. Deegans immediately surrendered control of the meeting to French..

APPROVAL OF MINUTES: Commissioner Clifford Gillilan made a motion to accept the minutes of the meeting held July 8, 2024. Deegans seconded the motion, which passed 4-0.

COMMENTS FROM THE PUBLIC: Mayor Beverly White formally welcomed Paula Janiga as a member of the Lewisburg HLC.

Stephen Bobbitt, 346 Lafayette Street. Repair two front dormers and one back dormer, and add pine siding to the garage.

Speaking on behalf of the applicant, Cris Sills said his client seeks to install pine siding on the existing dormers, with trim painted to match the other windows on the house. The siding will be installed with a 6" reveal in an overlapping pattern. He said Bobbitt "might also" want to install the same siding on the garage.

French said she is concerned about the durability of pine siding. Consultant Michael Mills said all that could be done was to give the applicant "fair warning" of those concerns. French noted that, if the applicant wants to proceed with matching material on the garage, he would have to return to the Commission.

Gillilan moved approval of the application as regards the house, but not for the garage, seconded by Janiga and approved on a 4-0 vote.

Emil Stalis/Raymond Stephens, 175 Randolph Street Replace the existing roof with Owens Corning True Definition Duration shingles, Brownwood in color. Replace gutters, if needed, and swap location of window and door..

Applicant Emil Stalis told the Commission that the roof on his house needs to be replaced. The proposed shingles are brown; the existing shingles were originally gray. The gutters would be replaced with the same profile as can be found on the rest of the house. He said he also wants to swap the house's front door with a window, reusing existing materials where possible. The reason for this latter request is to better match the interior of the house with the front access point. At present, Stalis said, the door opens practically into a closet, whereas with the proposed switch the door would open "more directly" into the living room..

Deegans said HLC guidelines call for any relocation of a door to be done out of public view. He said he feels approving the proposed front door swap would set a bad precedent by changing an architectural feature of the house.

Paula Janiga said the concerns raised by Deegans deserved to be addressed, whereupon Stalis said he would withdraw that portion of the application.

Janiga made a motion to allow the roof replacement to proceed as presented, while taking no action on the withdrawn portion of the application. Gillilan seconded the motion, which passed 4-0.

Katie Kilcollin, 161 Dwyer Lane. Alteration and addition of existing house.

Noting a conflict, Commissioner Paula Janiga recused herself from the discussion, leaving the building and waiting outdoors.

Speaking on behalf of the applicant, architect Jerry Janiga explained his client seeks to add two bedrooms and other living space to her property, with a connecting corridor to an outdoor living area. While samples of materials proposed for use in the construction were presented, other documentation Janiga said he had submitted could not be located immediately.

Deegans said the existing house on Kilcollin's property is outside the Historic District, but the new land purchase (where the proposed construction would take place) is inside the District. Planning and Zoning Assistant Marsha Cunningham said the property had not been divided into two lots since the more recent purchase.

Consultant Michael Mills raised questions about the garage doors on the proposed addition, as well as the materials scheduled to be used. French said she would like more time to look at the details, a sentiment seconded by Mills, who said it "would be nice" to be able to review the information contained in the missing documentation package. He added, however, that the "basic design" could be okayed, pending that review.

Gillilan made a motion to approve excavation and foundation work on the proposed addition,

with other construction delayed to allow Mills and the HLC to review additional details. French seconded the motion, which passed on a 3-0 vote.

West Washington Properties, 886 Washington Street West. Install fire exit door, install exhaust hood and install gas lanterns in vestibule.

After briefly returning to the meeting chamber, Commissioner Paula Janiga noted another conflict and recused herself from the discussion, leaving the building and waiting outdoors.

Representing the applicant, Jennifer Orr and Jerry Janiga described the proposed project to install a fire exit door at the rear of the building on the western side, to install an exhaust hood and to add gas lanterns in the vestibule.

Deegans expressed concern that it appears the entire area including the former Harmony Ridge Gallery building will soon be developed, but no overall plan for the renovation of that building has yet been presented to the HLC. He also noted that K-style gutters would be more appropriate for the age of the building.

After further discussion, Deegans made a motion to approve the application for the lanterns and exhaust hood, while postponing action on the positioning of the fire exit pending more information, Gillilan seconded the motion, which was approved 3-0.

Paula Janiga returned to the meeting following the vote.

Bodies in Motion, 102 South Lafayette Street. Remove and replace steps.

Noting a conflict, Commissioner Gillilan recused himself from the discussion, leaving the building and waiting outdoors.

Speaking on behalf of the applicant, Tom Karrs reported that a person had fallen on the outdoor steps leading into the business. The resulting settlement of an insurance claim recommended the existing stairs be demolished and new stairs be installed. Upon the recommendation of the insurance company, the proposed steps would be wider (14" new, as opposed to 10" existing) and the risers shorter (5&5/8" new, as opposed to 7" existing).

City Manager Misty Hill said the stairs have to terminate at a crosswalk. Mills said the issue with the existing stairs appeared to be a turn at the bottom of the staircase, which narrowed on the edge, making them challenging to navigate. The standard height for stairs is 7", and the standard width is 12", he noted. Hill said the city has a building code that must be followed, regardless of what the HLC approves.

Paula Jniga made a motion okaying the proposed demolition of the existing steps and ordering the contractor to comply with all city building code regulations in creating the replacement structure. Deegans seconded the motion, which was approved 3-0.

Gillilan returned to the meeting following the vote.

COMMENTS FROM THE COMMISSIONERS: None.

COMMENTS FROM THE ZONING OFFICER: Brandon DePriest presented a jar containing mortar created by a builder working on a project in town, asking if such mortar is authorized for use. Gillilan said the mortar would need to be analyzed by a laboratory before a ruling could be made on usage.

DePriest also noted that the developer of the renovation project at the former site of Harmony Ridge Gallery has requested a meeting with the HLC regarding the kind of drawings the Commission requires prior to approval of the overall project.

COMMENTS FROM THE CITY MANAGER: Hill reported that she had met with Mills concerning the city's wayfinding project. That project will also be subject to review by planning and zoning officials.

Hill said City Council has authorized commissioning new street signs. Those in the Historic District will have that designation printed atop the street name. All of the commissioners preferred the larger of two signs presented for review.

ADJOURNMENT: Upon motion by Gillilan, seconded by Commissioner Janiga, and approved 4-0, the meeting adjourned at 6:20 p.m.

Respectfully submitted,
Tina Alvey
Recording Officer