

**City of Lewisburg**  
**Historic Landmark Commission Regular Session**  
**Meeting Minutes — June 10, 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; Recording Officer Tina Alvey.

**ABSENT:** None.

**VISITORS:** Russ and Cary Abbott, Steve and Kim Stone, Lance Syner, Daniel Boone, Michael King, Marcus Yoder, Ann Knight, Emil Stalis, Jody Wooten, Ashley Powroyric.

**CALL TO ORDER:** Meeting was called to order at 5 p.m. by Chairperson David Craddock, who announced that all audience questions would need to be addressed to the chair, and he would then determine if the applicant should answer the question.

**APPROVAL OF MINUTES:** Commissioner Clifford Gillilan made a motion to accept the minutes of the meeting held May 13, 2024, with an amendment indicating that a request made to the Zoning Office prior to that meeting by George Underwood involved the relocation of an outhouse to his (Underwood's) property for use as a toolshed. Commissioner Adrienne French seconded the motion, which passed 5-0.

**COMMENTS FROM THE PUBLIC:** None.

*MacAttack Real Estate, 979 Washington Street West. Replace downspouts and gutters.*

Speaking on behalf of the applicant, Marcus Yoder said the new gutters will be half-rounds and the downspouts will be round, with all galvanized steel. He noted there are no gutters on Mac Alley.

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

*MacAttack Real Estate, 979 Washington Street West. Cover a cedar fascia board.*

Planning and Zoning Assistant Marsha Cunningham said the application at hand proposes a different covering for the building's fascia, rather than installing latticework overtop of the fascia as previously proposed.

Gillilan moved tabling the application, seconded by French, and approved on a 5-0 vote.

*Kahsyne LLC, 775 Court Street South. Remove stairwell on the old True Value building and*

*add new staircase with awning..*

Representing the applicant, Lance Syner said the request involves the removal of the stairwell on the NE corner of the former True Value building and placement of a new metal staircase between that building and a nearby church. He said the west side of the building will be clad in hardy plank board-and-batten siding. The windows will either stay in place where they are or be moved elsewhere on the building, and none of the entrances will be on the Court Street side. He acknowledged that the Fire Marshal will have to OK the plan.

When HLC consultant Michael Mills raised questions about additions being made to the original building, Syner said that the building has seen five additions over the years, noting that the addition that included the stairwell slated for demolition was constructed in 1946. Answering Mills' questions about the canopy over the proposed new stairway, Syner said it will be a fabric canopy, which the Fire Marshal has okayed "with stipulations."

Syner also said all of the plans for this project are contingent upon the company's build-out of the adjacent parking lot. Commissioner William Deegans advised him that if the project does move forward, the HLC will need additional details.

Johns moved tabling the application, seconded by Gillilan, and approved 5-0.

***Daniel Boone, 1894 Washington Street East. Repaint trim Oxford white, add two wrought iron handrails on front porch, rebuild steps and handrail on garage apartment..***

Boone explained he wants to repaint the white trim on his stone house. Also, because the stairs are "challenging" for some of his guests, he wants to add a pair of wrought iron railings, about 5' apart, to the exterior staircase. In addition, he intends to replace the wooden stairway to the deck, which is not visible from the road.

Deegans moved approval of the application, seconded by French, and approved 5-0.

***Russell and Cary Abbott, 410 Echols Lane. Replace roof and add chimney cap.***

Russell Abbott said his project calls for replacing the existing brown roof with a black roof, and adding a chimney cap.

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

***West Washington Properties, 886 Washington Street West. Repair and repaint brick, place new door on building, replace glass windows, add railings in front of windows facing Washington Street, add gaslights and signage, and install an awning..***

Representing the applicant, Jody Wooten described the changes the new owner wants to make to

the former Harmony Ridge Gallery site, including replacing existing windows with identical aluminum-clad Andersen windows with black frames. Also, a new vestibule will be created, and gas lamps, a sign and an awning will be added to the facade. He said, while the windows will remain the current height, adjustments may be made to the height of the brick.

Mills advised Wooten that the bottom of the windows must be at least 18" from the floor. Wooten said the brick will match the chimney, which has been opened up. He plans to use a water-based whitewash on the brick instead of paint. Mills said whitewash is not appropriate for the building, and told Wooten to repair the existing brick instead.

The application was approved on a 5-0 vote, with the stipulation that the exterior brick be repaired instead of whitewashed, upon motion by French, seconded by Gillilan.

***Tryg Brody, 465 Lafayette Street. Replace roof with black shingles..***

Representing the applicant, Michael King said a decision was made to replace the existing roof with a roof that will match that of neighboring homes.

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

***Steve Stone, 1722 Washington Street East.***

*Application 1: Remove back porch and add 20'x30' screened porch.*

*Application 2: Add bedroom to the right side of house.*

The Commission considered and acted upon these two applications together.

The applicant said his intention is to remove the back porch and add a new master bedroom suite and a three-seasons room to his home, which was built in the 1940s or '50s. He said the resulting structure will be 12' from the property line, thus meeting setback requirements. Additions will keep the same look as the existing red brick house, with the screen porch featuring a metal standing-seam roof, and the rest of the addition being shingle-roofed. The windows will be Pella reserve, the same as another project approved two years ago, Stone said. Also included in the project is the relocation of the basement laundry room to new quarters on the home's first floor.

Bundled together, both applications were approved on a 5-0 vote, upon motion by Gillilan, seconded by French.

***Emil Stalis, 175 Randolph Street. Rebuild two chimneys.***

The written proposal from the applicant calls for the rebuilding of the top portions of two badly deteriorated chimneys on the house at 175 Randolph Street. The plan further calls for the newly reconstructed chimneys to be painted white.

After discussion, the Commission found that painting the chimneys white could not be allowed, but the rebuilding of the damaged structures could be accomplished without the painting. Gillilan made a motion to permit the applicant to remove and replace the damaged chimneys without painting said structures. Johns seconded the motion, which passed on a 5-0 vote.

**COMMENTS FROM THE COMMISSIONERS:** Craddock asked City Manager Misty Hill for an update on the status of a court case. Hill said City Council has asked for more information from City Attorney Tom White. She said White will attend the HLC's next meeting to discuss the matter.

**COMMENTS FROM THE CITY MANAGER:** Hill advised the Commission that emails concerning city business should be directed to one person at a time, rather than to the entire membership or a majority thereof. If all the members are drawn into an online discussion, it could mean that a meeting was convened without proper notice.

Hill said a new state official is working with the city on its wayfinding project. The city is in the process of obtaining permits for the associated signage.

Hill also reported that City Council has tabled the proposal for construction of an open-air stage in the Green Space Park upon finding that expensive core drilling will be necessary before a design can be finalized. She said city officials are looking at a possible temporary stage, as well as other options.

Hill said a generator has been delivered to the new water plant and is now being installed at the plant. However, the intake won't be ready for the generator until October or November. The new plant will have more storage capacity, she said.

**ADJOURNMENT:** Upon motion by Gillilan, seconded by Deegans, and approved 5-0, the meeting adjourned at 6:15 p.m.

Respectfully submitted,  
Tina Alvey  
Recording Officer