

**City of Lewisburg**  
**Historic Landmark Commission Regular Session**  
**Meeting Minutes — November 4, 2024, 5:00 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul L. Cooley Council Chambers**

**PRESENT:** Chairperson Adrienne French, Secretary William Deegans; Commissioners Paula Janiga, 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, Eric Dardy, Ted Knight, Anne Knight, Russell Amundson, Lance Syner, Jerry Janiga, Amanda Schrilter, Nicole Bostic, Robert Crone, Yvette Shafer, Joshua Adamo, Tia Bouman, Andrew Must, Britt Ludwig, Larry Ickes, Jody Wooton.

**CALL TO ORDER:** Meeting was called to order at 5:00 p.m. by Chairperson Adrienne French..

**APPROVAL OF MINUTES:** Minutes from the October 7, 2024, meeting were accepted as presented, upon motion by Commissioner Clifford Gillilan, seconded by French, and approved on a 4-0 vote.

***Sugar Bear Gifts, 438B Court Street North. Install an 18"x24" aluminum sign on existing bracket.***

Representing the applicant, Nicole Bostic described the new sign as primarily being yellow, red and blue in color.

Gillilan moved approval of the application, seconded by Secretary William Deegans, and approved 4-0. French cited page 35, section F, of the HLC Guidelines in support of the decision.

***Austin Neal, 1184 Washington Street East. Dismantle existing stone retaining wall from the corner to the neighbor's driveway, replacing with Ohio Limestone and replacing fill and drainage..***

Addressing the Commission on behalf of his client, contractor Joshua Adamo said the current retaining wall is constructed from "rubble," none of which can be reused. Plans call for replacing the the 3' high, 100' long wall with limestone that has a similar look. Adamo said budget was a factor in making the decision to replace rather than to rehab. Rehabbing the wall would take months or even years to complete, he said.

Deegans pointed out that there are many stone walls in Lewisburg and expressed concern about setting a precedent of replacing those walls rather than stabilizing them with original materials. French echoed those concerns, citing page 34, section B, of HLC guidelines, indicating new materials should not be used for such a project. She added that the wall has apparently been in its

current condition for the past 20 years or so. Saying the existing wall is "filled with character," HLC consultant Michael Mills also spoke against demolition, as did Commissioner Paula Janiga.

At the conclusion of the 30-minute discussion, French asked commissioners if any wanted to make a motion to approve the proposed project. No motion was forthcoming; therefore, the application did not move forward.

***Russell Amundson, 1248 Washington Street East. Replace nonfunctional gutter with half-round to match the original gutters. K-style gutters on the porch and rear are to be replaced with same half-round as original. Re-roof tin shingle roof with metal shingles in Colonial Gray.***

The applicant told the Commission that the gutters on his house are falling off and that he wants to replace them with historically-accurate half-round gutters. He said the roof probably needs to be replaced as well. Although he reported that he was told by another person that the HLC requires a standing-seam metal roof, he has found metal shingles that he believes would suffice. He said he actually prefers copper gutters and asphalt shingles.

Mills advised the applicant he needs to return with samples and specs for the shingles that he proposes using, which Amundson agreed to do.

Deegans moved approval of the application, provided that the applicant works with Mills and obtains appropriate shingles for the project. The motion was seconded by French, and approved 4-0. French cited page 45, sections A through D, of the HLC Guidelines in support of the decision

***Shuck Memorial Baptist Church, 133 Burdette Lane. Install a black aluminum fence that will be 4' tall, around the back empty lot.***

Representing the applicant, Yevette Shafer told the Commission that the church has been awarded a Homeland Security grant for the project, which will also include a gate to allow cars to access the lot.

Janiga moved approval of the application, seconded by Gillilan and approved 4-0. French cited page 29, sections B and D, of the HLC Guidelines in support of the decision.

***Virginia Land Company, 906 Washington Street West. Repair crumbling chimney and flue.***

Representing the applicant, Anne Knight said in the course of dealing with repairs of an old chimney, she realized that the roof was in bad shape and the third floor of the structure had sustained water damage as a result. The company proposes replacing the existing silver roof with a silver standing-seam roof.

Gillilan moved approval of the application, providing that the new roofing panels match the width of the existing roofing components. Janiga seconded the motion, which passed 4-0. French cited page 44, sections A and B, of the HLC Guidelines in support of the decision

***Campbell Revocable Trust, 332 Foster Street. Alter accessory structure by replacing roofing system, relocating existing window, adding one window, installing light fixtures, modifying patio system and adding a water collection system.***

Noting a conflict, Commissioner Paula Janiga recused herself from the discussion, leaving the meeting room.

Speaking on behalf of the applicant, architect Jerry Janiga said the accessory structure, which once was a garage, is now used as a studio. He presented two options for the addition of clerestory windows above the new patio doors; with option A, a pair of triangular windows follow the roofline, while with option B, a horizontal line of smaller windows runs above the doors.

Gillilan moved approval of the application's option B, as recommended by Mills. The motion was seconded by French and approved 3-0. French cited pages 34, 47-51, 32 and 25 of the HLC Guidelines in support of the decision.

Paula Janiga returned to the meeting following the vote.

***Greenbrier County Commission, 912 Court Street North. Construct a 5'-high cast iron fence between 912 Court Street North and 958 Court Street North, with a two-panel access gate.***

Representing the applicant, attorney Britt Ludwig said the proposed fence that will run along the courthouse alley is identical or nearly identical to the existing perimeter fence around the County Courthouse and other iron fences in Lewisburg. Ludwig said the adjacent property owner has agreed to the installation of the fence and gate.

Deegans moved approval of the application, seconded by Gillilan and approved 4-0. French cited page 29 of the HLC Guidelines in support of the decision.

***Greenbrier Mercantile LLC, 956 Washington Street West. Renovate unused rear of building with doors and windows.***

Representing the applicant, Tia Bouman said the aim of this project is to make this building, located across the street from City Hall, more attractive. A row of new windows in the style of existing windows will be installed where there are now bricked-in spaces that are too small to serve as doors as they did previously. On the courtyard side of the building one boarded-up window needs to be converted into a doorway, while two double metal doors will be replaced with a door with a sidelight.

Mills agreed with the details of the plan for the rear of the building as presented.

Gillilan moved approval of the application, seconded by Deegans and approved 4-0. French cited pages 47-51, 38 and 39 of the HLC Guidelines in support of the decision.

***Andrew Must and Tia Bouman, 149 Walnut Street. Renovate and add a bedroom and bathroom***

*to the back of the house and a carport to the side.*

Applicant Tia Bouman told the Commission that this house has been neglected. Anticipated renovation would keep the structure all on one level, with a gable proposed for the front. The owners also want to paint the brick on the building white and add a porch and carport. As the roof was recently shingled, Bouman said she assumes that materials used on the additions/changes would need to match the existing house. She also wants to add wood elements and stucco to the design, but said she could whitewash the wood on the gable, if necessary.

Deegans said the proposed alterations “change the character of the house.” That might change the entire neighborhood, he added. Mills said the addition of timber moves the style of the house to Art Deco, which he doesn’t feel is appropriate. He said the gable is fine, but only without the timbers. He also said that he will work with the property owners on color, perhaps shifting some material to board and batten.

Gillilan moved approval of the application, incorporating the changes proposed by Mills. The motion was seconded by French and approved 4-0. French cited pages 54 and 52 of the HLC Guidelines in support of the decision.

***Kahsyne LLC, 775 Court Street South.*** Remove north stairwell, install storefront doors and glass garage doors on north wall, install board and batten Hardi board on north and west walls.

Noting a conflict, Commissioner Paula Janiga recused herself from the discussion, leaving the meeting room.

Representing the applicant, Lance Syner told the Commission he was seeking approval of the concept and would present details for approval at a later date. He said his immediate focus is obtaining an OK to remove the stairwell from the former True Value Building and add metal stairs. He noted the lack of “reliable, affordable” brick masons in the area, which means he has no details on any brickwork that may be needed.

Gillilan moved approval of the portion of the application dealing with removal of the stairwell and installation of a metal fire escape, with the understanding that the applicant will wait on taking action on installation of Hardi board. The motion was seconded by Deegans and approved 3-0. French cited pages 38, 39, 41, 42 and 30 of the HLC Guidelines in support of the decision.

***Court and Stratton, 865 Court Street North.*** Install new TPO roof with black metal coping.

Commissioner Paula Janiga continued her recusal during these proceedings, remaining outside of the meeting room.

Representing the applicant, Lance Syner said this project includes the removal of asbestos as well as replacement of the roof and installation of black metal coping to match the doors on the Lewis Theatre. The new roof will be white and not visible from the street level.

Gillilan moved approval of the application, seconded by Deegans and approved 3-0. French cited

page 44 of the HLC Guidelines in support of the decision.

*Jody Wooton, 886 Washington Street West. Add mosaic tile logo on the vestibule floor.*

Commissioner Paula Janiga continued her recusal during these proceedings, remaining outside of the meeting room.

The applicant told the Commission the logo for Hill and Holler's new location will be situated in a place that was previously part of the building's interior. Much of the design in that portion of the building has already been reworked, Wooton said.

French said this latest design change needs to be compatible with the property. Deegans noted that the design would also need to be reviewed by the city's Board of Zoning Appeals.

Deegans moved approval of the application, seconded by Gillilan and approved 3-0. French cited pages 34 and 37 of the HLC Guidelines in support of the decision.

Paula Janiga returned to the meeting following the conclusion of the three discussions and votes from which she had recused herself.

*Villa Land Company, 333 Foster Street. Relocate electrical boxes (per Mon Power this is a safety issue) to the front left corner of the apartment building.*

Speaking on behalf of the applicant, Larry Ickes said the company has been told by Mon Power that the electrical boxes must be moved from the right side of the building to the front left. He expressed willingness to screen the boxes with vegetation, as long as the power company's employees will still be able to read the meters.

French pointed out that HLC Guidelines require that electrical boxes be placed either at the rear or side of a building, but Ickes said there is no other location on the property that is feasible, while still meeting power company requirements.

Gillilan moved approval of the application, contingent upon the property owner using shrubbery to screen the boxes from view. Deegans seconded the motion, which was approved 4-0. French cited page 33, sections A and D, of the HLC Guidelines in support of the decision.

**COMMENTS FROM THE PUBLIC:** Anne Knight lodged a complaint about the shade of purple which a property owner has painted a business that neighbors her own business. "Purple is a polarizing color," Knight said, noting that at least one HLC member had denied that the Commission had approved the color for that building. Knight said she had received complaints from other people about the color and has even offered to pay for the paint if the owner of the building will agree to redo the establishment in a neutral color. She said she feels that the city should shoulder the cost of labor for such an undertaking.

City Manager Misty Hill said she has also fielded a number of calls from people objecting to the purple.

French said she and Deegans have discussed strategies for preventing such an issue in future, and suggested that the HLC begin to require that an applicant display a primed and painted section of wall as part of the application process for commercial structures.

**ADJOURNMENT:** Upon motion by Gillilan, seconded by Deegans, and approved 4-0, the meeting adjourned at 7:48 p.m.

Respectfully submitted,  
Tina Alvey  
Recording Officer