

City of Lewisburg
Historic Landmarks Commission Regular Session and Public Hearings
Meeting Minutes — September 11, 2023, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Chairperson David Craddock; Commissioners Donna Johns, William Deegans, Adrienne French and Clifford Gillilan; Planning and Zoning Officer Marsha Cunningham; HLC consultant Michael Mills (via ZOOM); Recording Officer Tina Alvey.

ABSENT: None.

VISITORS: Mayor Beverly White, City Manager Misty Hill, Kathryn “Boots” Tuckwiller, Ben Long, Skip Thompson, Dr. John Wilson, Camren Ritchey, Carolyn Cleaton, Joshua Adamo, John Hobbs, Anne Knight, Sam Argabright and Tia Bouman.

CALL TO ORDER: Meeting was called to order at 5:00 p.m. by Commissioner William Deegans, serving as acting chairperson upon the behest of Chairperson David Craddock.

APPROVAL OF MINUTES: Commissioner Clifford Gillilan moved approval of the August 14, 2023, meeting minutes, seconded by Commissioner Adrienne French. The motion passed 5-0.

PUBLIC COMMENTS: Local contractor Joshua Adamo advised the Commission that property owners are having difficulty finding building contractors who will work on projects in the Historic District. He said the HLC needs to meet with area contractors to brief them on regulations. Adamo offered his services as a consultant.

Later in the meeting, Planning and Zoning Officer Marsha Cunningham said she always advises people when they obtain an application that HLC consultant Michael Mills is available to advise them, if needed. She also provides Mills’ contact information to applicants.

***Public Hearing:** Quoin Stone Properties, 1067 Washington Street East. Paint column.*

Representing the applicant, Joshua Adamo described the proposed project, which involves painting a stucco panel on a column at Cooper Gallery on the corner of Lafayette and Washington streets. He said the panel, which is not on the street side of the brick column, will be painted a buff color to match the existing brick.

French made a motion to approve the application, seconded by Craddock, and passed on a 5-0 vote.

***Public Hearing:** Thomas and Jane Hill, 1459 Washington Street East. Remove existing chimney on the back addition and replace with glass framed and copper roofed cupola.*

Representing the applicants, Joshua Adamo said the proposed project would involve the removal

of an unlined chimney attached to a newer addition of the home in question. He said the chimney is “barely visible” from the front of the house. The space currently occupied by the chimney would be replaced with the cupola described in the application.

Both Deegans and Mills expressed opposition to the plan to demolish the exterior portion of the chimney and install a cupola to replace it. Denying this application will not affect interior demolition planned for the remodeling of the addition, Mills noted.

Craddock made a motion to deny the application, seconded by Gillilan. The application was denied on a 5-0 vote.

Public Hearing: Virginian Land Company, 900 Washington Street. Exterior renovations.

Anne Knight, representing the applicant, presented a new plan for an ongoing project at what is referred to as the Moore Building. A previous plan called for installation of brick along the bottom portion of the building, but the current proposal asks permission to install faux brick over the cinderblock presently in place. A new door will be hung at the entrance, which will be sheltered by a metal shed roof. The back of the building will be covered with siding. All materials will use the same colors as are now on the structure.

Deegans said he had an issue with the metal roof as proposed (using standing seam roofing), but Knight said the plan now calls for a flat panel metal roof. “I know what you all don’t want,” Knight said.

Gillilan made a motion to approve the project with an amendment to require a flat panel metal shed roof, seconded by Commissioner Donna Johns, and unanimously accepted on a 5-0 vote.

Public Hearing: Ben Long, 491 Church Street. Driveway construction.

Applicant asked for approval of his new plan for construction of a driveway leading to his home on Church Street. He indicated that he has seen an earthen retaining wall being used to good effect to support the driveway entrance of a nearby home. Noting that using materials recommended by the HLC at a previous hearing would cost an estimated \$50,000 more than using an earthen retaining wall, he preferred to go with the latter, promising he will salvage materials and repair the sidewalk as well.

Mills endorsed Long’s new plan, provided that it doesn’t create more drainage issues.

Gillilan made a motion to approve the project, seconded by Johns, and approved 5-0.

Public Hearing: Jill McIntyre, Aggie’s, 971 Jefferson Street East. New metal roof, exterior paint, soffit and fascia repair.

Applicant Jill McIntyre described the history of the building which now houses the Aggie’s retail

store. While a more extensive remodeling is anticipated, the first step is the demolition and replacement of the existing roof, along with repair of the soffit and fascia.

Contractor John Hobbs of the company Hobbs and Hammers, LLC, said plans call for installation of a corrugated metal roof rather than a standing seam metal roof; the latter option would be prohibitively expensive, he said. The original wood soffit appears to still be in place behind the modern vinyl which was installed later. However, Hobbs said if the original soffit turns out to be no longer usable, he proposes replacing it with a finish-grade plywood assembled in a grid pattern.

The HLC rejected both the plan for a metal roof and for a plywood soffit in a grid pattern. There was discussion about obtaining an amended application, and McIntyre agreed to amending the application on the spot, changing the specs for the project to call for replacing the roof shingles with similar shingles and addressing the soffit issue either by restoring the original wood soffit or using like materials in the original style, with no grid pattern.

Craddock made the motion to approve the amended application, seconded by Gillilan. The vote in favor was 5-0.

Public Hearing: Don Joint, 472 Lafayette Street. Materials for exterior renovations.

Representing the applicant, Tia Bouman said this hearing would only involve paint color for the stucco exterior walls, substituting the new choice “Drift of Mist” for the previously-approved “Meadow Sage.”

Johns moved approval of the off-white color for the stucco, seconded by Gillilan, and approved 5-0.

Public Hearing: John Wilson, 1023 Washington Street East. Exterior repairs.

Applicant’s contractor Sam Argabright presented a revised proposal for mitigation of the latest damage caused to the building housing Bella the Corner Gourmet by an errant truck plowing into the corner of the structure. Because a structural beam supporting the second story was damaged, safety is an issue, A total of four windows will be fabricated, and new brick that will resemble the old will be used in executing the repairs. An interior bay and an exterior bay will be constructed.

The proposal was administratively approved prior to the meeting due to the safety issue. Gillilan moved endorsement of the action taken, seconded by Johns and approved 4-0-1, with French abstaining.

Public Hearing: Lewisburg United Methodist Church, 1133 Washington Street East. Replace roof.

Representing the church, Kathryn “Boots” Tuckwiller indicated that the existing roof has failed and is leaking. Replacement roofing will be a designer shingle. In addition, the gutter system will be replaced with white fittings in a style similar to what is now in place.

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

ADJOURNMENT: Upon motion by French, seconded by Johns, and approved 5-0, the meeting adjourned at 6:37 p.m.

Respectfully submitted,
Tina Alvey
Recording Officer