

**City of Lewisburg
Historic Landmark Commission Regular Session
Meeting Minutes — March 10, 2025, 5:00 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers**

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

ABSENT: None.

VISITORS: Mayor Beverly White, City Manager Misty Hill, Isaac Post, Kim Post, Brenda Cooper, Donna LeBlanc, Andre LeBlanc, Sam Argabright, Margaret Kulkarni, Ed Rose, Josh Adamo.

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

COMMENTS FROM THE PUBLIC: None.

James F. Vaughan, 118 McClung St. Remove existing garage, add a new garage painted the same color as the existing house, with a new rear driveway composed of pea gravel.

Representing the applicant, contractor Sam Argabright noted that the new gutters will match the existing gutters on the home, while asphalt shingles will be a new color, which is yet to be determined. He said he will return to the Commission in the future to have the roofing color approved. The addition will have corner trim to distinguish it from the original structure and will otherwise use materials like those already found on the existing home. Argabright said there is a lot more planning necessary for the site, such as a stormwater plan. As for the driveway, he said a non-permeable surface has been designed, but the final decision on materials used will be up to his client.

Commissioner Clifford Gillilan moved approval of the application, with a stipulation that materials used for such details as windows and the driveway, plus paint colors, must be approved by the HLC prior to installation. Commissioner Andrea Izzo seconded the motion, which passed on a 5-0 vote. French cited pages 45, 46, 47 and 44; page 33, sections A-F; page 32, sections A-D; and pages 43, 52, 53 and 54, of the HLC Guidelines in support of the decision.

Isaac and Kim Post, 2129 Washington St. East. Construct a single-story residence.

Applicant Isaac Post advised the Commission that the home which he and his wife anticipate constructing on the 5.2-acre parcel designated will have a board-and-batten look and will be sited 150 yards from the road. The structure will be white with black trim and a few wood accents, along with stone accents that will utilize material from the property.

Answering questions posed by HLC consultant Michael Mills regarding materials that will be

used for soffits and windows, Mr. Post said those materials will be whatever the HLC requires. Mills further took issue with the woodgrain siding sample presented by the applicants, saying the siding needs to be smooth, as do the materials used for the soffit and porch ceiling.

Commissioner William Deegans inquired about the composition of the proposed driveway, and Kim Post responded that during construction, the driveway will be gravel, but it will ultimately be paved. Mills said the material proposed will need to be specified in advance, as will windows, siding and other exterior materials.

Gillilan moved approval of the application, contingent upon the applicant's selection of an acceptable smooth siding rather than the woodgrain presented, with the additional presentation and HLC approval of proposed driveway and window materials. Deegans seconded the motion, which was approved 5-0. French cited page 33, sections A-E, and pages 52, 53 and 54, of the HLC Guidelines in support of the decision.

Happy Days Investments, LLC, Andre LeBlanc, 1102 Washington St. East. Paint exterior, repair rotten fascia and wood, replace awning and add new sign on existing bracket.

Representing the LLC, Donna LeBlanc noted that the bottom level of the building will be retail space, for a business named Mountain Laurel Treasures, with the upstairs being rented to students attending the West Virginia School of Osteopathic Medicine.

The application proposes painting the building Holliday Turquoise, with Pink Flamingo trim and black and white striped awnings. Deegans noted that HLC guidelines specify that exterior paint colors be similar to that used on other like structures of the time period. French said, while the colors proposed might be OK in Miami Beach, they do not conform with Lewisburg's palette. LeBlanc agreed to amend the application to change the exterior colors to beige and green with a section of black and white squares.

Commissioner Paula Janiga moved with approval of the amended application, but reserving the requested signage pending additional details being provided by the applicant. Gillilan seconded the motion, which was approved 5-0. French cited page 33, sections A-E; page 35, sections A-E; page 24, sections A-G; and page 2, sections A-O, of the HLC guidelines in support of the decision.

Austin Neal, 1184 Washington St. East. Mitigate structural deficiencies and safety of unstable wall on the north elevation structure by disassembling the wall and rebuilding the wall with reused choice stones.

Representing the applicant, Joshua Adamo of Adamo Building Arts explained that the current application revisits an earlier proposal to address the issues cited. He said the existing retaining wall facing Washington Street will quickly be disassembled, with the materials then being sorted and studied offsite before retuning "choice stones" to Washington Street for reconstruction. The wall will be faced with limestone. "We're using what we can" of the original material, Adamo said, noting that additional limestone from a source in Ohio that is very similar to what is now in

place will be used where needed.

Deegans made a motion to approve the application as presented, seconded by Gillilan and approved 5-0. French cited page 30, sections A-E; page 34, section B; and page 37, of the HLC guidelines in support of the action taken.

Margaret Kulkarni, 958 Court St. North. Install a 20-panel ground-mounted solar array on the rear of the property, behind the house.

The applicant told the Commission that the proposed solar panel array will be downslope from her house and eventually be screened from view with a fence and plantings. She said she was unable to specify those plantings and their placement because all area nurseries are closed for the season.

French noted that the 20-panel array would stretch 37' in width. Janiga said it will take a long time for any plantings to grow high enough to screen that array from both the parking lot behind the property in question and the street. Kulkarni responded that she will have temporary screening in place until the plants grow, adding that she chose a 20-panel array upon advice provided by the company from which she is purchasing the system.

French said a "proper site plan" would have to be submitted before the Commission could consider the application. City Manager Misty Hill explained that the plan would have to specify the plantings proposed for screening, as well as the length of time the temporary screening would need to be in place.

Consideration of the application was tabled until the April 14 meeting, upon motion by Izzo, seconded by Janiga and approved on a 5-0 vote. French cited page 24 of the HLC guidelines in support of the action taken.

COMMENTS FROM THE ZONING OFFICER: None.

ADJOURNMENT: Upon motion by Gillilan, seconded by Deegans, and approved 5-0, the meeting adjourned at 6:35 p.m.

Respectfully submitted,
Tina Alvey
Recording Officer