

**City of Lewisburg**  
**Historic Landmark Commission Regular Session**  
**Meeting Minutes — April 8, 2024, 5:00 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul L. Cooley Council Chambers**

**PRESENT:** 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:** Chairperson David Craddock.

**VISITORS:** Mayor Beverly White, City Manager Misty Hill, Jim Morgan, George Underwood, Garrett Hinkle, Anthony Hinkle, Skip Thompson, Florian Schleiff, Sam Argabright.

**CALL TO ORDER:** Meeting was called to order at 5:00 p.m. by Secretary William Deegans, presiding in the absence of Chairperson David Craddock.

**APPROVAL OF MINUTES:** Commissioner Clifford Gillilan moved acceptance of minutes from the meeting held on March 11, 2024. The motion was seconded by Commissioner Donna Johns and approved on a 4-0 vote.

**COMMENTS FROM THE PUBLIC:** None.

*Linda Underwood, 116 East Foster Street. Build a porch on existing log cabin.*

Applicant George Underwood described the proposed porch construction as involving reclaimed materials with the exception of asphalt shingles topping the roof. Those shingles would match the shingles on the ca.1850 log cabin to which the porch would be attached.

HLC consultant Michael Mills said a standing seam metal roof would be more appropriate and more durable than the proposed shingles. Underwood said he also prefers the metal roof and is willing to change that detail to match Mills' recommendation.

Commissioner Adrienne French moved approval of the amended application, with the caveat that Underwood be required to present a sample of the metal roofing material and to obtain administrative approval from the Zoning Office. Johns seconded the motion, which passed on a 4-0 vote.

*Yarid's Shoes, 885/887 Washington Street. Replace roof.*

Representing the applicant, Anthony Hinkle said the roof on the store needs to be replaced. The material used will be Atlas - Pinnacle Pristine architectural shingles.

Gillilan moved approval of the application, seconded by French and approved on a 4-0 vote.

***Florian Schleiff, 536 Echols Lane. Build a garage.***

The applicant said the garage being built will measure 17.5'x24'. It will be situated to the left of the existing house and will have a four-panel garage door, dark green in color. Board and batten siding will sheathe the exterior, and the K-style gutter and roof will match what's on the house.

Gillilan moved approval of the application, seconded by Johns and approved on a 4-0 vote.

***Florian Schleiff, 151 Feamster Road. Build a garage.***

The applicant said the garage proposed for this property will be built next to a new construction log house and will measure 24'x28' and feature a standing seam metal roof. The garage will have an 18' opening with no door.

Gillilan moved approval of the application, with a second by French and approval by a 4-0 vote.

***Jim Morgan, 140 Oak Street. Add additional solar panel to existing three.***

The applicant noted that he had installed three solar panels on the property in question on September 20, 2012. Since that time, he has planted 15 forsythias alongside the panels for screening. He acknowledged that the forsythia will screen the solar panels from full view during the spring and summer months, but not in fall and winter. He is now applying to add a fourth solar panel to the existing array.

Deegans read from the newly-adopted HLC guidelines that positioning and screening of panels is required to "minimize the visual impact" of solar panels. He said, therefore, ground-mounted panels should be situated behind the house. Morgan said that the site where the panels are located is in front of the old house but behind the new house on the property. Because two streets intersect at the corner of the property, he said, "There is no 'behind the house.'"

French asked why Morgan could not put the panels on the roof of one of the houses, to which Morgan responded that roof-mounted solar panels are much smaller than the existing panels, but would be more visible atop the roof than the larger ones now in place on the ground.

French said while she is not opposed to alternative energy sources, she sees a problem with the lack of year-round screening around the existing solar array and Morgan's lack of effort in addressing that problem. Besides, she said, the existing panels already allow Morgan to maintain a cache of power above and beyond his baseline electrical needs. To that latter point, Morgan responded that the available storage is "intermittent depending on weather and usage."

Deegans remarked that he is "100 percent for solar energy" but does not think the existing panels are in the proper location, suggesting Morgan consider the roof instead.

Johns made a motion to approve Morgan's application for a fourth solar panel. The motion died for lack of a second, meaning the application was denied.

***Libby Tomar, 1505 Washington Street. Replace soffit, fascia and porch flooring.***

Speaking on behalf of the applicant, contractor Skip Thompson presented the application to replace the fascia, soffit and porch flooring. He told the Commission that the flooring would be replaced with the same style of planks that are on the existing floor.

The application was approved on a 4-0 vote, upon motion by Gillilan, seconded by Johns.

Thompson also reported that he is continuing to encounter conflict with fellow contractor Josh Adamo over the Tomar property, which Adamo used to own. He accused Adamo of repeatedly trespassing on the property and said the man's actions are disruptive to his (Thompson's) business, costing him money. "I'm not going to put up with it," Thompson said.

***Emil Stalis, 331 Lafayette Street. Install 10'x12' shed.***

The applicant described the pre-fabricated 10'x12' shed he plans to place behind the carport on his property. The color of the shed is rosemary, and it has a charcoal roof, which Stalis described as standing seam metal while showing a picture of a corrugated metal roof.

Johns asked if, instead of the metal roof, Stalis could match the house's roof with similar shingles, and Stalis said he could do that instead, if it turns out that the roof on the shed (which he has already purchased) is corrugated rather than standing seam. He said he could also paint the roof to match.

Gillilan made a motion to approve the application, under the condition that roofing is either standing seam metal or shingles, as discussed. French seconded the motion, and it passed on a 4-0 vote.

***City of Lewisburg, 942 Washington Street West. Build a stage in the Green Space (address of property is 851 Washington Street West).***

City Manager Misty Hill presented schematics for construction of a small open-air, metal roofed stage in the city Green Space at the intersection of Washington and Jefferson streets. Hill said the plan has gained approval from City Council. The structure will be ADA compliant, and the \$114,000 project will be partially funded with \$39,000 in county Arts and Recreation money that is now in hand. The application seeks only design approval.

Mills objected that the design was presented "out of context," while Gillilan raised structural concerns, saying the structure did not appear to have sufficient support. Hill responded that the adjacent City National Bank did not want a solid wall between the park and the bank. "This will be a focal point for downtown," Hill said, pointing out that, incongruously, Lewisburg is an arts community without a stage at present.

Gillilan said he wants to see what the city's engineering firm has to say about the structure before voting on the design. Mills said the HLC needs to see a full representation of the proposed stage as it will appear in the park before giving an OK to the design.

**COMMENTS FROM THE PLANNING AND ZONING ASSISTANT:** Planning and Zoning Assistant Marsha Cunningham reported that John Wilson is changing the window replacements on the building that houses Bella's on the corner of Washington and Jefferson streets to Pella Lifestyles, which he can purchase at Lowe's.

Also, Cunningham said she had administratively approved Adam Long's roof a couple of months ago, pending an OK of shingle samples, which the applicant has now provided. The Commission informally approved the samples presented.

Cunningham also said that a Mr. Tuckwiller has a building with a wall that needs to be re-mortared. He wants to use Portland mortar. The Commission instructed that hardness of the mortar be verified before granting administrative approval.

Cunningham further reported that Josh Adamo had called her office to complain that the materials being used on Libby Tomar's house are "wrong." However, Cunningham's investigation found that Tomar's current contractor, Skip Thompson, is using materials that Adamo had bought for the project when he was working for Tomar. In addition, Tomar was in Lewisburg two weeks ago and nixed immediately removing the replacement pillars from the front porch due to the financial burden.

**OTHER OFF-AGENDA BUSINESS:** Colin Rose received informal approval from the Commission for changes in the positioning of a three-car garage he is adding to a house located at **730 Jefferson Street South**. The changes are a condition of the Board of Zoning Appeals' granting of a partial setback variance for construction of the garage.

Sam Argabright addressed the Commission concerning Karin and Bernard Tronche's property at **284 Lee Street North**. Argabright said he has a mock-up of the existing house finished, pending a review of the historic details. Mills offered to consult on that project now, rather than looking at it later in "drips and drabs." Hill said City Attorney Tom White doesn't think the HLC can restrict the building of a replacement on the property to be an exact replica, something the HLC voted to do at its March 11, 2024, meeting. White told Hill that the new construction must conform with modern building standards. Argabright said that his clients like the look of the original house, so regardless of legal advice, the new build will be as exact a replica as possible.

Hill reported that SHPO has awarded the city a **\$14,105 grant** for a survey of Lewisburg's historic structures. The new survey will build off of a previous survey, and a grant monitor will work with the city on the project.

**ADJOURNMENT:** Upon motion by Gillilan, seconded by Johns, and approved 4-0, the meeting adjourned at 7:00 p.m.

Respectfully submitted,  
Tina Alvey  
Recording Officer