

City of Lewisburg
Historic Landmark Commission
Regular Session Meeting Minutes
August 10, 2026, 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; City Consultant Michael Mills (Zoom); Planning, Zoning, and Code Enforcement Director Nick Sloan, and City Clerk Crystal Ratliff.

ABSENT: W. Stephen McBride

VISITORS: Mayor Beverly White, City Manager Misty Hill, Donna Tolbert, Robert Frank, Anthony Hinkle, Benjamin Villenave, Bruce Coburn, Raymond Niski, Randelle Niski, Marcus Carnegie, Jessica Chestnut Hall, Zachary Drennen, Paul Reeves, and Aaron Huffman

CALL TO ORDER: Chairperson French called the meeting to order at 5:00 p.m.

Chairperson French advised there were a couple of procedural things that need to be address before proceeding with applications. She asks all in attendance to please refrain from commenting on applications unless it is something you are specifically related too. The Commission will ask if there are any comments from the public either in favor of or opposed to the application after the application has been presented. Also, applicant will no longer be given a certificate of appropriateness (COA) during the meeting. They will need to come to City Hall at a later date to receive the certificate of appropriateness and get the proper building permits from Planning and Zoning. All applicants required to consult with Michael Mills on a project will have 25 days to contact Mr. Mills or the applicants COA will be invalidated due to lack of not following stipulations placed on COA by the HLC Commissioners.

APPLICATIONS FOR CONSIDERATION

Nine Two Exchange – 194 Lafayette Street - Install Sign

Applicant Jessica Chestnut Hall is requesting to place a hanging rail with attached sign at 194 Lafayette Street. The sign is ½ inch thick weather-resistant aluminum, and the bracket is powder coated steel. The bracket with the double-sided sign is 20”x 20”.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Commissioner Deegans made a motion, seconded by Commissioner Gillilan to approve the application for 194 Lafayette Street to install a 20”x 20” bracket and double-sided sign as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 35*)

Jim Shuler – 132 McClung Street – Replace Porch Decking

Commissioner Janiga made a motion, seconded by Commissioner Gillilan to deny the application for 132 McClung Street to replace porch decking as presented due to the incomplete application and no one present to speak on behalf of the application. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to deny carried. (*Lewisburg HLC Guidelines reference page 25*)

Raymond Niski – 142 Lee Street – Remove Tree and Replace Fencing

Applicant Raymond Niski is requesting to remove a tree and fencing on the east side of his property located at 142 Lee Street. He stated the tree has grown into and overtaken the fence and neighbors side of the fence as well. Mr. Niski stated they will be installing the same fencing approved by the Commission in May 2026. City Manager Hill stated City code requires any tree or shrubbery removed within the Historical District must be replaced somewhere on the property. Article 141.03b. Mr. Niski stated he had no issues planting a new tree somewhere on his property to replace the one he will be removing.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Commissioner Janiga made a motion, seconded by Commissioner Gillilan to approve the application for 142 Lee Street for removal and replacement of a tree and the replacement of fence to match current fence on the property as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 29 & 31*)

Theresa Thompson – 134 Courtney Drive – Replace Roof

Anthony Hinkle with H & H Construction representative for the applicant stated they are requesting to remove the current organic wooden roofing and replace with composite roofing of the same style and similar color on the property located at 134 Courtney Drive. Mr. Hinkle stated the organic roofing is causing significant damage to the rest of the structure, and it is not feasible for the property owner to replace it with the same type of organic roofing.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Commissioner Gillilan made a motion, seconded by Commissioner Deegans to approve the application for 134 Courtney Drive to remove and replace the current organic roofing with composite roofing of the same style and similar color as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 44-46*)

Bruce Coburn - 295 Lee Street – Install Fencing, Install Shed, and Repair Front Porch Entryway

Applicant Bruce Coburn is requesting approval to repair the front stoop, install a prefabricated shed, and install a picket fence and a privacy fence on his property located at 295 Lee Street. He stated the front stoop will be concrete finish to closely resemble the existing steps. He will be adding a 3.0' picket fence to the front of the property and a 6.0' board fence with picket top, privacy fence to the rear of the property. Mr. Coburn stated he will be adding a 12'x18' garden and storage shed to the rear of the property, The shed will be LP Smartside siding, primed and painted white and shingled roof to match the home.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Commissioner Deegans made a motion, seconded by Commissioner Gillilan to approve the application for 295 Lee Street to repair the front stoop, install a 12'x18' shed, and install a picket fence and privacy fence as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 25,26,29, & 54*)

Donna Tolbert – 752 McElhenny Road – Replace Deck, Build Addition

Marcus Carnegie representative for the applicant stated they are requesting to replace existing 7'x 36' deck on the rear of the home and to add a 9'x18' extension into the backyard of the

property located at 752 McElhenny Road. He stated they will be using pressured treated lumber for the deck. The railing will be constructed of cedar post and cedar boards for the top rail with black powder coated baluster. Mr. Carnegie stated they will also be installing a new fence in the backyard using black powder coated fencing panels and posts.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. Robert Frank at 491 Church Street, neighbor to the property stated the applicant stated they have discussed the changes requested with the owners and feel it will be a great upgrade to the property.

Commissioner Deegans made a motion, seconded by Commissioner Janiga to approve the application for 752 McElhenney Road to replace deck, add an additional deck area, and install fencing to the rear of the property as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 25,52,53, &54*)

Paul Reeves 134 Harris Street – Install Privacy Fence, Add Gravel Driveway

Applicant Paul Reeves is requesting approval to install a privacy fence and add a gravel driveway to his property located at 134 Harris Street. Mr. Reeves stated he has purchased the property that had recently been subdivided and would like to install a 6' privacy fence along the current driveway, upgrade the current driveway, and to add an additional driveway to the Dennis Street side of the home.

Commissioner Gillilan stated that the applicant would have to contact the City of Lewisburg's Public Works Director Legg to get approval for a new curb cut for the new driveway as that has to be approved before the Commission can approve the additional driveway.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Commissioner Janiga made a motion, seconded by Commissioner Gillilan to approve the application for 134 Harris Street for the installation of a privacy fence and upgrade the current driveway as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 28 & 29*)

Commissioner Gillilan made a motion, seconded by Commissioner Deegans to deny the additional driveway at this time so that it can be reviewed by Director Legg. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to deny carried.

Aaron Huffman – 898 Washington Street West – Electrical Service Upgrade, Build Porch and Stairs on Existing Entranceway

Commissioner Janiga recused herself for personal reasons and left Chambers.

Applicant Aaron Huffman is requesting approval to move the electrical meter access, add a porch and stairs to the existing entrance, and upgrade the existing porch and stairs to match the new one at the property located at 898 Washington Street West. Mr. Huffman stated in conjunction with the adjoining parking lot project the electrical service to his building will need to be upgraded and moved to the left of the current electrical service that will cover a historic window on the property. He stated the new stairs, and porch will give access to an entrance not currently in use but will be once completed and the upgrade to the current one will make the build look more aesthetically pleasing.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Commissioner Gillilan made a motion, seconded by Chairperson French to approve the application for 898 Washington Street West to move the electrical meter access, add a porch and stairs to the existing entrance, and upgrade the exciting porch and stairs to match the new one as presented. No further discussion. With three (3) in favor, one (1) abstention, and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 25,26,30, & 31*)

**Commissioner Janiga returned to Chamber to proceed with the meeting.*

St. James Episcopal Church – 468 Church Street – Install solar array and Generator

Benjamin Villenave representative for the applicant stated they are requesting permission to install a generator and solar panel array at 468 Church Street. He stated the generator will be located backside of the facility and will not be visible at all due to the tree coverage on the property and the solar array will be located on the southwest facing roof of the parish hall. Commissioner Deegans stated he feels the solar panels will be visible from the street and will do a dis-serves to the building. Mr. Villenave stated the panels will be black with black trim to be less visible from the street.

Chairperson French asked if there was anyone from the public that would like to speak for or against the application. No comments in favor of or opposed to the application from the public.

Chairperson French made a motion, seconded by Commissioner Gillilan to approve the application for 468 Church Street to install a generator and solar panel array as presented. No

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further discussion. With three (3) in favor, one (1) opposed (Deegans) and one (1) absent (McBride), motion to approve carried. (*Lewisburg HLC Guidelines reference page 24 & 33*)

COMMENTS FROM THE COMMISSION

Commissioner Gillilan stated he feel that solar panels are a way of the future and also need to be address in the guidelines to help guide the Commission when they have an application for them.

City Consultant Mills stated he feels the guidelines need to be addressed so that in the future when they are sited in reference to a project it is not only by page number but also by paragraph or section.

Consultant Michael Mills stated when an application is required to consult with him there will be a report submitted to the Commission, so they are aware of the status of the application.

APPROVAL OF MINTUES

Commissioner Janiga made a motion, seconded by Commissioner Gillilan to approve the minutes from the July 13, 2026, HLC meeting as presented. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried.

ADJOURNMENT

Commissioner Janiga made a motion, seconded by Commissioner Gillilan to adjourn the meeting at 7:23 p.m. No further discussion. With four (4) in favor and one (1) absent (McBride), motion to approve carried.

Respectfully submitted,

Crystal Ratliff
City Clerk