

**City of Lewisburg
Historic Landmark Commission
Regular Session Meeting Minutes
September 8, 2025, 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 (Zoom), Clifford Gillilan, and W. Stephen McBride; Planning and Zoning Officer Nick Sloan, City Clerk Crystal Ratliff, and City Consultant Michael Mills (Zoom).

VISITORS: Mayor Beverly White, Jim Morgan Jr, Larry Ickes, Angela Massuccy, Jamie Massuccy, and Dan Hart.

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

PROCEDURAL ITEMS

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.

**James S. Morgan Jr. 140 Oak Street, install a Sun Setter retractable awning over existing deck
and install a 22x60 fountain**

Mr. Morgan is requesting approval to install an electric retractable awning over the current outdoor deck area and a small 22x60 fountain on his property at 140 Oak Street. Mr. Morgan stated it will be retracted when not in use. *Page 24, 25, 37, 36c&d of Lewisburg HLC guidelines

Commissioner Gillilan made a motion, seconded by Commissioner Deegans to approve the application from Mr. Morgan for an electric retractable awning and a small 22x60 fountain as presented. No further discussion. With all in favor motion carried.

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Christy Hughart, 2122 Washington Street East, Addition plan rendering

Angela Massuccy, General Contractor for the applicant stated the applicant is requesting to add a sunroom and small addition to the back of the home, the addition and the sunroom will be one level with the same brick foundation as the current foundation of the house with no basement only a crawl space. It will be the same height and width as the home and will be going straight back onto the property. This addition will have the same architectural shingles, and the pitch of the roof will be a closer match to the front unlike what is currently on the residence. The addition will be one level matching the current home.

City Consultant Mills stated there needs to be a way to differentiate between the historical structure and the new addition and there are a few items on the new structure that do not follow HLC guidelines that need to be addressed. *Page 31, 32, 33, 37, 44, 50, 51, of Lewisburg code, Page 26, 124, 125, 155, 156, 157, 158 of The Department of the Interior

Chairperson French made a motion, seconded by Commissioner Gillilan to approve the footprint as presented with corrections including that they must consult with City Consultant Mills when deciding on final finishes and details. City Consultant Mills stated he would collaborate with the contractor on the details and what is needed to differentiate from the existing structure and the new build. No further discussion. With four (4) in favor one (1) against (Janiga) motion carried.

Chris and Sydney Stevens, 848B Court Street North, Installation of sign

Mr. Stevens is requesting to replace the previous tenants sign with a new sign for his business. He will be using the bracket already on the building while replacing the shackles, changes, and sign. *Page 35 of Lewisburg HLC guidelines

Chairperson French made a motion, seconded by Commissioner Deegans to approve the application as presented. No further discussion. With all in favor motion carried.

Villa Land Company LLC, 783 Jefferson Street, Generator Installation

Mr. Ickes is requesting to install a generator and a screen around the generator at his accounting business at 783 Jefferson Street. *Page 24, 33a&b of Lewisburg HLC guidelines

Commissioner Gillilan made a motion, seconded by Chairperson French to approve the application as presented. Chairperson French requested Mr. Ickes work with City Consultant Mills on screen for the generator. No further discussion. With all in favor motion carried.

APPROVAL OF MINUTES

Commissioner Deegans made a motion, seconded by Commissioner McBride to approve the minutes for August 11, 2025, as presented. No further discussion. With all in favor motion carried.

COMMENTS FROM THE PUBLIC

Mr. Ickes stated he appreciates all the time and work the members of the Commission put in to preserve the integrity of the City.

Mayor White welcomed Commissioner McBride to the Commission and thanked him for his commitment to serve.

COMMENTS FROM PLANNING AND ZONING OFFICER

Planning and Zoning Officer Sloan stated there will be a link for Arora forwarded to the Commissioners with a lot of material for the mapping updates of the Historical District and urges all Commissioners to take the time to review it as soon as possible so that any questions or concerns can be addressed. Chairperson French requested any feedback or questions be forwarded to the City by the end of September 2025. Officer Sloan commended Commissioner Deegans for all his time and work on this update he stated it is appreciated by all.

Officer Sloan stated he wanted to address the issues of having plans submitted early to give the Commissioners ample time to come to City Hall to review them and no one is taking advantage of the opportunity to do so before the meetings.

Chairperson French stated that the Commissioners can catch certain things but that the plans need to go to Consultant Mills first because he knows more of what is needed and what needs to be done and how to address them.

COMMENTS FROM THE COMMISSION

Commissioner Gillian questioned if the property on Washington Street had been before the Commission about the soccer practice area that had been moved from the back of the house to the side of the house.

ADJOURNMENT

Commissioner Gillilan made a motion, seconded by Commissioner McBride to adjourn at 6:35p.m. No further discussion. With all in favor motion carried.

Respectfully submitted,
Crystal Ratliff, City Clerk