

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – February 11, 2020

ATTENDEES

Kathy Adams
Wayne Oakley

Marilyn Bryant
Greg Dugdale

Meghan Michel

Seth Harrison

Kathleen Vail

Matt Schenk

CALL TO ORDER

Vice Chairman Kathy Adams called the meeting to order at 5:00 PM.

APPROVAL OF MINUTES

A motion was made by Marilyn Bryant and seconded by Wayne Oakley to approve the Regular Called January 11, 2020 Historic Preservation Commission Meeting. Motion carried.

NEW BUSINESS

1. Case 20-4 Request by September Salazar for a Certificate of Appropriateness for work being done by at 132 South Hatton Avenue (Tax Map 68F Group D Parcel 14) zoned RD9 in Ward 3

Staff said that that work to remove a window, install a new door, and install a new pathway at 132 South Hatton Avenue was completed without a Certificate of Appropriateness. The window removal and door installation occurred on the South side of the home, and the pathway was installed on the East and South sides of the home. Staff did not issue a stop work order due to work already having been completed by the time Staff became aware of the alterations. The applicant is requesting a Certificate of Appropriateness to install a fence that will block the view of the door from the right-of-way. The fence and gate will be constructed of 8ft tall treated wood. The applicant, Mr. Salazar said that he met with Staff and they discussed the options regarding blocking the view of the door and this fence was the best option.

A motion was made by Marilyn Bryant and seconded by Meghan Michel to accept the proposal subject to Staff's comments. Motion carried 4-0.

2. Case 20-5 Request by Elisa Selva for a Certificate of Appropriateness for work being done at 120 South Hatton Avenue (Tax Map 68F Group D Parcel 11) zoned RD9 in Ward 3

Staff said that the applicant is requesting to replace two twelve-over-one windows on the south side of the building and the one window on the north side. The applicant wants to replace the windows with aluminum windows. Other windows of the house have already been replaced with

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aluminum windows. Staff recommended that all wood windows should be repaired if possible, rather than replaced. If windows must be replaced, rather than repaired, Staff is not opposed to the windows if the architectural features including scale, design finish, texture, durability, and detailing of historic material are maintained. Staff recommended approval of replacement anodized aluminum windows for all windows that are not wood sash and if the original window configuration remains identical.

The applicant, Elisa Selva said that prior to the historic overlay, 75% of the windows were replaced and she would like to replace the other three windows.

Commissioner Greg Dugdale arrived late.

There was a discussion regarding the windows.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant to accept the Certificate of Application. Motion Carried 5-0.

3. Case 20-6 Request by Marlane McClanahan for a Certificate of Appropriateness for work being done by at 112 Public Square (Tax Map 68E Group O Parcel 26) zoned CD in Ward 3

Staff said that the applicant is requesting to brick two additional windows and the middle side door. Six windows have already been bricked and the applicant is requesting that they be permitted to remain bricked. Additionally, the applicant is requesting to restore three windows that are currently boarded up with plywood. The two front windows will be uncovered and painted and the third window, located near the back will be replaced with a black vinyl window. The applicant is also proposing to paint the entire west wall of the building covering the remaining ghost signs. Staff recommended that the window openings return to their original state when the property was brought into the Square Historic Preservation District. Staff is not opposed to the three windows black vinyl windows being installed. Staff is not opposed to painting of the brick since some of the brick has been previously painted, but Staff recommended the ghost sign be left unpainted and left to fade or be restored.

The attorney for the applicant, Jonathan Tidsdale said that the client is proposing to paint the entire wall and fix the three windows and brick up the rest.

There was a discussion about the windows.

Commissioner Greg Dugdale proposed that they paint the building and put an artistic frame around the ghost sign.

Commissioner Wayne Oakley suggested that the bottom window be bricked in for a better appearance.

A motion was made by Greg Dugdale and seconded by Wayne Oakley for a Certificate of Appropriateness allowing the applicant to paint the building the red presented, that the only two

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openings be the front upper two repaired windows, and that they be required to retain the ghost sign with a frame around it. Motion carried 5-0.

4. Case 20-7 Request by Anthony Todd for a Certificate of Appropriateness for work being done by at 135 Public Square (Tax Map 68E Group Q Parcel 13) zoned CD in Ward 3

Staff said that the applicant is requesting to repair damage to the building by replacing the 24-gauge dark bronze colored metal panel cladded upper façade on the south elevation with an angled 16oz copper panel cladded upper façade. The existing upper façade was damaged during a storm in January 2020. The new upper façade will be angled to follow the existing angle of the building and will be cladded with the copper panels which have a diamond pattern. Staff recommended approval to the upper façade replacement, as the existing metal panel façade is not original to the building and the proposed new façade restores the original angle and is comprised of materials that are more historically appropriate.

The applicant Anthony Todd explained that the upper façade had been built out and when the storm had damaged the building, it revealed a vertical façade.

Commissioner Wayne Oakley asked if this material was real copper that would develop a patina.

Mr. Todd said that it was real and would patina, but it would take about 30 years until it becomes green.

A motion was made by Marilyn Bryant and seconded by Meghan Michel to approve a Certificate of Appropriateness for the presented replacement façade. Motion carried 5-0.

5. Case 20-8 Request by Michael and Valerie Hubert for a Certificate of Appropriateness for work being done by at 114 Greenlawn Drive (Tax Map 68C Group A Parcel 23) zoned RD9 in Ward 3

Staff said that the applicant is requesting work on the sunroom in the front of the house. The applicant is requesting to remove the glass in the arches of the sunroom and to remove the brick kneewalls in the sunroom arches. The applicant also proposes removing the glass in the three arches of the sunroom, restoring that area back to an exterior porch. The glass in the arches is not original to the home. Additionally, the applicant has requested the removal of the three (3), approximately 20" high, brick kneewalls located in the arches. These kneewalls are not original to the home. Per the applicant, if the kneewalls damaged the original porch columns, the applicant would not remove them. Staff recommended approval of removing the glass in the sunroom arches, as this glass is not original to the home. Staff also recommended approval of removing the brick kneewalls if the removal causes no substantial damage to the arches, as these kneewalls were not believed to be original.

The applicant Valerie Hubert said that she had the side door in the application, but it was not mentioned. She said that the side door to the porch needs to be removed.

There was a discussion on the door.

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Commissioner Greg Dugdale asked if the flooring material will be able to be used?

Mrs. Hubert said that the uncovered flooring is slate, and they hope to keep it there however, the grout is crumbling, and they made need to repair that.

A motion was made by Greg Dugdale and seconded by Wayne Oakley to approve the Certificate of Appropriateness as presented. Motion carried 5-0.

6. Request by Staff to amend the Non-residential Historic Guidelines to restrict fencing materials allowed

Staff presented a draft copy of the amendment to the guidelines specifying that all new fences visible from the road need to be reviewed, the untreated wood and chain link fencing materials being prohibited, and vinyl fencing subject to review.

A motion was made by Greg Dugdale and seconded by Wayne Oakley to approve the amendment to the Historic Guidelines. Motion carried 5-0.

PLANNING COMMENTS - None

COMMISSIONER COMMENTS

Commissioner Wayne Oakley asked about mailing letters to the owners reminding them that they are in a historic district.

Staff said that the cost for the mailing would be around \$369.00. A better solution would be to have sign markers at the top of the street signs, and it would be better received.

Commissioner Kathy Adams said that Staff should talk to Planning Director Paul Corder about putting the historic street sign markers in the budget rather than wait for a grant.

ADJOURN

Meeting adjourned at 6:46 PM.



Chairperson, John Foutch

9/8/20

Date



Recording Secretary, Kathleen Vail

9/9/2020

Date