

# Historic Preservation Commission

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## CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Remote Regular Meeting – May 12, 2020

### ATTENDEES

Kathy Adams  
Paul Stumb

Marilyn Bryant  
Wayne Oakley

Meghan Michel  
John Foutch

Seth Harrison

Kathleen Vail

Matt Schenk

### CALL TO ORDER

Chairman John Foutch called the meeting to order at 5:00 PM and turned the meeting over to Staff for the remote meeting.

### NEW BUSINESS

1. *Request by Staff to have a remote meeting because the health of the public requires it.*

A motion was made by Paul Stumb and seconded by Kathy Adams to hold the remote meeting.

#### Roll call vote:

|                |     |
|----------------|-----|
| Kathy Adams    | Yes |
| Marilyn Bryant | Yes |
| John Foutch    | Yes |
| Meghan Michel  | Yes |
| Wayne Oakley   | Yes |
| Paul Stumb     | Yes |

Motion carried 6-0.

2. *Case 20-9 Request by Jonathan and Amber Spallino for a Certificate of Appropriateness for work being done at 217 Pennsylvania Avenue (Tax Map 68F Group G Parcel 35) zoned RD9 in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 217 Pennsylvania Avenue. The applicant is requesting to replace the existing six-panel wood front door with a craftsman style 3-panel wood door, with a 6-lite window at the top. Per the applicant, the existing door is cracking and has peeling paint. Additionally, the applicant is requesting to paint the currently un-painted brick on the façade of the house. Per the applicant, there are areas where the brick is mismatched and stained and areas where the grout is discolored.

Staff recommends that the original door be repaired and repainted. If the door is unable to be repaired, staff recommends that a replacement door be comparable to the original door in terms of panels and material.

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Staff recommends that the exterior brick be maintained in its existing color and that the brick be cleaned, and the grout repointed. Staff is not opposed to the painting of the brick. HPC does not review paint colors, but Staff recommends that appropriate color be used based on the age of the house.

The applicant Jonathan Spallino noted that he took the original front door off to have a professional strip the lead paint off and see if it is repairable. As far as the brick is concerned, Staff did not oppose the painting and if it becomes financially unfeasible to repair all the brick, is it allowed for him to paint the house.

Staff said that the code says that painting the brick is allowed.

Commissioner Paul Stumb noted that the Spallinos can paint it if they so choose.

There was a discussion regarding repointing the grout and an earlier application for a house on Pennsylvania Avenue that was denied for painting the brick because that home had no issues or defects, whereas this case has mix match brick and damage.

Commissioner Wayne Oakley said that he drove past this house and the variation in the bricks are very evident and he is in favor of the house being painted. He asked about the storm door.

Jonathan Spellino said that the storm door is very rusted and so they were doing to replace it to the same exact door.

Wayne Oakley said that he would like to see it replaced with a full glass storm door with metal kick plate on that bottom.

Staff said that there was nothing in the guidelines regarding storm doors, however with screen doors the guidelines state:

Original or original-style screen doors are appropriate. Shiny, raw, metallic-like or aluminum, non-original screen doors and storm doors are not appropriate.

Full-view doors, which allow complete viewing of the original front door, painted to match the original front door are appropriate.

Wayne Oakley said that he is in favor of the applicant is wanting to replace that door, replacing it to a full view storm door. Additionally, he was not opposed to the front door proposed.

A motion was made by Paul Stumb and seconded by Wayne Oakley for approval of the Certificate of Appropriateness for painting the brick.

Roll call vote:

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|----------------|-----|
| Kathy Adams    | Yes |
| Marilyn Bryant | Yes |

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|---------------|-----|
| John Foutch   | Yes |
| Meghan Michel | Yes |
| Wayne Oakley  | Yes |
| Paul Stumb    | Yes |

Motion carried 6-0.

There was a discussion on the repair of door and the motion.

A motion was made by Paul Stumb and seconded by Kathy Adams to approve the applicant repairing the 6-panel door and if not repairable, that the applicant is allowed to move forward with the plan that was proposed.

Roll call vote:

|                |     |
|----------------|-----|
| Kathy Adams    | Yes |
| Marilyn Bryant | Yes |
| John Foutch    | Yes |
| Meghan Michel  | Yes |
| Wayne Oakley   | Yes |
| Paul Stumb     | Yes |

Motion carried 6-0.

There was a discussion regarding the storm door.

A motion was made by Wayne Oakley and seconded by Meghan Michel that the storm door be removed, however if the applicant wants to replace it, they can with a single pane glass storm door.

Roll call vote:

|                |     |
|----------------|-----|
| Kathy Adams    | Yes |
| Marilyn Bryant | Yes |
| John Foutch    | Yes |
| Meghan Michel  | Yes |
| Wayne Oakley   | Yes |
| Paul Stumb     | Yes |

Motion carried 6-0.

- 3. Case 20-10 Request by Staff for a Certificate of Appropriateness for work being done at unaddressed Public Square Parking Lot (Tax Map 68E Group Q Parcel 10) zoned RD9 in Ward 3*

Staff received an email from City Councilor Camille Burdine stating the following: "Hey ya'll I have been contacted by a couple people on the Mural Committee and Scott Harris want to do this

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Hope Mural in response to the tornado and virus on the Dumpster in the Parking Lot....free to the city and are fine if we get tired of it in a couple years and want to paint over it. How do we go about giving him permission to do it? Here are the examples. Please let me know asap he would like to get started asap if approved.”

Staff noted that the images provided by the applicant are potential proposed designs not the final design. Staff is not opposed to the mural since it will be on unpainted CMU and not a historic building.

Commissioner Meghan Michel asked if it is not the hearts design, then do we have any idea of what it would be.

Staff responded that they have no idea. The commission could make it subject to staff approval where they would have to send it to us before they paint it and then Staff can contact you. Staff noted that it had not gone to the County Mural Committee yet.

Planning Director Paul Corder said that the Mural Committee is really over what the mural would look like, the Historic Preservation is looking at whether painting that brick is appropriate at that location.

Commissioner Wayne Oakley said that even though they are not able to approve what the mural is they still would like to see what it would look like and provide comments to the Wilson County Mural Committee so that they would have our comments. He also asked if they were only painting one side.

Staff said this is all the information we received. Staff said we emailed Camille Burdine and did not receive a response. Staff asked her to get an email to the people to look at. Technically it is already painted CMU.

Wayne Oakley said that they would like to have the comments from the Mural Committee. He would like them to paint both sides.

A motion was made by Paul Stumb and seconded by Wayne Oakley to approve the proposal to paint this CMU surface subject to the Historic Preservation Commission seeing the specifics of what it is going to look like before going to the mural committee and consider painting the other side as well.

Wayne Oakley said that this dumpster has had a lot of negative comments and it violates a lot of zoning ordinances so anything to help.

Commissioner Kathy Adams said that it was better than garbage cans sitting out.

Roll call vote:

|                |     |
|----------------|-----|
| Kathy Adams    | Yes |
| Marilyn Bryant | Yes |
| John Foutch    | Yes |

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|---------------|-----|
| Meghan Michel | Yes |
| Wayne Oakley  | Yes |
| Paul Stumb    | Yes |

Motion carried 6-0.

*4. Case 20-11 Request by Penelope Webb for a Certificate of Appropriateness for work being done at 242 East Spring street (Tax Map 68L Group F Parcel 20.04) zoned RD9 in Ward 1*

The applicant is requesting to install a wooden privacy fence constructed of pine for the backyard. The fence would contain two gates, of which one would be visible from the road and would have 4x4 posts with brass caps. The fence and gates will be 6ft high.

Chairman John Foutch stated that a picture of the proposed fence and a location is usually provided.

Staff said that it was just a basic fence. If the commission prefers, the application could be deferred.

Commissioner Marilyn Bryant asked if there was a graph showing where the fence would be located.

Penelope Webb responded that the fence would be attached to rear, one foot inside the property line after surveying.

There was a short discussion about the fence.

Commissioner Paul Stumb said that for future reference, the commission would like a drawing and picture of any fencing.

A motion was made by Paul Stumb and seconded by Meghan Michel to approve the fence based on Staff's comments.

Roll call vote:

|                |     |
|----------------|-----|
| Kathy Adams    | Yes |
| Marilyn Bryant | Yes |
| John Foutch    | Yes |
| Meghan Michel  | Yes |
| Wayne Oakley   | Yes |
| Paul Stumb     | Yes |

Motion carried 6-0.

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## Commissioner Comments

Commissioner Wayne Oakley said that he asked around and the ghost sign located at 112 Public Square was S & N Cook Hardware. The sons of that owner work at Lebanon Distributing and we could ask him to fill us in as to what the sign could look like and could sent to the applicant.

Commissioner Kathy Adams said that we left it as a ghost sign, and it would have to stay as it is.

Staff said that ghost signs need to stay.

## Planning Comments

Staff said that there are training opportunities online and we would provide them with the information.

## ADJOURN

A motion was made by Marilyn Bryant and seconded by Paul Stumb to adjourn the meeting. Meeting adjourned at 5:48 PM.

  
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Chairperson, John Foutch

9/8/20  
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Date

  
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Recording Secretary, Kathleen Vail

9/9/2020  
\_\_\_\_\_  
Date