

# Historic Preservation Commission

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## CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Remote Regular Meeting – June 9, 2020

### ATTENDEES

Kathy Adams  
Wayne Oakley

Marilyn Bryant

Meghan Michel

John Foutch

Seth Harrison

Kathleen Vail

Matt Schenk

### CALL TO ORDER

Chairman John Foutch called the meeting to order at 5:03 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.

Roll call vote:

Kathy Adams	Yes
Marilyn Bryant	Yes
John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes

Motion carried 5-0.

2. Case 20-12 Request by Meghan Michel for a Certificate of Appropriateness for work being done at 214 East Spring Street (Tax Map 68L Group F Parcel 15) zoned RD9 in Ward 2

The applicant is requesting to install a 6ft decorative wooden board privacy fence with two gates, of which one of the gates would be visible from East Spring Street. The fence would surround the backyard of the property and would be visible from both East Spring Street and Anderson Avenue.

Staff recommends approval as the fence complies with the Historic Preservation Guidelines for fencing. On the portion of the fence along Anderson Avenue, the fence must be setback 15ft from the roadway.

The applicant, Meghan Michel noted that she was going to paint the fence brown but was informed that she would have to wait a year for it to dry out.

A motion was made by Kathy Adams and seconded by Marilyn Bryant to approve the Certificate of Appropriateness for the fence.

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### Roll call vote:

Kathy Adams	Yes
Marilyn Bryant	Yes
John Foutch	Yes
Wayne Oakley	Yes

Motion carried 4-0.

3. Case 20-13 Request by Stewart Knowles for a Certificate of Appropriateness for work being done at 619 West Spring Street (Tax Map 68F Group A Parcel 24) zoned RD9 in Ward 3

The applicant is requesting to construct a new 2-story painted brick home and an unfinished attic with a front porch on a vacant lot. It would be painted brick on the exterior.

### Staff Observations:

#### Height

The proposed home would be 2 stories tall. The neighboring homes are 2 stories tall. Per the Historic Preservation Guidelines, new buildings must have the same number of stories and have a compatible height of adjacent buildings. The height of the home to the roofline is 32'. Staff believes that the number of stories of the home would match the neighborhood, but the height may not be compatible as there is not a home as tall as what the applicant is proposing near this location.

#### Scale

Staff is not opposed to the home scale, as the size of the home is compatible with neighboring homes.

#### Setback & Rhythm of Spacing

Staff is not opposed to the home setback and spacing, as it is compatible with that of neighboring properties.

#### Roof Shape

Staff is not opposed to the roof shape, as it is similar to that of neighboring homes.

#### Proportion and Rhythm of Openings

Staff is not opposed to the proportion and rhythm of openings as the doors and windows have similar proportion and rhythm to neighboring homes.

#### Relationship of Materials, Texture, Details, and Material Color

- Brick - Staff believes this material will be compatible with the existing homes within the district and adjacent to the site.
- Porch columns - Staff believes this material will be compatible with the existing homes within the district and adjacent to the site.

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- Porch railings- Per the applicant, the porch will not have railings. Staff believes not having porch railings is compatible with the neighborhood, as neighboring properties have porches that do not have railings.
- Vinyl windows- While vinyl windows are not original to the neighborhood, Staff believes the appearance of the windows in terms of size and pattern is compatible with the neighborhood.
- Front door – Staff believes that the material, window pattern and size of the double front door is compatible with the neighborhood.

### Orientation

Staff believes the orientation of the structure will be compatible with the existing homes within the district and adjacent to the sites.

### Appurtenances

Staff is not opposed to the driveway, as it is compatible with other driveways in the neighborhood. Staff recommends approval with the height being no more than 1 1/2 times the neighboring houses.

The applicant, Stewart Knowles said that from what he heard, the height of the ridge was in question but everything else sounded good.

Commissioner Kathy Adams asked Staff why they are comfortable with the height being no more than 1 1/2 times the neighboring houses.

Staff said the neighboring houses are two-story but the neighboring houses to East and West have dormers or a large gable. The neighboring houses height may be 20-25ft.

Chairman John Foutch asked if Staff feels that this is similar in size to the houses on the 500 block of Spring Street.

Staff replied that these are similar of the houses closer on that block and closer to Cumberland.

There was a discussion regarding the height comparison of the house with the neighborhood and whether building on a slab would lower the height.

Planning Director Paul Corder said that Staff discussed the height in the Zoning Code needing to be looked at because it was deficient.

A motion was made by Kathy Adams and seconded by Wayne Oakley to deny the Certificate of Appropriateness for the house.

Roll call vote:

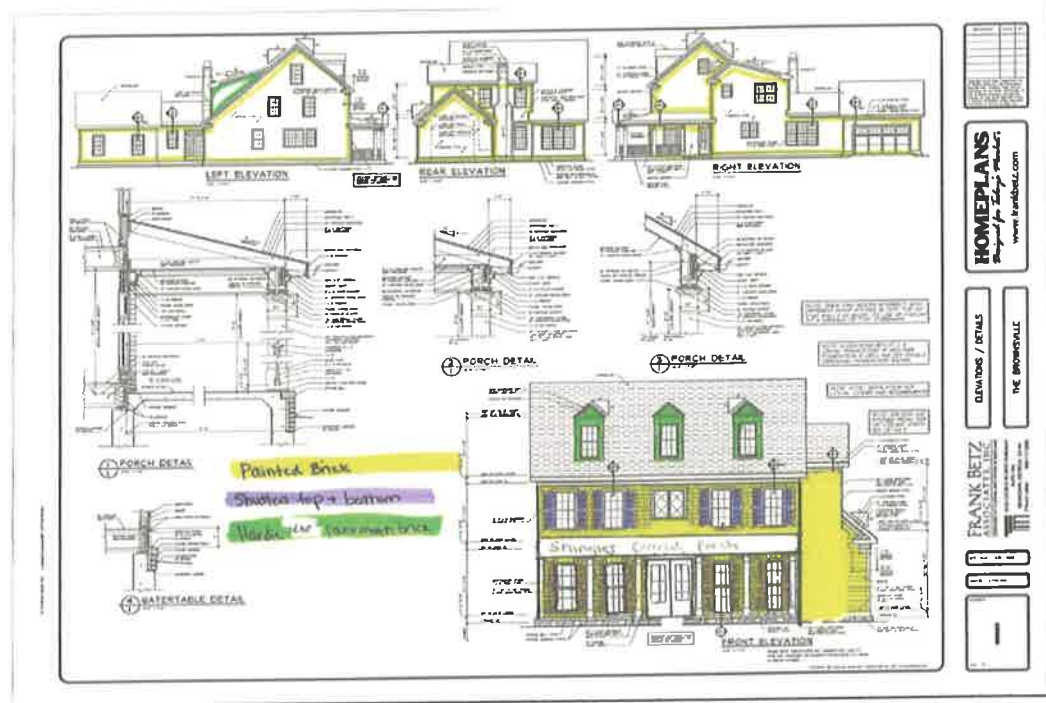
Kathy Adams	Yes
Meghan Michel	No
John Foutch	No

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Wayne Oakley Yes  
Marilyn Bryant Yes

Motion carried 3-2.

The commission asked if Staff could obtain the heights of the neighboring houses. Commissioners felt that the slope of the roof was an issue and maybe having a full second story instead, elevation recorded including the grade.




Commissioner Comments - None

Planning Comments - None

## ADJOURN

A motion was made by Wayne Oakley and seconded by Kathy Adams to adjourn. Motion carried. Meeting was adjourned at 5:36 PM.

  
Chairperson, John Foutch

  
Recording Secretary, Kathleen Vail

9/8/20  
Date

9/9/2020  
Date