

Historic Preservation Commission

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

ATTENDEES

John Foutch	Marilyn Bryant	Paul Stumb	Meghan Michel
Wayne Oakley	Greg Dugdale	Kathy Adams	
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.

REMOTE PROCEDURE

Request by Staff to hold a remote meeting because the health of the public requires it

A motion was made by John Foutch and seconded by Meghan Michel for running the meeting remotely.

Roll call vote:

Kathy Adams	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes
John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Paul Stumb	Yes

Motion carried 7-0.

NEW BUSINESS

1. Case 20-18 Request by Middle TN Investments, LLC for a Certificate of Appropriateness for work being done at 127 S Greenwood Street (Tax Map 68E Group L Parcel 25) zoned RD9 in Ward 3

Staff said that the applicant is requesting to paint the exterior brick and porch due to several damaged/ cracked areas in the brick and mortar that were previously repaired. The brick color would be Alabaster White, and the concrete porch would be Repose Grey. The applicant had already begun to prime paint the exterior of the home. Staff is not opposed to the painting of the brick, as the Historic Preservation code is unclear as to whether painting previously unpainted brick in residential neighborhoods is allowed by Historic Preservation Commission.

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The applicant is requesting to replace all front exterior doors. The current front doors are both contemporary single light doors with that are not original to the home. The applicant is proposing to replace the main front door with a wooden craftsman style door and the second door on the front façade with 15-lite double French door. Staff recommended approval for replacing the doors, as the proposed doors are compatible with the architectural style of the home.

The applicant is requesting to remove the upstairs window air conditioning unit on side of house and replacing it with a window matching the home. Staff recommended approval for the replacement of the upper story south side window, as the new window will return the façade closer to the number of openings that were original to the home.

The applicant is requesting to add one set of wooden shutters to the front porch window, and one wooden set to the back window. There are currently no shutters on the home. The proposed shutters are batten and board type shutters. Staff recommended approval for the shutters for the front window, as the shutters are compatible with the architectural style of the home.

The applicant is requesting to change the exterior light fixtures next to the front door. The existing light fixtures are not original to the home. Staff recommended approval for the replacement of the light fixtures, as the existing light fixtures are not original to the home and the proposed light fixtures are compatible with the architectural style of the home.

The applicant, Rachel said that the air conditioning unit was in the attic and they want to remove it and get the window back.

Chairman John Foutch said that normally he is against painting unpainted brick however, the previous repairs are all over the place, so he is okay with it.

Commissioner Meghan Michel said that she believes that this will be an improvement.

A motion was made by Paul Stumb and seconded by Greg Dugdale for approval of the Certificate of Appropriateness as submitted.

Roll call vote:

Kathy Adams	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes
John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Paul Stumb	Yes

Motion carried 7-0.

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2. Case 20-19 Request by Cale and Dorie Mitchell for a Certificate of Appropriateness for work being done at 110 South Hatton Avenue (Tax Map 68F Group D Parcel 7) zoned OP in Ward 3

Staff said that the applicant is requesting to extend the fence located on the north side of the property farther to the east along the property line to the edge of the front facade. The applicant then proposes to install landscaping from the edge of the fence into the front yard. The current fence is a wood board privacy fence. The fence would be the same height and of similar material as the existing fence. Staff recommended approval for the fence up to the edge of the front façade and the landscaping, as they are consistent with the Historic Preservation Guidelines.

A motion was made by Paul Stumb and seconded by Marilyn Bryant for approval of the Certificate of Appropriateness as submitted.

Roll call vote:

Kathy Adams	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes
John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Paul Stumb	Yes

Motion carried 7-0.

3. Case 20-20 Request by Wayne Oakley for a Certificate of Appropriateness for work being done at 109 and 111 South Cumberland Street (Tax Map 68E Group P Parcel 15.01) zoned CD in Ward 3

Staff said that the applicant is requesting the following changes to the exterior façade:

- Install a new aluminum awning structure across the front façade. The awning would be 8'-3" above the sidewalk. Image that was submitted below.



- Construct a new painted brick entry front façade wall. Per the applicant, the new façade wall will be in the approximate location of where the Princess Theater entry wall was, as marked by the original terrazzo floor that is existing.

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- In this façade wall, install 5 sets of glazed wood framed single-lite double doors.
- Refinish the existing terrazzo floor and extend the floor to areas that per the applicant, where were appears to have been the box office windows.
- Along the sidewalk, construct a new painted low brick wall with a decorative wrought iron fence. Per the applicant, this will define the entry way to the building as well as provided a perimeter for the outdoor dining. The top fence will be 3'-0". The top of the wall will be approximately 1'-6" in height, which per the applicant, will define the entry way to the building as well as provided a perimeter for the outdoor dining.
- The wrought iron fence will be similar to the fence that surrounds the General Hatton statue in the center of the square. Per the applicant, this will also help provide as a barricade if there is flooding on the square.
- Install a new sign on the front façade above the new awning. Per the applicant, the sign will be below the 80 sq. ft. of allowable sign area and will be submitted for review as required for a sign permit. Previously, a Certificate of Appropriateness was granted in December of 2019 for the illuminated "T" sign on the front façade.
- Remove the existing aluminum metal fascia on the front façade, and not replace it. Staff is not opposed to the awning, as the awning is similar, but not a duplicate, of the original awning of the Princess Theatre. Staff noted that this is not an approval for an encroachment onto any utility/drainage/other easements.

Staff recommended approval for the new storefront, as the new storefront is more similar in style and location to the original storefront and is of a similar design to storefronts on the Square. Staff recommended removal of the metal fascia, as it is not original to the building. Staff recommended approval for the new storefront doors, as the doors are of a traditional design that is compatible with the age of the building and of neighboring buildings. Staff recommended approval for the low brick walls and wrought iron fencing in front of the building; as there is nothing in the code that prohibits it and that the fence height and design are compatible with the historical nature of the property. This sign as currently shown will require a variance for height from the Board of Zoning Appeals, but not for area. Staff recommended that the sign be a more integral part of the awning, not a freestanding sign on top of the awning, as the Historic Preservation code requires that awning signs be lettering located on the awning.

The applicant, Wayne Oakley, recused himself from voting. He said that the sign is in the conceptual stage and what was submitted was just an example and they are working with Joslin Signs. They have had concerns with the sign height and are doing their due diligence. Regarding the awning, they looked at the historical awnings and he said that they went with the one that was more in line with the architecture of the building and would also fit in with the character of the café. He said that it was similar to the atmosphere of the Puckett's Restaurant in Murfreesboro.

Staff recommended the applicant come back for a new Certificate of Appropriateness for the final design. Staff noted that the Sign Code wording needs to be amended regarding the height.

Commissioner Marilyn Bryant asked if the picture of the awning is what is being proposed.

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Wayne Oakley said that yes, this is the one they are trying to duplicate the closest.

Commissioner John Foutch said thank you for presenting the complete image and now they see the concept.

Commissioner Meghan Michel said that she likes that the wrought iron fencing will not be done to the ceiling and she thinks that this will look great on the Square.

Commissioner Paul Stumb said it looks great.

A motion was made by Paul Stumb and seconded by Kathy Adams for approval of the Certificate of Appropriateness as submitted except the sign.

Roll call vote:

Kathy Adams	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes
John Foutch	Yes
Meghan Michel	Yes
Paul Stumb	Yes

Motion carried 6-0.

4. Case 20-21 Request by William Snyder for a Certificate of Appropriateness for work being done at 130 Public Square (Tax Map 68E Group Q Parcel 6) zoned CD in Ward 3

Staff said that the applicant recently purchased the building and the former tenant removed the Classic Travel sign from the front of the building without his knowledge. The applicant stated that he is renovating the building and will be submitting a request for a COA when the plans are ready. Staff recommended approval from removing the sign, as the sign is not original to the building, provided that any new sign must go through Historic Preservation Commission before installation.

Commissioner Paul Stumb asked why the commission is voting on this since the sign will not be replaced.

Staff explained that sign removal on the Square is required to be reviewed by the Historic Preservation Commission. If an application for Certificate of Appropriateness was not submitted, a Show Cause hearing would occur.

A motion was made by Paul Stumb and seconded by Greg Dugdale for approval of the Certificate of Appropriateness.

Roll call vote:

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Kathy Adams	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes
John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Paul Stumb	Yes

Motion carried 7-0.

PLANNING COMMENTS - None.

COMMISSIONER COMMENTS - None.

ADJOURN

Meeting adjourned at 5:37 PM.



Chairperson, John Foutch

9/18/20

Date



Recording Secretary, Kathleen Vail

9/9/2020

Date