

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION
Regular Meeting – March 8, 2022

Attendees

Marilyn Bryant	Jesse Gilliam	Meghan Michel	Greg Dugdale
Phillip Allison			
Kristy Barhite	Kathleen Vail	Paul Corder	

Call to Order

Marilyn Bryant called the meeting to order at 5:01 PM

Approval of Minutes

A motion was made by Jesse Gilliam and seconded by Phillip Allison for approval of the February 8, 2022 Historic Preservation Commission Meeting Minutes. Motion carried.

Old Business

1. *Case 21-26 Request by Kathy Cole for a Certificate of Appropriateness for work being done at 109 South Hatton Avenue (Tax Map 68F Group E Parcel 33) zoned RD9 in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 109 South Hatton Avenue. Per the application, they are requesting to install 20 new replacement windows on the home. The new windows will be energy efficiency vinyl replacement windows with the same number of panes as existing windows (8 over 1). The applicant also wants to replace the metal and vinyl siding with all vinyl siding. The applicant is requesting to replace the front entrance door. The solid, flush, painted metal door is in disrepair and needs to be replaced. The chimney is in disrepair and needs to be fixed. The applicant is requesting minimizing height of chimney and capping. Finally, the applicant is replacing the stone driveway with asphalt paving. This project came before the Commission in October 2021 with much of the same proposal however, the application wasn't complete at that time and no decision was made by the Commission.

Staff's Recommendations

Windows - Replacement windows are of original size and shape as current windows and will have same number of panes as current windows. Staff recommended approval.

Siding - The siding is currently a mix of mostly aluminum siding and some vinyl. Staff recommended approval of the applicant's request to replace all siding with vinyl siding if it is smooth and not wood textured.

Door - Existing door is not the original door and is of flush, solid, painted steel design. Staff recommended approval of the door.

Driveway - Single-drive, paved driveway where driveway currently exists is acceptable in this case. Staff recommended approval.

Chimney:

Applicant stated that the chimney is in disrepair and the assessed cost of chimney replacement with in-kind materials made it economically unfeasible. Applicant has requested to minimize height of chimney and cap it. Staff recommended the chimney to be replaced with original materials unless original materials are beyond repair. In that case, replace original materials with new in-kind materials.

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The applicant Mr. Cole was available to answer any questions. He said that the chimney would cost \$22,000 to repair and explained that it is not a wood burning chimney. He also questioned the vinyl siding design recommendation by Staff.

There was a discussion about the chimney and siding design.

A motion was made by Greg Dugdale for approval of all work with Staff's comments except the vinyl can be wood grained commercial siding and except for the work to be done on the chimney.

The applicant added that he had put up 4X4 posts to hold up the porch (pre-historic district designation) and wanted to replace them with 4X4 or 4X6 square wooden columns.

There was a discussion regarding the posts.

Commissioner Greg Dugdale amended his motion to include the exception of the porch columns. Meghan Michel seconded. Motion carried 5-0.

The applicant was asked to present another application for the chimney size and the porch columns.

- 2. Case 21-30 Request by James and Kimberly Shaffer for a Certificate of Appropriateness for work being done at 236 East Spring Street (Tax Map 68L Group F Parcel 20.01) zoned RD9 in Ward 2*

The applicant is requesting a Certificate of Appropriateness for work being done 236 East Spring Street. This case came before the Commission in December as a Show Cause case. Per the application, they are stating what is existing and not in compliance with the Historic District Residential Guidelines: chain-link fence and storage shed. The applicant would like to work with the Commission to find an agreed-upon solution that satisfies the Commission and the Owner.

Fence:

Staff recommended an evergreen hedge to screen the fence year-round to supplement the requested vines.

Shed:

Staff recommendation will be provided at the meeting.

Staff recommended moving the shed directly behind the house and/or screening the shed with shrubs or a fence placed around the shed.

The applicant James Shaffer was available to answer any questions.

Commissioner Meghan Michel disclosed that she walked her dog past this building three times a day and stated that she really cannot see the shed except one area and that the applicant has the nicest yard in the neighborhood.

James Shaffer thanked her and said that there is a lack of communication between building codes and the historic preservation.

There was a discussion regarding visibility.

A motion was made by Greg Dugdale and seconded by Meghan Michel to allow the fence and shed to stay in place and for the shed to be painted to match the house, as the applicant stated he wanted to do. Motion carried 5-0.

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Planning Comments

Upcoming historic districts inventory meeting

Staff will have a meeting with Kim Parks to finish the Main Street and Castle Heights inventory on March 17th at 10:30AM.

Work Session

Tuesday March 29, 2022 at 5:00 PM - work session scheduled for landmarks (non-voting meeting).

Historic Guidelines

The Lakota Group was chosen to do the guidelines and is working on the contract.

Reminder

The April 12th HPC Meeting was rescheduled to Thursday, April 21, 2022 to vote on the historic districts and landmarks.


Adjourn

The meeting was adjourned at 5:49 PM.



Chairperson, John Foutch

4/21/22
Date



Recording Secretary, Kathleen Vail

4/21/2022
Date

