

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – March 9, 2021

ATTENDEES

John Foutch	Meghan Michel	Wayne Oakley	Courtney Vick
Marilyn Bryant			
Seth Harrison	Matt Schenk	Kathleen Vail	

CALL TO ORDER

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:

John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes

Motion carried 5-0.

APPROVAL OF MINUTES

Regular Called February 9, 2021 Historic Preservation Commission Meeting

A motion was made by John Foutch and seconded by Marilyn Bryant to approve the minutes.

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes

Motion carried 4-0.

NEW BUSINESS

1. Case 21-07 Request by Steven and Jessica Shevel for a Certificate of Appropriateness for work being done at 102 and 104 South College Street (Tax Map 068E Group P Parcels 7.0 & 7.01) zoned CD in Ward 3

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The applicant is requesting a Certificate of Appropriateness for work being done at 102 and 104 South College Street. The applicant is requesting approval for the following:

For 102 South College Street

- Tuck pointing of the exterior brick on the front façade of the building.
- Clean and prep for paint of existing brick on front façade. The existing brick has been previously painted.
- Parge the wall located in the alley between 102 South College Street and 114 West Main Street to prevent water intrusion and paint the same color as the front façade. This façade would not be visible from the public right-of-way.
- Paint the previously painted brick on the front façade a new light historical paint color.
- Create a concrete curb foundation to support existing bottom brick ledge on the front façade
- Construct a new bulkhead on the front façade. Per the applicant, the appearance of the bulkhead will be historical and painted with a historical paint color.
- Salvage and repair existing original wood on the storefront and install new glass windows
- Install windows above the front door, where there is currently an air conditioner unit. Per the applicant, the windows will be designed to look original and match existing transom windows.
- Install a new front door as pictured in sketch. Per the applicant, the door would be historical in appearance.
- Paint new front door a historical color.
- Keep all of the original details of building.

For 104 South College Street

- Repaint the brick on the front façade. Per the applicant, the paint color will be a historical color. The brick has previously been painted.

Staff recommended the following based on Historic Preservation Guidelines:

- Approval for the re-pointing of the brick, as repointing is allowed by the Historic Preservation Code, and the building currently has painted brick and mortar.
- Approval for constructing the new bulkheads, as the bulkheads are of a historical design that is compatible with the surrounding properties.
- Approval for the repair of the wood on the existing storefront, as Historic Preservation Code encourages repair of existing materials as much as possible.
- Approval for the replacement of the glass in the storefront, as the existing glass is not original to the structure.
- Approval for the new windows above the front door, as the existing air conditioner unit is not original to the structure, and the new windows complement the existing transom windows.
- Approval for the door replacement, as the existing aluminum storefront door is not original to the structure and the proposed door is of a historical design and is compatible with the surrounding properties.
- Staff interprets the painting of the brick on both 102 and 104 South College Street and the curb foundation to be in-kind replacements and are not reviewable by the Historic Preservation Code.

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Staff also has determined that the parking of the wall in the alley is not visible from the public right-of-way and is not reviewable.

The applicant Jessica Shevel was available to answer any questions.

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

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes

Motion carried 5-0.

PLANNING COMMENTS – None.

COMMISSIONER COMMENTS - None.

ADJOURN

A motion was made by John Foutch and seconded by Wayne Oakley to adjourn the meeting. Meeting adjourned at 5:11 PM.



Chairperson, John Foutch



Recording Secretary, Kathleen Vail



Date



Date