

# Historic Preservation Commission

---

## CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – April 13, 2021

### ATTENDEES

John Foutch	Meghan Michel	Jesse Gilliam	Courtney Vick
Marilyn Bryant	Greg Dugdale		
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 Marilyn Bryant for running the meeting remotely.

#### Roll call vote:

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

Motion carried 5-0.

### APPROVAL OF MINUTES

Regular Called March 9, 2021 Historic Preservation Commission Meeting

A motion was made by Marilyn Bryant and seconded by Jesse Gilliam to approve the minutes.

#### Roll call vote:

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

Motion carried 5-0.

Greg Dugdale arrived late.

# Historic Preservation Commission

---

## NEW BUSINESS

1. Case 21-08 Request by Ka Small for a Certificate of Appropriateness for work being done at 111 South Greenwood Street (Tax Map 068E Group K Parcel 14) zoned CN in Ward 3

The applicant is requesting a Certificate of Appropriateness for work being done at 111 South Greenwood Street. The applicant is requesting the following work:

- Construct a new monument sign near the corner of the South Greenwood Street and West Gay Street. Per the applicant, the sign would be approximately 5.5 feet high and 13.3 square feet in size. The sign would be an aluminum sign.
- Install two vertical metal wall signs to the columns on the front façade. Per the applicant, these signs would be approximately 6.64 square feet each for a total of 13.28 square feet. Per the applicant, the signs are removable and would not cause damage to the stone.
- The applicant stated that when the restaurant Sassy Pecan opened, they obtained a sign permit to place an existing oval sign on the A-frame portion of the front porch however customers indicated difficulty in finding the location easily and they are looking to provide more visual support for marketing.

Staff recommended the following based on Historic Preservation Guidelines:

- Staff recommended approval for the monument sign, as the monument sign lettering and design is allowed by Historic Preservation Code.
- Staff recommended approval for the 2 wall signs, as the size of the wall signs is allowed by the code and are consistent with wall signs in commercial districts in the City.

Ka Small was available to answer any questions. She said that she loves the location, but the signs moved from Watertown are hard to see. She is using Sign Graphics from Watertown for the signage.

The commissioners really liked the signs and wished her good luck with her business.

Commissioner Greg Dugdale recused himself.

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

Roll call vote:

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

Motion carried 5-0.

## Historic Preservation Commission

---

2. Case 21-09 Request by Patrick Shawn Hicks a Certificate of Appropriateness for work being done at 116 South Tarver Avenue (Tax Map 068F Group C Parcel 14) zoned RD9 in Ward 3

The applicant is requesting a Certificate of Appropriateness for work being done at 116 South Tarver Avenue. The applicant is requesting the following work:

- Construct a new 14ftx14ft screened porch on the north side of the main home. The porch will be constructed on a concrete footing with a concrete block foundation. The exterior of the foundation will be cladded with bricks, to match the foundation of the existing home. The porch would be constructed of treated lumber and Azek composite trim and would be painted to match the existing trim colors. The roof of the porch would be sloped, and the roofing shingles would match those of the main home. The porch would be a screened porch and would not be conditioned space and will be located 12 feet away from the north property line.

Staff recommended the following based on Historic Preservation Guidelines:

- Staff recommended approval for the porch application as submitted as the building materials, size and architectural style are consistent with the existing home and neighborhood.

Shawn Hicks was available to answer any questions. He said that this addition would help balance out the house. They have done a lot of work in the last seven years. He thanked the commission for all they do.

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

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Jesse Gilliam	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes

Motion carried 6-0.

3. Case 21-10 Request by Mark Pody for a Certificate of Appropriateness for work being done at 113 South Cumberland Street (Tax Map 068E Group P Parcel 14) zoned CD in Ward 3

The applicant is requesting a Certificate of Appropriateness for work being done at 113 South Cumberland Street. The applicant is requesting the following work:

- Replace the windows on the second-floor story of the building. Per the applicant, the windows would be aluminum and with the same grid pattern, size, and style as what has been approved for the square. Per the applicant, the windows were damaged in recent storms.

Staff recommended the following based on Historic Preservation Guidelines:

## Historic Preservation Commission

---

- Staff recommended approval for the window replacement, as the current windows are not original to the building

Senator Mark Pody was available to answer any questions.

Chairman John Foutch asked if he was keeping the same grid pattern on the windows.

Mark Pody replied that he was, and it was on the application.

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

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Jesse Gilliam	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes

Motion carried 6-0.

4. Case 21-11 Request by Bob Zenker for a Certificate of Appropriateness for work being done at 118 East Market Street (Tax Map 068E Group O Parcel 3) zoned CD in Ward 3

The applicant is requesting a Certificate of Appropriateness for work being done at 118 East Market Street. The applicant is requesting the following work:

- Install fencing with a decorative metal panel. The metal panel would have an olive branch design and be made by an artisan in Lebanon. At the October 2020 Historic Preservation Commission meeting, a proposal for a wrought iron fence with brick posts and a brick base was granted a Certificate of Appropriateness. Per the applicant, the original design would require additional leveling and demolition of the concrete below where the fence would be located and the applicant there are concerns that this leveling and demolition may damage an interceptor and water line under this site.

Staff recommended the following based on the Historic Preservation Guidelines:

- Staff recommended approval for the fence as the fence design is allowed by the Historic Preservation Guidelines.

Bob Zenker was available to answer any questions. He explained that the bricklayer for the original fence thought the slope was too much and he needed to do demolition and he needed to even out some of the pavement underneath. They had just put in interceptor there for that building which will be an event center and to get the grease trap in there plus there are water lines there. So, the Public Square Market has an artisan who does tin panel cutouts (5X5) and had a rendering made.

## Historic Preservation Commission

---



The commissioners said it was creative and loved that he was using a local artisan.

A motion was made by Courtney Vick and seconded by Jesse Gilliam for approval of the Certificate of Appropriateness as submitted.

**Roll call vote:**

John Foutch	Yes
Meghan Michel	Yes
Jesse Gilliam	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes

Motion carried 6-0.

5. Request by Kathy Adams for the creation of a new historic district at properties on West Main Street between Pennsylvania Avenue and Castle Heights Avenue zoned RD9 in Ward 3.

Kathy Adams said that she talked to her neighbors and they feel that this may be the right time to start this process. She said that she also talked to Karen Hunter Lowery in Baird Court, two homes that have a Main Street address (608 and 610) and they would like to be included. She explained that this is the last piece of residential homes left and feels it is important to have some sort of protection for the block. Nine houses in total and about more than half of them are for this district.

Commissioner Greg Dugdale wanted to be sure everyone received notice of this.

There was continued discussion.

A motion was made by John Foutch and seconded by Meghan Michel to begin the process of creating a new historic district and including 608 and 610 W Main Street.

# Historic Preservation Commission

---

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Jesse Gilliam	Yes
Courtney Vick	Yes
Marilyn Bryant	Yes
Greg Dugdale	Yes

Motion carried 6-0.

PLANNING COMMENTS

Staff anticipated that the next meeting in May will be in person.

Planner Seth Harrison is leaving the City and will be working in Nashville.

COMMISSIONER COMMENTS


The commissioners wished Seth Harrison good luck in his new job.

ADJOURN

A motion was made by Greg Dugdale and seconded by John Foutch to adjourn the meeting. Meeting adjourned at 5:39 PM.

  
\_\_\_\_\_  
Chairperson, John Foutch

\_\_\_\_\_  
Date 5/11/21

  
\_\_\_\_\_  
Recording Secretary, Kathleen Vail

\_\_\_\_\_  
Date 5/11/2021