

# Historic Preservation Commission

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## City Of Lebanon Meeting Minutes – May 10, 2016

### ATTENDEES:

Tracey Parks - Kathy Adams - Marilyn Bryant – Michelle Schriever - Paul Corder

Richard Donovan - Kathleen Vail - Greg Dugdale (arrived late) - Camille Burdine (arrived late)

### OTHER ATTENDEES:

Jana Pastors – Adam Pastors – Paul Stumb - WP Bone – Joe Gray

### CALL TO ORDER:

Tracey Parks called the meeting to order at 5:01 PM.

### APPROVAL OF MINUTES:

Kathy Adams motions to approve the minutes, seconded by Marilyn Bryant. Motion approved.

### NEW BUSINESS:

Tracey Parks welcomed Michelle Schriever as the new Commission Member replacing Pat Bryant's term.

- 1 Request by Adam and Jana Pastors for a Certificate of Appropriateness for work being done at 217 E Spring Street.

Chairman Tracey Parks called the applicant forward to give an overview of the projects and Jana Pastors discussed each item in the COA application. Mrs. Pastors explained that a lot of the work that will be done directly relating to the care and safety of her father residing there. There is interior work that affects many of the exterior items as well. In the explanation of the COA items, the front door was mentioned as not being original and wanting to remove and replace it for a bigger door. As far as the windows go, Mrs. Pastors noted that Sears have replaced all but seven of the windows on the entire house just over 5 years ago before they purchased the house.

Planner Richard Donovan presented the Staff Report with comments. To summarize:

Staff recommends approval on items #4, #6, #9 and #10.

Staff feels that no COA is needed for items #1, #2, #3, #5.

Staff recommends denial on item # 7 that the original window should not be filled and shuttered.

Staff notes on item #8 that awnings cover the visible archways on the windows.

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Staff remarked that on item #11 it is difficult to make a determination of the replacement door without seeing a style.

Chairman Parks inquired whether the application was for restoring the original door and not widening the doorway thus affecting the structure. In addition, what is the style of the door to be replaced?

Mrs. Pastors replied that they were not touching the structure of the building; they just want to replace the small door and its casing to a wider door that once existed there. She wanted to get approval before she started trying to find a door so she does not know what it will look like. Mrs. Pastors noted that any investment is a resale investment.

There was remarked concern about the permanent shuttering of the window of item #7. Mrs. Pastors said they were building cabinets on the inside with drywall and the concern was with moisture collecting on the window.

Chairman Parks imagines that it would be worse bricking up a window and notes that the permanent shuttering would look just like the rest of the shutters on the house, only closed and it would look just like an existing window.

Kathy Adams moved to accept the Pastors request for changes as submitted with the COA, Greg Dugdale seconded the motion. Motion approved.

Greg Dugdale commended Staff for the wonderful job on the Staff Report. Commission agrees.

### 2 Cumberland Historic Preservation Study Area

Chairman Parks opens the Preservation Study area and reminds every one of the four neighborhood meetings that were well attended with a lot of interest.

Planning Director Paul Corder starts by referring to the large map of the Cumberland Study area on display and points out four requests asking to be excluded from the historic area. They are 237 S Greenwood, 608 W Spring, 300 (which includes 312 & 310) S Tarver Ave and the Cumberland University.

Mr. Parks asked that the map be adjusted to having 624 included, the ~~X~~<sup>I</sup>mmmanuel Baptist Church, as it was supposed to be in the study but never made it on the map. It is part of the basis that gives reason to the Catholic Church feeling that they were being singled out. The Presbyterian Church was not included because it faces Main Street.

President Paul Stumb from the Cumberland University spoke. Cumberland University is in favor of Historic Preservation and we appreciate the work that you do. Our Building and Grounds Committee Chairman WP Bone and our Staff Liaison Joe Gray, the Vice-President of Administration are here with me tonight. We believe it is in the best interest of the University to

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be excluded from the proposed historic overlay district. We are committed to ensuring that anything that we do on our campus or any of our outlying properties is done in a manner that comports with the predominant architecture on the campus. We believe that an extra layer of bureaucracy is not going to be helpful. There is precedence for this in other cities. Notably, Lee University in Cleveland TN had a similar proposal and they were excluded.

Chairman Parks asked for clarification from Mr. Stumb, are you saying the core campus as well as anything that was bought or given to you be excluded?

President Paul Stumb reaffirmed that statement.

Properties were marked on the Cumberland Study Area map. The houses in question were 203, 227 & 235 S Greenwood and 311, 315 & 516 W Spring Street.

Planning Director Paul Corder noted that from the Staff perspective, Cumberland University would be a big burden for us and from the beginning, we preferred not to have Cumberland University or the churches in the district.

Discussion ensued over different properties.

Marilyn Bryant remarked that her understanding was that the campus property was not going to be included in what we were going to call the district as much as the residential part though she would like to think that the homes on W Spring could be.

Kathy Adams mentioned about a compromise with removing the houses on S Greenwood and keeping the ones on W Spring Street.

More discussion continued over the future use of the area, the UC Zoning district and the surrounding properties.

Greg Dugdale motions to remove the Cumberland Campus and the core of the St. Francis Cabrini Catholic Church, seconded by Kathy Adams. Motion approved.

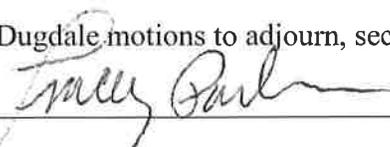
### **COMMISSIONER COMMENTS -NONE**

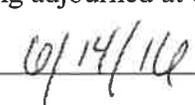
### **STAFF COMMENTS:**

Next meeting will be held on Tuesday, June 7, 2016 at 5:00 pm.

### **ADJOURN**

Greg Dugdale motions to adjourn, seconded by Kathy Adams. Meeting adjourned at 6:08 PM.

  
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Chairperson, Tracey Parks

  
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Date