

Historic Preservation Commission

City Of Lebanon Meeting Minutes – June 14, 2016

ATTENDEES:

Tracey Parks – Kathy Adams – Marilyn Bryant – Michelle Schriever – Mike Manous
Greg Dugdale – Camille Burdine – Richard Donovan – Kathleen Vail

CALL TO ORDER:

Chairman Tracey Parks called the meeting to order at 5:00 PM.

APPROVAL OF MINUTES:

Kathy Adams motioned to approve the May 10, 2016 minutes with the following change from Emmanuel Baptist Church to Immanuel Baptist Church, seconded by Marilyn Bryant. Motion carried unanimously.

NEW BUSINESS:

1. Request by Diane E. Riley for a Certificate of Appropriateness for work being done at 227 and 229 E. Spring Street (Tax Map 68E Group G Parcel 16) zoned RD9 in Ward 2

Chairman Tracey Parks called the applicant forward to give an overview of the projects. Diane Riley owner of the duplex stated that she has worked to make it blend into the neighborhood. Not only is she renovating the inside but she wants to demolish the old building in the back and put up a pergola.

Planner Richard Donovan recommends approval of the demolition of the noncontributory outbuilding. Staff also feels the pergola will not affect the architecture and there are similar buildings situated in the district. Staff recommends approval of the pergola that will be a single carport.

Diana Riley mentioned that since the COA was filed she has lost substantial amount of money and the project will be delayed.

The commission reassured her that the COA would still be in effect if she started within six months or she could pull a permit within those six months and the permit would be good for possibly a year. Staff will check on the amount of time the permit would be in effect and inform the applicant.

Marilyn Bryant moved to approve the demolition of the shed and the building of the carport according to the COA, Kathy Adams seconded the motion. Motion carried unanimously.

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2. Request by Brian Lee for a Certificate of Appropriateness for work being done at Unaddressed E Spring Street (Tax Map 68L Group F Parcels 20.01, 20.02, 20.03 and 20.04) zoned RD9 in Ward 2

Chairman Tracey Parks called the applicant forward to give an overview of the projects. Brian Lee detailed that he is going to put four single-family Craftsman homes on these lots. The garage will be in the rear and be side loading so it is no longer visible from the street. He will have Hardieboard on front. Mr. Lee will be changing the columns and posts to each home as well as varying different colors and changing the windows as well as a faux gable vent. He will also reverse two of the homes with the driveways located next to each other.

Chairman Parks questioned whether any old growth trees would be preserved. Brian Lee reassured him that he had no plans of removing any tree that was not within the building footprint or driveway.

Staff detailed the eight observations in the staff report that pertained to the compatibility of these new homes with the existing homes within the district according to the Historic Guidelines, Section 1.3 New Construction.

There was a discussion concerning the setback of 35 feet and it was decided that the different setback compared to the neighbors setbacks of 60 feet (lot 232 and lot 302) would create a nicer rhythm to the neighborhood.

Chairman Parks reminded everyone that this project would be their first infill and an important first step for the commission. This is one of the primary reasons that overlays are in force to ensure the integrity of the neighborhood.

The commissioners noted that Lebanon has need of this size of housing.

Chairman Parks opened the discussion up to public comment.

Diane Riley of 227 East Spring Street questioned whether the houses would be on a slab or foundation. Mr. Lee remarked that it would be a slab.

Jeff Ritchie of 232 East Spring Street observed that he liked these homes a lot better than the previous development proposed a few years back but he is concerned on how close these houses will be to his house. He also asked Brian Lee why the property has not been maintained. Mr. Lee indicated that he would do something about the maintenance and that the properties would be 30 feet apart from each other.

Stuart Spencer of 226 East Spring Street asked what materials they were going to use. Mr. Lee replied Hardieboard would be used on the front with vinyl on the remaining sides. Each house would be varying colors and the windows styles would be different from each other as well as having distinctive columns.

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Marcy Wallace of 228 Spring Street wanted to know when construction would start. Mr. Lee replied in another month or so, building the four houses simultaneously.

Commissioner Mike Manous started by informing the public that he is an architect and that many expensive homes are built on slab foundations as well those houses as being good for thermal energy. He believed that they are property that people look for.

Jeff Ritchie asked what the neighborhood's recourse is if the houses are not agreeable to them.

Chairman Parks replied that they do not have any recourse. He explained that the commission determines whether these homes meet the guidelines for infill construction within the district. The intent of the guidelines is to ensure it is not disruptive of the sensibilities of the neighborhood from an architectural standpoint. Mr. Lee has to build what is compliant under the program and if he does not legally build what was approved, the commission could issue a stop work order.

The applicant agreed that the following items would be including to vary the homes from one another.

1. To protect old growth trees on site not within to be within the building footprints.
2. Garages will be side facing and not visible from the street.
3. Hardiboard on the front, with matching color vinyl on three sides.
4. Varied columns from house to house i.e. stone, brick, unwrapped.
5. Varying of window or gable vent in faux second story.
6. Varying of window lights i.e. 4 over 1, 9 over 1, etc.
7. Vary paint color from structure to structure.
8. Homes to be setback to 35 ft
9. To reverse 2 of the homes floor plan to allow for shared driveways.
10. To have sidewalks connecting to the street.
11. All items agreed to in COA application that have not been changed by one of the above mentioned items.

Mike Manus moved to approve the COA, Kathy Adams seconded. Motion carried unanimously.

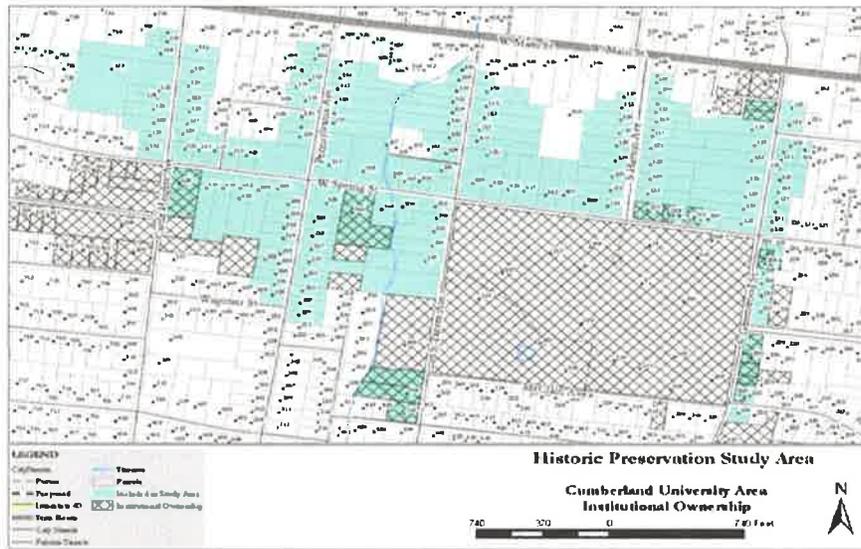
Chairman Parks thanked the public for coming and being active in their community.

3. Cumberland Historic Preservation Study Area

Staff presented the Historic Preservation Study Area map showing the institutional ownership (shown with crosshatching) with properties removed per HPC May 16, 2016 (not in blue) from the study area. Anything in blue on the map is in the study area.

The commissioners examined the map for clarification.

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Kathy Adams made a recommendation to approve the Cumberland Study area as shown on the map, Marilyn Bryant seconded. Motion carried unanimously.

A public hearing on the Cumberland University Study area will be held on July 12, 2016.

COMMISSIONER COMMENTS:

Kathy Adams commended Planner Richard Donovan for the wonderful job that he continues to do. The commission agreed.

Mike Manous requested that since there will be more meetings involving public dialog, that the meeting should follow the same format as the Planning Commission with Staff making recommendations first, followed by public comment.

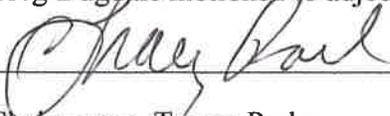
A recommendation was made to keep watch on the house remodel located at 306 East Spring Street.

STAFF COMMENTS:

Next meeting will be held on Tuesday, July 12, 2016 at 5:00 pm.

ADJOURN

Greg Dugdale motioned to adjourn. Meeting adjourned at 6:15 PM.



Chairperson, Tracey Parks



Date