

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – January 20, 2021

ATTENDEES

John Foutch	Meghan Michel	Wayne Oakley	Greg Dugdale
Jessie Gilliam	Marilyn Bryant		
Seth Harrison	Matt Schenk	Kathleen Vail	

CALL TO ORDER

Staff called the meeting to order at 5:00 PM and turned the meeting over to Staff for the remote meeting.

Staff announced that Mayor Bell appointed Jesse Gilliam to the Historic Preservation Commission. He will also be the commission's Planning Commission representative.

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
Greg Dugdale	Yes
Jesse Gilliam	Yes
Marilyn Bryant	Yes

Motion carried 6-0.

ELECTION OF OFFICERS

1. Chairman

Marilyn Bryant nominated John Foutch for Chairman, seconded by Meghan Michel.

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Greg Dugdale	Yes

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Jesse Gilliam Yes
Marilyn Bryant Yes

Motion carried 6-0. John Foutch was elected Chairman.

2. Vice Chairman

John Foutch nominated Marilyn Bryant for Vice Chairman, seconded by Greg Dugdale.

Roll call vote:

John Foutch Yes
Meghan Michel Yes
Wayne Oakley Yes
Greg Dugdale Yes
Jesse Gilliam Yes

Motion carried 5-0. Marilyn Bryant was elected Vice Chairman.

3. Secretary

John Foutch nominated Staff for Secretary, seconded by Jessie Gilliam.

Roll call vote:

John Foutch Yes
Meghan Michel Yes
Wayne Oakley Yes
Greg Dugdale Yes
Jesse Gilliam Yes
Marilyn Bryant Yes

Motion carried 6-0. Staff was elected Secretary.

NEW BUSINESS

1. *Case 21-01 Request by S&D Rentals for a Certificate of Appropriateness for work being done at 505 West Spring Street (Tax Map 68F Group C Parcel 22) zoned RD9 in Ward 3*

Staff said that the applicant is requesting a Certificate of Appropriateness for work being done at 505 West Spring Street. The applicant is proposing to do the following work:

- Replace existing wood windows with new windows. Per the applicant, some of the windows were previously replaced before the Historic District Designation. The new windows would be 1 over 1-lite windows
- Replace an existing 12-lite door with a new door. The new door would be a 9-lite door.

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- Replace wood siding with Hardieboard siding in the certain areas. Per applicant, the areas that would be replaced are rotten and broken.

Staff recommended the following based on the Historic Preservation Guidelines.

- Staff recommended the wood windows be repaired rather than replaced. If the windows cannot be replaced, staff recommended that the replacement windows match the existing window configuration in terms of panes.
- Staff recommended approval of the door replacement with the door having the same windowpane configuration as the existing door, as per the Historic Preservation Guidelines, original window configurations in doors should be maintained
- Staff recommended replacement of the wood siding in areas where the siding is damaged or rotten. Staff recommended that the replacement Hardie board siding be of the same lap dimension as the existing siding, as Hardie board siding is compatible with the neighborhood.

Property owner Elisa Selva was available to present their case. She explained that she is trying to get all the apartments to look the same.

A motion was made by Greg Dugdale to adopt Staff recommendations but to allow the applicant to replace the windows with vinyl with similar grid patterns at her discretion.

There was a discussion regarding the number of lites/grids in all the windows and replacing those with in-kind.

Elisa Selva said that she was amiable to do the front window in a 6-over-1. She said that she wanted to replace the damaged wood with Hardieboard.

There was a discussion regarding the multiple siding materials that were already on the property, as some of the siding is wood siding, while other siding is Hardieboard.

Elisa Selva said that she would remove the 6" Hardieboard and replace it with 4" hardieboard siding. She also would paint the new siding to match the current building color and eventually paint the whole building.

Chairman John Foutch seconded.

Commissioner Meghan Michel then made a motion to approve the Certificate of Appropriateness as submitted.

Commissioner Greg Dugdale withdrew his motion.

Commissioner Wayne Oakley seconded Megan Michel's motion.

Roll call vote:

John Foutch Yes

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Meghan Michel	Yes
Wayne Oakley	Yes
Greg Dugdale	Yes
Jesse Gilliam	Yes
Marilyn Bryant	Yes

Motion carried 6-0.

2. Case 21-02 Request by Dan Midgett for a Certificate of Appropriateness for work being done at 219 Pennsylvania Avenue (Tax Map 68F Group G Parcel 34) zoned RD9 in Ward 3

The applicant is requesting a Certificate of Appropriateness for work being done at 219 Pennsylvania Avenue. The applicant has proposed the following work:

- Paint all of the brick and shutters on the façade with the exception of the chimney. Per the applicant, the brick repairs in the engineering report and repointing will be difficult to match the existing brick. The applicant also notes that other homes on the street have painted brick.
- Cap the concrete on the front porch. Per the applicant, the concrete on the porch is cracked and in need of repair.
- Raise the concrete and level the top stair of the existing concrete steps to the front stoop. Per the applicant, the top stair is not level
- Install a new railing enclosing the front stoop. Per the applicant, a railing was original to the home

Staff recommended the following based on the Historic Preservation Guidelines:

- Staff recommended the windows be repaired rather than replaced. If the windows cannot be replaced, staff recommended that the replacement windows match the existing window configuration in terms of panes.
- Staff recommended that the brick remain unpainted, as the Historic Preservation Guidelines recommended that original materials be preserved. Staff does note that due to the brick repairs and repointing that is needed, that it would be difficult to match the existing brick and mortar color.
- Staff recommended approval for the railing installation, as a railing was original to the stoop. Staff notes that it is unclear what material the existing railing was, but that the proposed railing is compatible with the neighborhood.

Staff views the roof replacement, brick and foundation repairs, concrete work on the patio and front steps, and the painting of the shutters and the accessory building as non-reviewable by the Historic Preservation Commission, as they are an in-kind replacement.

Dan Midgett was available to present their case. He indicated that the brickwork was repaired but not very well and that painting it would enhance it. He said that the upper window grid pattern can be matched in the new windows

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Staff stated that paint colors are not reviewable, but that painting previously unpainted masonry is.

The commissioners agreed that painting the brick will help the overall appearance of the damage.

A motion was made by John Foutch and seconded by Greg Dugdale to agree with Staff's recommendations and to paint the brick.

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Greg Dugdale	Yes
Jesse Gilliam	Yes
Marilyn Bryant	Yes

Motion carried 6-0.

- 3. Case 21-03 Request by Peter and Blair Welser for a Certificate of Appropriateness for work being done at 122 Greenlawn Drive (Tax Map 68C Group A Parcel 19) zoned RD9 in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 122 Greenlawn Drive. The applicant is proposing to do the following work:

- Construct a new 2-story addition on the rear of the home. The 2nd story and roofline of the addition would be visible from the public right-of-way and a roof height of 26'-5". The roof height of the existing structure is 16'-1 ¾". The addition would have a stucco façade and a terra cotta roof, which matches the materials of the existing façade. The façade facing the street would contain a decorative wall medallion that would match the existing wall medallion on the front of the home.
- Replace all the windows on the existing façade. The new windows would match the grid pattern of the existing windows. Per the applicant, the existing windows are damaged and do not function properly and they have not able to find anyone who could repair the windows. The applicant would also remove the storm windows, which are not original to the home.
- Construct a covered porch on the north side of the home. The porch would not be visible from the public right-of-way.

Staff recommended the following based on the Historic Preservation Guidelines:

- Staff recommended that the scale of the addition be changed to match the existing structure, and the exterior of the addition composed of stucco that is not EIFS and is compatible with the existing home.
- Staff recommended the windows be repaired rather than replaced. If the windows cannot be replaced, staff recommended that the replacement windows match the existing window configuration in terms of panes and configuration. Staff recommended the

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removal of the storm windows without replacement, as these windows are not original to the home.

- Staff has determined that the new porch addition will not be visible from the public right-of-way and does not need to be reviewed by the Historic Preservation Commission.

Blair Welser was available to present their case. She pointed out that there are two-story homes on both sides of the home and that the asymmetry of these homes are similar to theirs.

Chairman John Foutch recused himself.

A motion was made by Marilyn and seconded by Greg Dugdale to approve the Certificate of Appropriateness as submitted.

Roll call vote:

Meghan Michel	Yes
Wayne Oakley	Yes
Greg Dugdale	Yes
Jesse Gilliam	Yes
Marilyn Bryant	Yes

Motion carried 5-0.

4. *Case 21-04 Request by Nettie Boyle for a Certificate of Appropriateness for work being done at 115 East Main Street (Tax Map 68E Group O Parcel 11) zoned CD in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 115 East Main Street. The applicant has proposed the following work:

- Removal of the green glass façade above the storefront. This part of the façade is not original to the building.
- Removal of the existing metal storefront system.
- Construct a new storefront with a centrally located double door entrance, secondary door entrance for the second floor on the west side of the storefront, and decorative wood panel details above the glass. All of the new doors would be single lite doors.
- Replace the glass in the 4 arches of the windows on the 2nd story with a decorative wood pediment. Per the applicant, the arches have deteriorated.

Staff recommended the following based on the Historic Preservation Guidelines:

- Staff recommended approval for the removal of the green glass above the storefront, as it is not original to the building.
- Staff recommended approval for the removal of the storefront system, as the metal storefront is not original to the building
- Staff recommended approval for the new storefront including the wood panels, as the new storefront design is compatible with other historical storefronts of neighboring properties.

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- Staff recommended approval for the new double front entrance doors of the storefront, as the size and design of the doors is compatible with neighboring properties. Staff recommended that the door to the 2nd story be installed on the side or rear of the building, as per Historic Preservation Code, additional entrances on the storefront entrance is discouraged.
- Staff recommended the arched windows be repaired. If they are non-repairable, staff recommended they be replaced with new windows, as original window opening should be maintained.

Nettie Boyle was available to present their case. She said that they are replacing the glass on the new storefront, but that the layout would remain the same. She will be changing the double door in the storefront with a single door that would allow access to the second story, and then add a double door to the center of the new storefront. She explained that they were able to remove the wood boards covering the windows and saw that the windows were in rough shape. She requested that the archways above the 2nd story windows be replaced with solid wood pediments, due to the deterioration of the arched windows. Additionally, they want to repaint the gutter.

Commissioner Greg Dugdale said that he is overjoyed that someone was finally repairing this decades long state of dereliction that we have to pass by constantly. He said that he thinks the plan has minor issues but very much in the spirit of the guidelines.

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

Nettie Boyle wanted to revise the area that was approved to paint 10ft on the east facing façade of the building to cover the brick repairs and the Grand Central junction mural. That would be where a mural would eventually be located. Instead of painting the whole wall like was previously approved, she would just be painting a portion of the unpainted wall that currently has a mural and the area where brick repairs occurred.

Commissioner Greg Dugdale pointed out that it was not a requirement for her to paint it but permission to paint it. The applicant was approved to paint and seal the unpainted brick on the east facing façade to cover the masonry repairs at the November 11, 2020 HPC Meeting. He added that she was good to go as far as she described, but a new mural would have to come before the committee.

Nettie Boyle said that she knows it was discussed that they didn't want a partial painting of the wall but not painting the whole wall and just cover the mural and the door.

Commissioner Marilyn Bryant said she doesn't know if she's in agreement painting it partially.

Nettie Boyle said this was a financial issue wanting to get the windows repaired first.

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Commissioner Greg Dugdale stated that this would be an ad hoc proposal which is hard and to just accept the motion.

Nettie Boyle pointed out that it was in her request that she had emailed as well as some additional repairs and that amendment was emailed on January 4th.

At this point Staff located the amendment request which included:

- Replacement of the front second-floor windows.
- Replacement of siding around front entrance to a brick veneer of similar liking to existing brick.
- Adjustment to previously approval to paint the entire side of the building to only paint the existing mural with an additional 10 linear feet to cover the brick discoloration of the recently bricked side entrance.

The front entrance there is yellow siding along the Davis Building, and they would like to replace it with brick veneer that would match the front of the building.

Staff says that the guidelines do not have anything that mentions partial painting, it just goes back to whether you have approval to paint the brick or not. So, Staff defers to the previous approval from the HPC of painting and sealing the unpainted brick. As far as the siding around the front entry staff said that is not original.

The motion was amended to include replacement of siding around the front entrance to a brick veneer.

Commissioner Greg Dugdale said that personally interprets the previous vote was permission to paint the side of building, but you can leave it like it is, or leave the mural or repaint the mural.

Commissioner Wayne Oakley said that a mural ordinance just got pasted at City Council and if the applicant is willing to keep some exposed original brickwork, we would like that.

Commissioner Greg Dugdale said we are not vacating their original permission for painting this wall. It's just a new mural would need details to will be brought back to us in the future.

Roll call vote:

John Foutch	Yes
Meghan Michel	Yes
Wayne Oakley	Yes
Greg Dugdale	Yes
Jesse Gilliam	Yes
Marilyn Bryant	Yes

Motion carried 6-0.

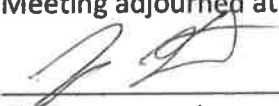
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PLANNING COMMENTS - None.

COMMISSIONER COMMENTS - None.


ADJOURN

Meeting adjourned at 6:10 PM.

 *as amended*

Chairperson, John Foutch

2/9/21
Date



Recording Secretary, Kathleen Vail

3/9/2021
Date