

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – May 9, 2023

Attendees

John Foutch
Kristy Barhite

Phillip Allison
Kathleen Vail

David Taylor
Stephen Chambers

Greg Dugdale

Call to Order

Vice Chairman John Foutch called the meeting to order at 5:00 PM and read the Chairman's Comments.

Changes to the Agenda

Case 22-19 Request by Keller Williams Realty for a Certificate of Appropriateness for work being done at 121 Public Square (Tax Map 68E Group N Parcel 2) zoned CD in Ward 3

This item was deferred.

Approval of Minutes

A motion was made by Greg Dugdale and seconded by Phillip Allison for approval of the April 11, 2023 Historic Preservation Commission Meeting Minutes. Motion carried.

Old Business

Case 22-19 Request by Keller Williams Realty for a Certificate of Appropriateness for work being done at 121 Public Square (Tax Map 68E Group N Parcel 2) zoned CD in Ward 3

This item was deferred.

New Business

1. *Case 23-10 Request by Alyssa Dillard for a Certificate of Appropriateness for work being done at 105 North Cumberland Street (Tax Map 68E Group O Parcel 27) zoned CD in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 105 North Cumberland Street. Per the application, they are requesting to place signage for the storefront.

Staff recommended the following based on Historic Preservation Guidelines:

The storefront is approximately 19.5 feet long. The wall sign, as originally proposed was 28 square feet in area, which exceeded the maximum square footage. Through emails, the final proposed sign is 12' by 1.6' which equates to 19.2 square feet in area. This meets the historic guidelines (1 square foot for every linear foot length of building). If these guidelines are followed for the wall sign, Staff recommended approval of the sign.

A motion was made by Greg Dugdale and seconded by Phillip Allison to approve the Certificate of Appropriateness with Staff's recommendation. Motion carried 4-0.

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- 2. Case 23-11 Request by 109 South Cumberland LLC for an amendment to the Certificate of Appropriateness (2/14/2023) for work being done at 109 & 111 South Cumberland Street (Tax Map 68E Group P Parcel 15 and 15.01) zoned CD In Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 109 & 111 South Cumberland Street. Per the application, they are requesting an amendment to an already approved COA from February 14, 2023.

Staff recommended the following based on Historic Preservation Guidelines:

This request is to amend the previous request to enclose the first-floor dining at the street level with a semi-recessed front entrance. According to photos of when the Public Square Historic District was established, the structure was similar to this proposal. Staff recommended approval.

Owner Angela Di Pasqua was available to present the project. She said that they originally wanted the outdoor dining however, the noise level was very loud from traffic. She noted that they are trying to return the building to what was previously there.

A motion was made by David Taylor and seconded by Greg Dugdale to approve the Certificate of Appropriateness with Staff's recommendation. Motion carried 4-0.

- 3. Case 23-12 Request by Andrew Miller for a Certificate of Appropriateness for work being done at 203 East Main Street (Tax Map 68E Group C Parcel 11) zoned CS in Ward 2*

The applicant is requesting a Certificate of Appropriateness for work being done at 203 East Main Street. Per the application, they are requesting to place a little free library.

Staff said that the project is a free library box and there is nothing regarding that in the guidelines. There have been conversations regarding the location of the box and when the original location was surveyed, it was not on the property but on the church property next door. They are looking for an alternate spot for the box or the applicant can ask the church to be on that property, which is not in the historic district.

Andrew Miller was available to present his Eagle Scout project. He said that he had been talking with the director of Wilson County Tourism and they are looking at a spot on the north side of the building in a small grassy spot. He said that if that location is not approved, he will contact the church again.

Greg Dugdale asked if there is a problem with the applicant moving it to a different location on the property.

Staff said that it needed to be near the sidewalk for access.

Andrew Miller said he is waiting for a response from the church because he felt that the first location was a better spot but if that does not work out, then he wanted this location.

There was continued discussion.

Vice Chairman John Foutch explained that if the commission approved a location and it then needed to be changed, the applicant will need to come back before the commission.

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A motion was made by Greg Dugdale and seconded by David Taylor to approve the Certificate of Appropriateness. Motion carried 4-0.

Planning Comments

Recent COA approved cases.

127 Greenlawn Drive

The fence was approved with a ribbon drive. The applicant wanted to extend the fence across the existing driveway and move the driveway because they said the view was obstructed. The applicant went to the Board of Zoning Appeals to extend the fence higher and up to the sidewalk and left the driveway boxed in.

Commissioner Greg Dugdale said that he would like to see the minutes and he thought that it was important that people abide by what had been approved.

Commissioner David Taylor remarked that it looked strange with the fence up the sidewalk.

Vice Chairman John Foutch pointed out that there was an existing fence there and the location may have been the same.

There was a discussion regarding the changes from the original COA.

The commissioners wanted to see the pictures of the original request as well as read the minutes and then bring the applicant back before the commission.

The commissioners asked if there needed to be a formal motion.

City Attorney Stephen Chambers said that the applicants delineated from what was approved and they could issue a stop work order until the modification of the COA. He said that they should come back before the commission because this could cause problems in the future, and it not go before the Court of Appeals by a homeowner.

A motion was made by Greg Dugdale and was seconded by Phillip Allison to have the applicant return before the commission. Motion carried 4-0.

124 S Hatton Avenue

Staff explained that the fencing at Cedar Prep was approved to be double-sided however, the posts are exposed and are shadow-boxed.

City Zoning Official Patsy Anderson was available. She said that they met with them before the COA was issued. The builder wanted to do a shadow box on the other side, and she told them no and to match the other side and they made adjustments on the height. She said that they are calling it a shadow-box fence, but they are just putting up planks and still showing posts.

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Commissioner Greg Dugdale requested pictures before any decision would be made.

Chairman John Foutch seemed to think there must have been a misunderstanding because the applicant was completely willing to be compliant with the request.

There was continued discussion.

The pictures will be available for the next meeting.

Next Guidelines Work Session

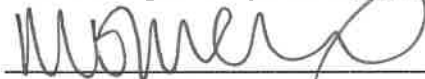
Commissioner comments:

- The commissioners did not get through reading the document because it is around 180 pages.
- The guidelines needed to be more user friendly.
- That the history and architecture (Chapter 1) needed to be an appendix item.
- Citizens need to find the COA information first.
- Combine residential and commercial building materials and maintenance to make searching easier (search for windows).

The commissioner wanted the comments to go to the consultants first before having another work session. They will schedule the work session after the changes that were discussed have been revised.

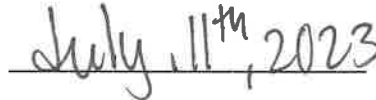
Adjourn


The meeting was adjourned at 5:27 PM.



Chairperson, Meghan Michel

Date





Recording Secretary, Kathleen Vail

Date

