

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION

Regular Meeting – May 14, 2024

Attendees

Meghan Michel Smith
Greg Dugdale

Phillip Allison

Wayne Oakley

David Taylor

Kristy Barhite

Kathleen Vail

Stephen Chambers

Call to Order

The meeting was called to order at 5:00 PM.

Public Comments – None.

Approval of Minutes

A motion was made by David Taylor and seconded by Phillip Allison for recommended approval of the April 9, 2024 minutes. Motion carried 4-0.

Greg Dugdale arrived late.

New Business

1. *Case 24-05 Request by Kevin Lester for a Certificate of Appropriateness for work being done at 107 North Cumberland Street (Tax Map 68E Group O Parcel 28) zoned CD in Ward 3*

The applicant has requested to make cosmetic changes to the exterior storefront, including painting the wood and unpainted brick, replacing the second story small window awnings with new taut black cloth ones of similar shape, adding a large new taut black cloth awning over the main first floor window, and replacing the front doors with entrance doors that are more glass and retail in appearance.

Staff recommended the following based on Historic Preservation Guidelines:

The guidelines state that the unpainted brick shall remain unpainted. However, this building has significant staining and weatherization of the brick. Staff is not opposed to the painting of the brick as the Commission has allowed the painting of unpainted brick has been allowed for many other structures on the Square.

The second story awnings will be replaced with new taut black cloth rectangular-shaped awnings. The addition of the awning to the first story, as seen in the photo of the neighboring property, would be a newly introduced element to the front façade of the building. The guidelines state that canvas awnings are appropriate. Staff recommended approval of this addition if the awning material is canvas.

The two doors for the storefront will be replaced. The applicant submitted a photo to designate what type of door he would like to use for both entrances on the building. Staff recommended approval of the storefront doors being replaced with the one shown in the photo. (See Exhibit A)

Kevin Lester, the applicant, said that he was not clear on the application and that he wanted the awning to span across both doors and windows on the first floor. He mentioned that they chose a color of paint for the building.

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Commissioner Wayne Oakley said that the commission does not regulate paint colors.

Commissioner David Taylor said that it would definitely be an improvement with new paint and new awnings.

A motion was made by Greg Dugdale and seconded by Phillip Allison for approval of the Certificate of Appropriateness as presented. Motion carried 5-0.

Commissioner Comments

Commissioner Greg Dugdale asked for the status of the Wilson Bank parking lot and monument.

Staff said that they had a site plan that had not received its final approval and that an email would be sent out with the status of the project.

There was a short discussion regarding that project.

Planning Comments

Historic Guidelines Feedback Request

Commissioner Phillip Allison said that the graphics, visual aids, etc., were much, much better and he had no changes.

Meghan Michel Smith asked everyone to finalize their comments regarding the guidelines, by the end of May, or forever hold their peace.

Commission Member Update


John Foutch's term with the commission was up in March and he had decided to not serve on the commission anymore. His position would be filled by appointment of the mayor. The commission will vote for a new vice chair at the next meeting.

Adjourn


A motion was made by David Taylor and seconded by Phillip Allison to adjourn. The meeting was adjourned at 5:15PM.



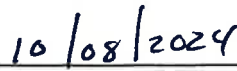
Chairperson, Meghan Michel Smith



Date



Recording Secretary, Kathleen Vail



Date

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Exhibit A



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CITY OF LEBANON, TENNESSEE

Lebanon Historic Preservation Commission

Application for Certificate of Appropriateness (COA)



Project Location: 107 North Cumberland Street Case # 24-05
Project Address: 107 N. Cumberland St., Lebanon, TN
Tax Map/Group Number: 68E Group 0 Parcel 28
Historic District: Public Square

Applicant

Name: Kevin Lester
Address: 3511 Coles Ferry Pk., Lebanon, TN 37087
Telephone: 615 812 0668 Email kevinolester@yahoo.com

Owner (if not the applicant)

Name: SAME AS ABOVE
Address:
Telephone: Email

To be completed by the Commission Chair

The Certificate of Appropriateness is hereby:
Approved [X] Denied Approved with Conditions

If approved with conditions, state the conditions:
(continued on back)

Reasoning of the Commission:

[Signature]
Chair

5/19/24
Date