

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – July 13, 2021

ATTENDEES

John Foutch
Greg Dugdale

Wayne Oakley
Meghan Michel

Jesse Gilliam

Courtney Vick

Matt Schenk

Kathleen Vail

Joshua Stahle

CALL TO ORDER

Chairman John Foutch called the meeting to order at 5:00 PM.

APPROVAL OF MINUTES

Regular Called June 8, 2021 Historic Preservation Commission Meeting

A motion was made by Wayne Oakley and seconded by Jesse Gilliam to approve the minutes. Motion carried 5-0.

Greg Dugdale arrived.

New Planner Joshua Stahle was introduced to the commission.

NEW BUSINESS

1. Case 21-19 Request by Matthew Peele for a Certificate of Appropriateness for work being done at 107 W Main Street (Tax Map 068E Group N Parcel 003.01) zoned CD in Ward 3

Staff recommended adding the sign to the awning, as the awning is an existing awning and meets the requirements of the Historic Preservation Guidelines.

A motion was made by Greg Dugdale and seconded by Meghan Michel for approval of the Certificate of Appropriateness based on Staff's recommendations subject to sign permit approval. Motion carried 6-0.

2. Case 21-20 Request by John Foutch for a Certificate of Appropriateness for work being done at 106 W Main Street (Tax Map 068E Group Q Parcel 2) zoned CD in Ward 3

Staff recommended approval for the new storefront, as the existing storefront is not original to the building and the new storefront design is consistent with storefronts of the neighboring properties and the Historic Preservation Guidelines.

The applicant, John Foutch, said that they already had a design come before the commission and the previous design had a long brick bulkhead and a sidelight beside the door because that is what is currently in place. The new design has solid aluminum panels and they are hoping it has the same look and feel as the bulkhead. The glass company can do this new design within a day of taking out the old storefront, and he said that the other way required him to build a new bulkhead first and afterwards the glass company would replace the glass in 6 or 8 weeks leaving the storefront open.

Historic Preservation Commission

A motion was made by Wayne Oakley and seconded by Meghan Michal for approval of the Certificate of Appropriateness with Staff's comments. Motion carried 5-0.

Chairman John Foutch was recused on this item.

3. Case 21-21 Request by Cody McCray and Kyle Shadder for a Certificate of Appropriateness for work being done at 112 Public Square (Tax Map 068E Group O Parcel 26) zoned CD in Ward 3

Staff recommended approval of the new storefront design as the current storefront is not original to the building and the new storefront is similar to storefronts on the Square. Staff recommended approval of the sign, as staff considers the proposed sign to be an in-kind replacement of the existing sign subject to sign permit approval.

The applicant, Cody McCray said that ultimately, they are one step closer to opening Wilson County's first commercial brewery and in Lebanon's backyard. He emphasized that their goal is to preserve the spirit, character, and pride of the town square. Preservation is more than aesthetics as they have an obligation to preserve this building but unfortunately the building is not in the best condition, and it has been piecemealed together over the last 70 years. He went over the interior demolition, the damages, and the cost of the brewery equipment and the flooding issues. He had a presentation with flooding which related to the design of the building.

Commissioner Greg Dugdale said that this building has been before the commission, and it is nice to see some substantial improvement.

Kyle Shadder went over the designs that they hoped would mitigate the flooding damage for recovering from a flood with flood dams, concrete floors, drains that mount on the side of the building.

Chairman John Foutch said the only difference he could see between this update and what was submitted in the application was the brick in between the transom windows.

The applicants replied that is a support they can tie the windows into, but they also try to bring you back to some of the 1900's photos where the pictures showed they had had transoms above the windows. They did have some photos from 1946 at least.

Greg Dugdale noted that the transom windows will be where the current metal is now.

The applicants said where the transoms are currently located, there is a lot of rotted wood. They took the metal, cut out the windows and boarded them up.

Commissioner Wayne Oakley said he would like to see the other photos because this does not speak to him as historical, at all. Coming in with punch rectangular windows at the bottom and with all due respect, on the brick, brick will not stop water from infiltrating the building. He said he would like to see something much more historical with brickwork and some brick detailing around these windows to make it fit in. He said to him, this is nothing but a brick wall with three punched windows in it and a door.

The applicants asked what time period he would give as an example for "historical" because when you say historical, right now there is technically nothing about the building that says historical.

Historic Preservation Commission

Wayne Oakley said it is historical to him because it has been that way his entire life. He said they were talking about a context of 1940, but he does not see a picture.

John Foutch apologized for interrupting their presentation and asked if they had more.

The presentation continued. The applicant said he understood that it will not stop the water, but that mitigation of the flooding is key.

Commissioner Wayne Oakley asked the applicant what your purpose is, why you want to raise the windows up, to keep the water out.

Commissioner Meghan Michel said so your brick is going to go up to, what 40"?

The applicant replied at least 40".

Commissioners compared other storefront windows amongst themselves.

Commissioner Greg Dugdale explained that what Wayne Oakley was saying is that the windows shown have very little brickwork detailing.

The applicants said that he understands the historical aspect but what he meant to say was that it has been redone over the years so many times that when somebody says that they want it to look historic well...100 years ago or 75 years ago?

John Foutch said that the Certificate of Appropriateness is very subjective term but is based on what is appropriate for the square.

Meghan Michel said that here is what she sees, she is sorry the flooding happened to you guys and she's very excited for them, but the existing window right now is very open and when she looks at this (presentation) it is extremely closed off, so it does not look like it fits in line with everything else that's on there.

The applicant asked for clarification on what buildings Commissioner Michel was referring to.

Meghan Michel replied

A) The Square.

B) That side, next to it.

Plus, you are turning it into a bar. So, a dark bar on a corner.

The applicants replied that the project was going to be a restaurant.

Meghan Michel replied and said it was going to be a brewery.

The applicant said that they are going to brew their own beer, but they are a restaurant.

Meghan Michel said that she is not going to argue semantics. She said that the applicant understood what she is saying, and she would like to see bigger windows, maybe something a little more open.

The applicant said that the windows themselves were 8 ft. X 5 ft., so they are actually quite a bit larger than most of the windows that exist right now.

Historic Preservation Commission

Wayne Oakley said the windows were punchout windows.

The applicant responded that it was completely open and when you look at the (pointing at other storefronts) they are open and that is open.

Greg Dugdale said a lot of those total glass door fronts are from the 1950s.

Meghan Michel replied that the square is supposed to be historic.

Greg Dugdale said he disagreed with that.

Meghan Michel addressed the mayor and said that he could correct her if she is wrong, but they (the city) are doing things to mitigate the flooding without having to put up brick, not that the brick would stop water.

Mayor Rick Bell said that they are doing things to mitigate the flooding on the square, they cleaned out the creeks and we will probably do that every couple of years now. We have cleaned out under the Square as well. We talked to the Corps of Engineers, and we have talked to our engineers, that if we have an event like we did in March, there is not anything that will stop the flooding. So, when it comes to mitigation, we are doing everything we can, but the building owners are going to have to do something as well to keep water out of the buildings. One thing about this side of the square is it sits on land but there are parts of the square that sit on the creek and with this building, most of the water will come from the outside instead of coming in from the bottom so what they are talking about with raising the brick layer up, the engineers, they would think that having a brick wall that is higher would keep most of the water out, with the water coming over the top that seems to be pretty common sense.

The mayor continued, he said from his perspective and from an economic development standpoint, this is something that we are excited about being on the square. They talked about being the first brewery in Wilson County and that is true, and we hear all the time how Mount Juliet gets things Lebanon does not get and this is the opposite, and we are excited about and from our perspective, we want to do everything we can as a staff to make it work. He said he knows that the commission's job is to make the square as historical as you can. He said he is a historian that is my job before becoming mayor, what he is trained to be and from a historian's point of view is the square has gone through many iterations through the years, it has burnt down a couple times, it has been rebuilt a couple of times; who decides what year we are representing? He said as he looks at the square as a historian, he sees buildings representing different eras so it is not all uniform and as Wayne Oakley said, I have lived here all my life too and that building has been like it is now for as long as he can remember, and he remembers the square being a bunch of antiques stores and he is really happy it is the way it is now. He said that he feels like this is a good business that will build the square up even more. He understands what they are trying to do from the water perspective and additionally from the staff's view, this is a plan that they approved of. He said he is not an expert but felt this brewery would be a great addition to the square and to our city.

Wayne Oakley said he agreed with what the mayor was saying but these (the presentation pictures) are from the 1970s era punch windows, that's what they are and that is not what the square is. (He "doodled" on the presentation picture and presented it) He said that if they would just come in and break these windows up with a vertical mullion and since we have divided lights, we could do a fake divided light between panes and break these up and do some brick detailing around the window and that is what he is saying is missing.

Historic Preservation Commission

Greg Dugdale said that what they are talking about is really some small aesthetics and described a picture where the windows had a little bit of style, it had a ledge and small half arc at the top. He said that they could easily still accomplish what they want to accomplish by getting rid of this brick divide and get a little more glass, more openness, maybe this window can be expanded a bit to give it more openness, we all like the reestablishment of the transom. (Talked about other pictures.) He said what he hears from the other members is this could look like the most basic strip mall front, it is not the substance some of the people are objecting to, it is some of the styling. He said they are just going to have to do a little better drawing of it with more styling on it to get people on board. So, he asked, are they are replacing these four windows here (upper windows).

The applicants said they are repairing those.

Wayne Oakley said he thinks the new transoms need a dividing bar in them also.

The applicants said that is a little tricky because most of the ones He is visualizing don't have that but going with the divide lights up here (picture) that is a whole different style, and it is like you have two different building slammed one on top of the other.

A motion was made by Greg Dugdale that the basic architecture of this be approved subject to the applicants coming back with closer design work on the actual styling of these windows.

The applicants asked for understanding that it sounds like we are all on board with the need to mitigate the flooding damages and we are all on board with the height of the brick, but we want to see more architectural design into the frames of the windows.

Wayne Oakley said not just the windows but the brick below the windows, we are talking about the whole wall.

John Foutch said the applicants asked him a few questions beforehand and one of the questions was materials and ordering time so he said we need to be really carefully here on what aspects of it from a timing aspect, because there might be some things that they can present later.

Wayne Oakley said that the Princess Theater building where the applicant wanted to piecemeal it together and we said no, we want to see the whole thing for approval and that is what I want to see. He said he is not going to vote for anything that is just this drawing presented today. He said he wants to see the full design and that is his stance. And the construction materials, anything you do with the windows like dividing them up is not going to delay those storefronts and neither is figuring out the brick detailing.

Greg Dugdale said he is willing to come back for a special meeting.

John Foutch said to Greg Dugdale that he had made a motion and his comment was to clarify the motion.

Greg Dugdale said his motion, to make it clear, that as far as the openings for the doors, the openings for the three windows that we approve that is.

Wayne Oakley interjected and said that he does not want to limit that to, these are the three windows, Greg. He said he does not think that this right here (holds up presentation picture) works there.

John Foutch asked about the windows.

Historic Preservation Commission

The applicants said that they are awning style windows that lift up.

There was a discussion over the windows and the look of the building.

John Foutch asked for the clarification of the motion.

Wayne Oakley said he thinks the proper thing is to defer it and let them come back with the unified design. We told them what we like and what we would like to see.

Greg Dugdale asked if the 8ft by 5ft is the biggest windows there are.

The applicants responded it was.

There was more discussion on the windows.

John Foutch asked again for the clarification of the motion.

Continued discussion.

John Foutch reminded everyone that as a matter of process, all we can do is say yes, no, or bring it back later, and if we have a motion to defer, then we can have a discussion with their recommendations, and they can bring back something. They have their application and that is what we are supposed to do.

Greg Dugdale said with respect, they have always show deference to the actual logistics, they just did it with the Foutch building, it was a logistical reason and these gentlemen presented us with a logistical reason. He said he thinks it has merit if that is the biggest type of window they can do. If these 8ft by 5ft windows are all they can do what else can we do to address your concerns about openness?

Wayne Oakley said that he thought they could put a transom window in above that window if they wanted to and moving the window down. He said that if they came back without anything being done to these windows, he is opposed to it because that is 1970s style punched windows.

Continued discussion about the windows.

John Foutch said that in the past they have taken the different aspects piece by piece, so let us do what is easy at the moment and look at the sign and staff recommendation.

Staff recommended approval of the sign, as staff considers the proposed sign to be an in-kind replacement of the existing sign subject to sign permit approval.

A motion was made by Greg Dugdale and seconded by Courtney Vick for approval of the sign. Motion carried 6-0.

A motion was made by Greg Dugdale and seconded by Meghan Michel for approve the repair of the top four windows and to repair the transom windows as submitted. Motion carried 5-1.

A motion was made by Greg Dugdale for deferral and a possible special called meeting for applicants to present more detailing of the brick around the windows and breaking up.

Historic Preservation Commission

More discussion about those windows.

Motion continued. Jesse Gilliam seconded. Motion carried 6-0.

They talked about painting but it was not in the application so it would be considered in another application.

COMMISSIONER COMMENTS

Discussing that they might be allowed to paint and also to paint over the ghost sign if it comes up on the application.

They talked about whether the special-called meeting could be held by Zoom.

OLD BUSINESS

Design Guidelines – The grant was approved. Next steps should be discussed at August meeting

New District – Inventory should be finished and ready for the August meeting.

Brochure – will be sent out to the Commissioners for review.

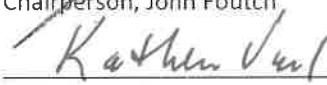
ADJOURN

Meeting adjourned at 6:02 PM.



Chairperson, John Foutch

9/14/21
Date



Recording Secretary, Kathleen Vail

9/15/2021
Date