

# Historic Preservation Commission

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## CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – October 11, 2022

### Attendees

John Foutch	Meghan Michel	Phillip Allison	David Taylor
Wayne Oakley			
Paul Corder	Kristy Barhite	Kathleen Vail	

### Call to Order

Chairman John Foutch called the meeting to order at 5:02 PM.

### Chairman's Comments

Chairman John Foutch read the Chairman's Comments.

### Approval of Minutes

A motion was made by Wayne Oakley and seconded by Meghan Michel for approval of the September 13, 2022 Historic Preservation Commission Meeting Minutes. Motion carried.

### Old Business

1. *Case 22-10 Request by Scott Jasper of Wilson Bank & Trust for a Certificate of Appropriateness for work being done at 607 West Main Street (Tax Map 68C Group A Parcel 28) zoned RP2 in Ward 3*

The applicant has received Certificate of Appropriateness approval (July 2022) for the project contingent on the design of a monument marker design for the home of Judge Green that existed on the property, and future consideration of a bicycle/pedestrian plan in collaboration with the City. This submittal is the plan for the monument marker design. The Minor Site Plan for this project is still under review by Staff. The applicant has yet to address comments by Staff and resubmit.

Wilson Bank and Trust's John McDearman said that they worked with some local individuals to come up with something appropriate without trying to change the narrative to what happened. They said that they hope it will be a big asset to the city.

Commissioner Wayne Oakley appreciated this being on the agenda and had addressed the requested items.

Manous Design's Mike Manous said that they have been working with the city engineers to work through their comments for the pocket park. When looking at the whole campus, a really great thing is going to be the relighting project. Regarding the monument, he said that there were foundation stones left from the building and the idea is to stack them up so there would be two opposing, eroding rock walls with the historic markers on them.

Commissioner Wayne Oakley said that he liked the idea of connections to Castle Heights history and Cumberland University.

Mike Manous said that they are open to suggestions.

John McDearman said that their goal has been where the wall eventually highlights the Castle Heights Campus.

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A motion was made by Wayne Oakley and seconded by Phillip Allison for approval of the Certificate of Appropriateness. Motion carried 5-0.



## New Business

1. *Case 22-15 Request by Robert Zenker for a Certificate of Appropriateness for work being done at 108 South Cumberland Street (Tax Map 68E Group Q Parcel 11) zoned CD in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 108 South Cumberland Street. Per the application, they are requesting to add signage to the buildings.

Staff recommended the following based on Historic Preservation Guidelines:

The guidelines state that the signage should be sympathetic to the character of property and harmonious with neighborhood aesthetics. Staff recommended approval of the newly proposed signage as shown.

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The applicant Bob Zenker said that it is exciting to have a new business come into the downtown square area. It will be local couple with a clothing line, sports memorabilia and he added that he hoped that the sign would be okay.

A motion was made by Meghan Michel and seconded by Wayne Oakley for approval of the Certificate of Appropriateness. Motion carried 5-0.

### 2. Historic Guidelines Outline

Staff presented the staff's comments on streamlining the guidelines.

Commissioner Meghan Michel asked that the comments be emailed to them.

The commissioners felt that they needed more time to look at the guidelines and to wait until the next meeting to discuss them, and/or possibly having a special called meeting as well.

Staff noted that the grant deadline is December 31, 2022.

The commission asked that Staff reach out to the State to see if the deadline could be moved or what they could do.

### Commissioner Comments

#### - Wilson Bank and Trust Parking Lot Buffer

Chairman John Foutch said that the appearances of the buffering near the Bradshaw property seemed close to him and because of that he wanted the project deferred. He said that staff said that the buffering was not a problem and he wanted Staff to explain the code.

Staff said that this area that was discussed is in a district where it was a 1950's City Limits area that was exempt from the buffer requirement. The site plan is still under review.

John Foutch said that he wanted the city to have all their reviews done before it came before the commission because they are the final design element and why would they approve something that required the applicants to come back, and he expressed that through emails to the city.

There was continued discussion regarding buffering.

#### - Historic District area of concern – 120 Public Square regarding signage.

A representative from Keller Williams said that they will fill out the application for a COA and have it turned in before the deadline and it will be on the next agenda. They had approval from the city and the state with the signage and received a permit from the Building Inspection Department.

#### - Historic District area of concern – 113 South Cumberland Street regarding windows

The commission said that this item was put on the agenda so that it would be addressed because it was approved with 6-over-6 windows and instead, single pane windows were installed, and the building owner as of yet, not been informed.

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Staff said that the communications that were had were to not bring any enforcement to the commission and there is no way to enforce it. Communications have been requested for Mayor Rick Bell and Commissioner of Public Services Jeff Baines to contact the senator if this body wants to formally request that.

The commission said that the emails about enforcement were about bringing parking issues before them and that is totally different then somebody who gets a COA and then does not follow the recommendations.

There was continued discussion about enforcement.

Staff said that they have a list of non-compliant historic district homes that are under investigation with city codes but did not want to see code violations here.

The commission would like Staff to present the list to them to make that decision.

## Planning Comments

- Correspondence to historic district residents.

Staff sent out the letters for the residents of the historic districts on September 21, 2022.

- Signage for recognizing historic districts

Staff had started looking into signage for the districts and presented some signage ideas. Staff will investigate the number of signs needed and whether the street department can produce the signs.

There was a discussion regarding the historic signage.

The commission would like to keep the signage updates as a standing agenda item.


- Mailboxes in historic districts

The Postal Service wants all new mail service to move their mailboxes from the house to the street. One customer was instructed to get a street mailbox even though the whole street has the mailboxes on the houses. This came up before the commission and the postmaster was not cooperative.

The commission would like Staff to get regulations from other areas with historic districts and reach out to the postmaster.

## Adjourn

The meeting was adjourned at 6:04 PM.

  
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Chairperson, John Foutch

  
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Recording Secretary, Kathleen Vail

  
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