Zoning Ordinance No. 14-4778

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, TO AMEND TITLE 14 OF THE LEBANON MUNICIPAL CODE TO DESIGNATE A LOCAL HISTORIC DISTRICT WITHIN THE CITY OF LEBANON TO PRESCRIBE THE BOUNDARIES OF SUCH HISTORIC DISTRICT, TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CITY HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE WITHIN THE HISTORIC DISTRICT BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY OF LEBANON AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council have established the City of Lebanon Historic Preservation Commission in and for the city by its Ordinance of October, 2014; and

WHEREAS, the properties within this proposed district hold architectural significance representing specific time periods; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon's population;

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and,

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes

The Mayor and Council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or

interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the Lebanon, Wilson County, TN.

Section 2. There is hereby created and designated in and for the City of Lebanon Historic District with boundaries as follows:

The City of Lebanon Historic Greenlawn District will encompass areas of Greenlawn drive, including properties facing Greenlawn Drive.

Section 3. The attached lists of properties are located within the City of Lebanon Historic District as created in Section I hereof and the owner thereof is set forth beside the name of each property:

Suanne Margaret Bone	116 Greenlawn Drive (Map 68C Group A Parcel 22)
Jay Bradshaw	110 Greenlawn Drive (Map 68C Group A Parcel 25)
Camille Burdine	107 Greenlawn Drive (Map 68C Group G Parcel 14)
Ronald Demoor	120 Greenlawn Drive (Map 68C Group A Parcel 20)
Joree Dudley	124 Greenlawn Drive (Map 68C Group A Parcel 18)
Mark Fain	109 Greenlawn Drive (Map 68C Group G Parcel 15)
Carlon Gray	112 Greenlawn Drive (Map 68C Group A Parcel 24)
Monica Griggs	111 Greenlawn Drive (Map 68C Group G Parcel 16)
Nathan Harris	127 Greenlawn Drive (Map 68C Group G Parcel 1.0)
John Hill	126 Greenlawn Drive (Map 68C Group A Parcel 17)
Michael Hubert	114 Greenlawn Drive (Map 68C Group A Parcel 23)
Margaret Hudson	117 Greenlawn Drive (Map 68C Group G Parcel 19)
William Marks	125 Greenlawn Drive (Map 68C Group G Parcel 23)
Linda McDearman	113 Greenlawn Drive (Map 68C Group G Parcel 17)
Deanna Mengelberg	121 Greenlawn Drive (Map 68C Group G Parcel 21)
Melanie Minter	115 Greenlawn Drive (Map 68C Group G Parcel 18)
Harold Stanford	118 Greenlawn Drive (Map 68C Group A Parcel 21)
James Walker	108 Greenlawn Drive (Map 68C Group A Parcel 26)
Christine Welser	122 Greenlawn Drive (Map 68C Group A Parcel 19)
Ralph Williams	123 Greenlawn Drive (Map 68C Group G Parcel 22)
Stephen Wulfing	119 Greenlawn Drive (Map 68C Group G Parcel 20)

Notice of the Public Hearing was published in the Lebanon Democrat on Nov. 7, 2014

The Public Hearing was held at 5:55 PM in the City Council Chambers on November 18, 2014

Attest:

Commissioner of Finance & Revenue

Approved:

Mayor

Approved as to form:

City Attorney

Passed first reading: Oct 21, 2014

Passed second reading: Nov 18, 2014

Greenlawn Drive Historic Preservation District Study
9-26-2014
Paul Corder

The Historic Preservation Commission of the City of Lebanon, Tennessee is considering Greenlawn Drive for inclusion as a historic preservation district. Below is the study of each property as taken from the Lebanon Conservation District Inventory prepared by Dr. Carroll Van West, Director and Students at Middle Tennessee State University Center for Historic Preservation:

108 Greenlawn Drive
c. 1973
A one story Ranch style dwelling with five bays and asphalt shingled hipped roof. The brick façade has a centrally located front door with six-over-six double hung windows. The dwelling rests upon a brick foundation and has a front uncovered stoop. (NC)

Image: 108 Greenlawn Drive

112 Greenlawn Drive
c. 1934
A One and a half storied Tudor Revival style dwelling with three bays and asphalt shingled gable roof. The brick façade has half-timbered stick work, interior end brick chimney, and a centrally located front door flanked by six-over-six double hung windows. A side addition is located to one side of the dwelling with a flat roof and a sleeping porch is attached on the opposite side. (C)

The outbuilding is a carriage shed made out of brick with gable front roof and bay doors.

Image: 112 Greenlawn Drive

112 Greenlawn Drive
c. 1934
A One and a half storied Tudor Revival style dwelling with three bays and asphalt shingled gable roof. The brick façade has half-timbered stick work, interior end brick chimney, and a centrally located front door flanked by six-over-six double hung windows. A side addition is located to one side of the dwelling with a flat roof and a sleeping porch is attached on the opposite side. (C)

The outbuilding is a carriage shed made out of brick with gable front roof and bay doors.

Image: 112 Greenlawn Drive

114 Greenlawn Drive
c. 1938
A one and a half story mixed style Arts and Crafts dwelling with four bays and asphalt shingled gable roof. The painted brick façade has an off centered front entrance with a flat roof and windows that are eight-over-twelve, six-over-nine, and six-over-six double hung configurations. There is an interior end brick chimney and extension on the end of the dwelling with brick and concrete foundation. (C)

Image: 114 Greenlawn Drive

116 Greenlawn Drive
c. 1955
A two story Colonial Revival style dwelling with four bays and asphalt shingled gable side roof. The brick façade has a centrally located front door with columns and twelve-over-twelve windows on the ground floor and eight-over-one windows on the second floor with an exterior end brick chimney. Attached to the side of the dwelling is a porch with square columns and a second floor balcony. (C)

Outbuilding located in rear of building and made of brick with gable roof.

Image: 116 Greenlawn Drive

118 Greenlawn Drive
c.1939
A one and a half story Tudor Revival style dwelling with three bays and an asphalt shingled gable roof. The brick and vinyl siding façade has a centrally located front entrance with a front exterior brick chimney and three-over-one double hung windows. The dwelling rests upon a concrete foundation and has a sleeping porch attached. (C)

Outbuilding is a brick, gable roofed frame garage with two bay doors.

Image: 118 Greenlawn Drive

120 Greenlawn Drive
c. 1944
A two story Colonial Revival style dwelling with four bays and asphalt shingled gable roof. The brick façade has an off centered front entrance with gable roofed stoop with tapered square columns and windows with six-over-six and eight-over-eight double hung configuration. There is a center brick chimney and brick foundation. (C)

Outbuilding is a brick frame building.

Image: 120 Greenlawn Drive

122 Greenlawn Drive
c. 1939
A one story Spanish Revival style dwelling with five bays and clay tiled gable roof. The stucco façade has a centrally locate door, front pop out, and windows that are eight-over-eight, six-over-six, and four-over-four double hung configurations and board and batten shutters. There is an interior chimney, angled side wing, and fieldstone foundation. (C)

Image: 122 Greenlawn Drive

124 Greenlawn Drive
c. 1936
A one and a half story Tudor Revival style dwelling with four bays and asphalt shingled gable roof. The brick façade has a centrally located front entrance with front pop out brick stoop, flanked by six-over-six double hung windows. There is a side porch with iron work detail overhead, a central interior brick chimney, and fieldstone foundation. (C)

Outbuilding in rear of dwelling is brick frame garage with gable roof and two bay doors.

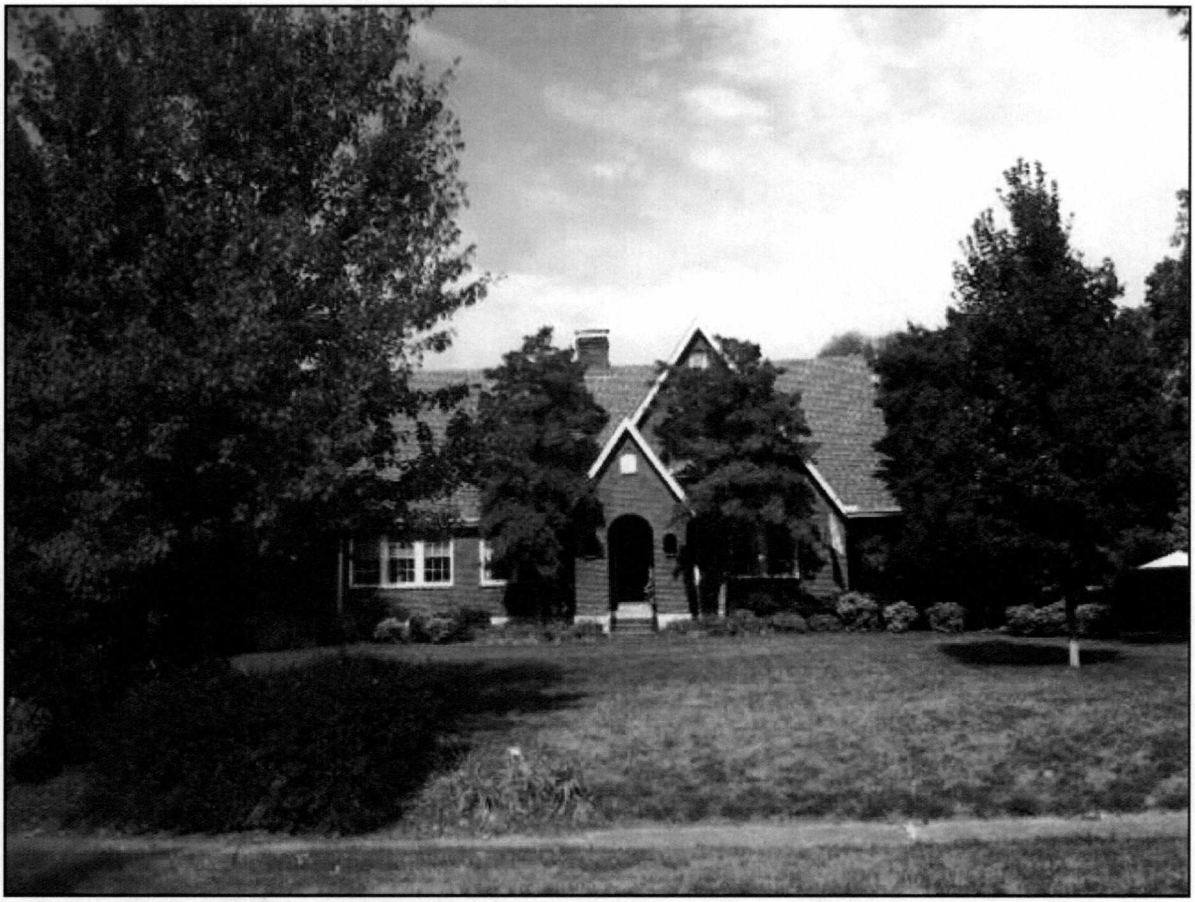


Image: 124 Greenlawn Drive

126 Greenlawn Drive
c. 1949
A one story Ranch style dwelling with four bays and asphalt shingled gable roof. The brick façade has a centrally located front entrance, three-quarters length porch with Trellis and post and bracket columns, and eight-over-eight double hung windows. There is a center interior brick chimney, front pop out, and concrete foundation. (C)

Photo: 126 Greenlawn Drive

127 Greenlawn Drive
c. 1938
A one and a half story Colonial Revival style dwelling with four bays and asphalt shingled gable roof. The brick façade has a centrally located front entrance with gable roofed stoop supported by square columns. There is a pop out at the end of the house and the windows are six-over-six double hung configuration. There is an interior brick chimney and fieldstone foundation. (C)

Outbuilding is a brick frame garage with gable roof.

Photo: 127 Greenlawn

125 Greenlawn Drive
c. 1985
A one and a half story Bungalow style dwelling with three bays and asphalt shingled gable roof. The brick façade has a centrally located front entrance and a full width porch with tapered craftsman style columns on cultured stone bases. At the roofline, there is two gable roof dormers with one-over-one double hung windows and a metal arched detail on the porch roof. There is a sleeping porch in the rear of the house and a concrete foundation. (NC)

Photo: 125 Greenlawn Drive

123 Greenlawn Drive
c. 1938
A one and a half story Colonial Revival style dwelling with three bays and asphalt shingled gable roof. The brick and vinyl siding façade has centrally located front entrance pop out, flanked by six-over-six double hung windows and a built in two door garage. Attached to the side is a sleeping porch with a flat roof. There is an exterior brick chimney, front bay window, and fieldstone foundation. (C)

Photo: 123 Greenlawn Drive

121 Greenlawn Drive
c. 1987
A two story Colonial Revival style duplex with three bays and asphalt shingled gable roof. The brick façade has two centrally located front entrances with a textile overhang and six-over-six double hung windows. The dwelling rests upon a brick foundation. (NC)

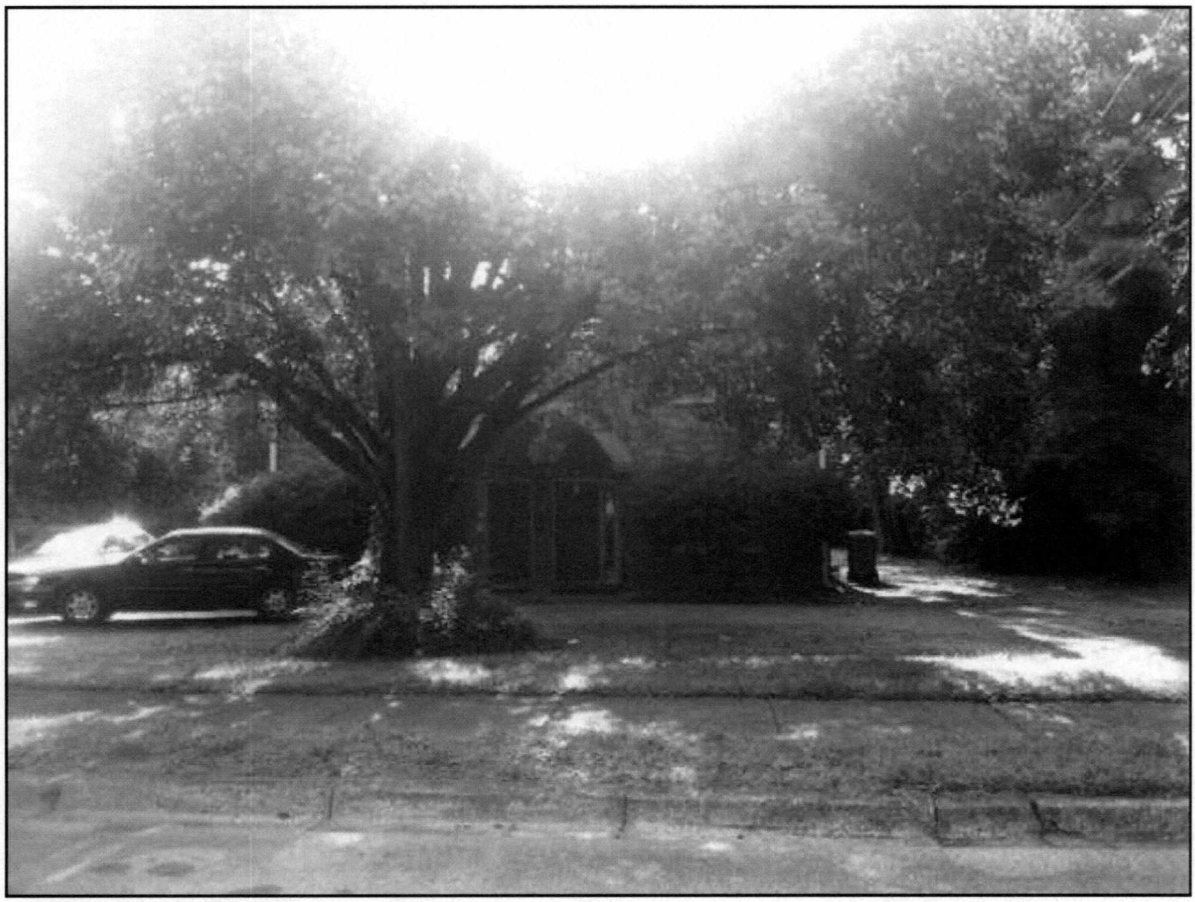


Photo: 121 Greenlawn Drive

119 Greenlawn Drive
c. 1936
A one and a half story Colonial Revival style dwelling with four bays and asphalt shingled gable roof. The clapboard and stone façade has a centrally located front entrance with a front gable roofed stoop with columns. At the roofline are three dormers with six-over-six double hung windows and an interior end stone chimney. An extension is attached to the side of the house with concrete foundation while the original house has fieldstone foundation. (C)

Photo: 119 Greenlawn Drive

I# 147598

Ord. 14-4778

Cost of Publication

$ 242.00

Proof of Publication

LEBANON DEMOCRAT

PUBLICATION CERTIFICATE

This is to certify that the legal notice hereto attached was published in *The Lebanon Democrat*, a daily newspaper published in the City of Lebanon, County of Wilson, State of Tennessee on the following dates:

Signed: Melanie Ray

Oct. 31, 2014

Subscribed and sworn to before me

on this 6 day of Nov.

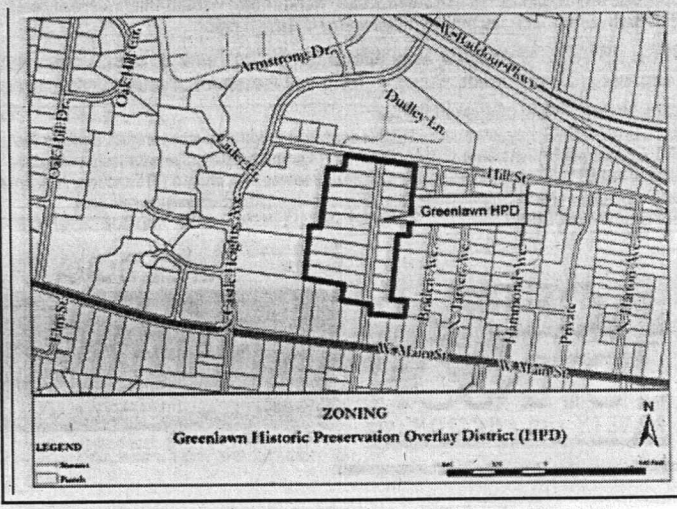
ission expires: 2-3-15

TAMMY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PUBLIC NOTICE

In reference to Ordinance No. 14-4778, notice is hereby given that the Mayor and City Council of the City of Lebanon, Tennessee, will hold a public hearing at 5:55 PM on November 18, 2014, in the Council Chambers for the purpose of discussing and hearing comments from the citizens on the proposed creation of the Greenlawn Historic Preservation Overlay District (as shown below) including 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 127, 125, 123, 121, 119, 117, 115, 113, 111, 109 and 107 Greenlawn Drive (Tax Map 68C Group A Parcels 26, 25, 24, 23, 22, 21, 20, 19, 18, 17 and Tax Map 68C Group G Parcels 1, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14) in Wards 3 and 5. The public hearing for the proposed overlay district is being conducted pursuant to the laws of the State of Tennessee (TCA 13-7-203 and 13-7-204) and the City of Lebanon, Tennessee. Copies of the map showing the proposed overlay district are available for inspection at the following locations: City of Lebanon Mayor's Office, Engineering Office and Planning Office at 200 North Castle Heights Avenue. Questions can be addressed to Paul Corder at 444-3647 x2321. The public is welcome to attend.

Individuals needing auxiliary aids for effective communication and/or other reasonable accommodation in programs and services of the City of Lebanon are invited to make their needs and preferences known to the ADA Compliance Coordinator by calling 443-2809.



117 Greenlawn Drive
c.1924
A two story English Tudor and Stick Style dwelling with three bays and an asphalt shingled gable front, hipped, and shed roof. The stone, brick, and stucco façade has a front door set in a pop out and four-over-four double hung windows with an exterior end brick chimney. A sleeping porch is attached and the dwelling rests upon a fieldstone foundation. (C)

Outbuilding is a frame garage with gable front roof and bay door.

Photo: 117 Greenlawn Drive

115 Greenlawn Drive
c. 1940
A one and a half story Colonial Revival style dwelling with three bays and asphalt shingled gable roof. The brick façade has a centrally located door with gable front roof covering the stoop with square columns, flanked by eight-over-eight double hung windows with box brick supports. At the roofline is two gable front dormers with exposed rafters and eight-over-eight windows and an off centered interior brick chimney. Attached to the side is a porch with square column supports and second floor balcony with rod iron detailed railing. The dwelling rests upon a fieldstone foundation. (C)

Outbuilding is a two door garage with clapboard siding and gable front roof.

Photo: 115 Greenlawn Drive

113 Greenlawn Drive
c. 1936
A one and a half story Colonial Revival style dwelling with five bays and asphalt shingled gable roof. The brick façade has a centrally located front door with multi-light sidelights and transom, flanked by windows that are six-over-six double hung configuration with wood headers. At the roof line are three gable front dormers with six-over-six double hung windows and an interior end brick chimney. A sleeping porch is attached with a gable side roof and a scalloped detailing is along the front façade of the house. (C)

Outbuilding is a small garage with gable front roof and bay door with windows

Photo: 113 Greenlawn Drive

111 Greenlawn Drive
c. 1924
A one and a half story Arts and Crafts Bungalow style dwelling with three bays and asphalt shingled gable roof. The vinyl siding façade has a centrally located front door, twin roofline gable dormers, and interior end concrete chimney. The front stoop is covered by a gable roof with Craftsman style struts. A side sleeping porch is attached to the side of the dwelling and the windows are one-over-one double hung configuration. (C)

The outbuilding is a shed with gable side shingled roof with wooden frame.

Photo: 111 Greenlawn Drive

109 Greenlawn Drive
c. 1924
A one and a half story Colonial Revival style dwelling with three bays and asphalt shingled gable roof. The brick façade has a centrally located door flanked by eight-over-eight double hung windows and a brick interior chimney. A side wing extends off the side of the house with a flat porch on the second floor. Three roofline gable front dormers with one-over-one double hung windows with weatherboard siding. (C)

Outbuilding is a gable front frame garage with two sets of bay doors.

Photo: 109 Greenlawn Drive

107 Greenlawn Drive
c. 1939
A one story Colonial revival dwelling with five bays and asphalt shingled gable side roof. The painted brick façade has a centrally attached front porch with a flat roof shed is flanked by twelve-over-twelve double hung windows. There is a central interior brick chimney, a concrete foundation, and a side addition that extends off to the right. (C)

Photo: 107 Greenlawn Drive

Conclusion:
Staff recommends including the above houses in to the Historic Preservation Districts of the City of Lebanon, Tennessee.