

Historic Preservation Commission

CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – April 21, 2022

Attendees

Marilyn Bryant
Phillip Allison
Kristy Barhite

John Foutch
Wayne Oakley
Kathleen Vail

Meghan Michel

Greg Dugdale

Call to Order

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

Staff was directed to read the public notices that were sent out on April 26, 2022 to all the property owners listed for the public hearing. (See Exhibit A)

Public Hearing

Public Hearing on the addition of the following properties to the West Main Street Historic Preservation Overlay District of about 44.4 acres including 201, 202, 204, 214, 221, 222, 229, 230, 233, 236, 240, 241, 249, 304, 305, 307, 312, 313, 316, 319, 320, 321, 324, 325, 326, 327, 401, 406, 411, 415, 416, Unaddressed West Main Street, 420, 424, 428, 429, 430, 431, 435, 439, 502, 509, 513, 517, 518, 521, 524, 525, 526, 528, 706, 708, 714, 718, 724, and 726 West Main Street (Tax Map 68C Group B Parcels 16, 16.01, 18, 19, 20, 21, 28; Tax Map 68C Group C Parcels 19, 20; Tax Map 68C Group D Parcels 7, 8; Tax Map 68C Group E Parcels 15, 16, 17, 18; Tax Map 68C Group F Parcels 12, 13; Tax Map 68C Group G Parcels 11, 12, 13; Tax Map 68D Group K Parcels 19.01, 20, 22, 23; Tax Map 68E Group A Parcels 10, 11; Tax Map 68E Group K Parcels 1, 2, 3, 5, 6, 7; Tax Map 68F Group C Parcels 1, 2, 3, 4, 8; Tax Map 68F Group D Parcels 1, 2, 3, 4, 5, 6, 6.02; Tax Map 68F Group E Parcels 1, 2, 3, 4, 8, 9, 10; Tax Map 68G Group H Parcels 4, 5, 6, 7, 8, 9), 108 South Hatton Avenue (Tax Map 68F Group D Parcel 6), and an unaddressed Castle Heights Avenue (Tax Map 68G Group H Parcel 10)

Staff will have all the information discussed on the city's website.

Jerry Warren of 109 Pennsylvania Avenue said that although his property was not being considered, he would be speaking on behalf of his neighbors Nancy and David Baine. He said that they do not want to be in the overlay district, they do not understand what non-contributing means and it needed a little more definition. He said that there appeared to be a number of properties that would be non-contributory and the infill that could go there.

Commissioner Greg Dugdale told Jerry Warren what he felt his definition of what that meant was basically, modern, newer, non-architectural details and it is important in the respect of demolition.

There was continued discussion.

The audience was requested to calm down to restore order.

Commissioner Wayne Oakley said that they do have to get a definition clarified of non-conforming and the City has hired a consultant to help the Commission revise the historic guidelines.

Neil Agee of 406 W Main Street property owner asked if his property was non-contributing.

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Commissioner Greg Dugdale replied that it was and went on to explain what infill properties meant.

Neil Agee said people would be more supportive if carrots instead of sticks were being provided. He asked about having an apartment.

The discussion turned to zoning use which was not appropriate for this commission.

Kim Parks, ex officio for the committee, explained that in a historic district is a contiguous overlay district, and with the non-contributing structures that the concern is with the infill and it fits in with the flow of the street. She emphasized that there are no costs to becoming a district and explained the benefits. Her property at 324 W Main Street would be in the overlay district and she supported it.

Nancy Bane of 528 W Main Street said that she felt it affects the marketability of her property negatively. She said she would not want to buy property if everything they do had to be approved by someone. She said they would need to go through the same process as a contributory property.

Chairman John Foutch said that the process depends on the degree of the exterior modification that is being done. He said that he liked to think of the guidelines as a living document and they do have a consultant who will be redesigning portions for them.

Nancy Bane asked if the rules would change from the guidelines that already exist and will they be notified before any there are changes. She said that she heard they would have to pay for any requests (the COA).

Staff explained that it was free and only one more step in the process before getting a building permit.

Commissioner Wayne Oakley explained that an unprotected property could have something worse built on it which would devalue property more than anything that they could do.

Public Hearing on the creation of the Castle Heights Historic Preservation Overlay District of about 47.6 acres including unaddressed West Main Street, 623, 705, 715, 723, 727, 731 West Main Street (Tax Map 68C Group A Parcels 14.01, 14.03, 14.04, 14.07, 14.25, 14.30, 29), 105, 106, 109, 110, 115, 125, 200 North Castle Heights Avenue (Tax Map 68C Group A Parcels 14.05, 14.06, 14.18, 14.19, 14.20, 14.23, 14.32), unaddressed Hill Street and 611 Hill Street (Tax Map 68C Group A Parcels 14.15, 14.22), unaddressed McFadden Court and 719 McFadden Court (Tax Map 68C Group A Parcels 14.14, 14.21), 709, 715, 716, and 731 Castle Heights Court (Tax Map 68B Group G Parcel 1.02; Tax Map 68C Group A Parcels 14.08, 14.09, 14.31), 702, 704, 705, and 706 Cadet Court (Tax Map 68C Group A Parcels 14.10, 14.12, 14.13, 14.16)

President of the CHMA Alumni Association's Rob Hosier spoke in favor of the overlay district for Castle Heights. He said that if anything can help preserve these buildings, he is for it and he went on to describe the buildings that were still standing and their historical significance.

Joe Evins owner of 115 Castle Heights Avenue said that whereas he has an appreciation for history and has an appreciation for great design, he feels it is suggestive. He said that he does not feel it is the government's role to force design on people. It is a government overreach. He said that none of the buildings on the east side of Castle Heights are old buildings. He is not in favor of the overlay and if the Commission cannot explain things simply the rules will be a moving target, a living document.

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John Foutch said that a new building would be whatever is appropriate or will not cause harm to your neighbors and probably built for what is appropriate for the district.

The discussion continued about zoning.

Bryan Gill, one of five of the partners of the RMA Building on 109 Castle Heights Avenue said that as lawyers, they like defined regulations and standards and felt that is what is missing, there is no real guidance to renovations.

John Foutch said that there are commercial guidelines that they must follow.

Bryan Gill continued with saying that at the end of the day, it all comes down to aesthetics and that is very subjective.

The discussion turned to parking lot process.

Daniel Shevel of 528 W Main Street said that his building is non-contributory and complained about the regulations on paint colors with Jessie's Boutique on the Square.

The commissioners stated they do not regulate paint colors.

The discussion turned to the paint color and Historic Lebanon's part in it.

Daniel Shevel asked what percentage was contributing: that at a 50-50 rate, half the people are getting regulations imposed on them.

The commission explained that they looked at each property piece by piece. The discussion continued with the section of West Main Street being considered.

Commissioner Marilyn Bryant explained that in 2013, the Commission was created to enrich and restore the city of Lebanon. She explained how those four other historic districts were created and the process and that it was not because of the Judge Green building being torn down. It was already being considered.

Greg Dugdale argued that if these historic overlays create a tangible and significant public good, then the public should participate in financing it. He feels that either lower tax rates for people in these zones or everyone in the city should pay a higher tax to give money to these people.

There was a discussion on federal money and zoning and non-contributing properties.

Henry Atkinson asked about clarification of tax breaks.

Kim Parks explained historic tax credits.

Mike Gilbert of 214 W Main Street said that a ballot should be sent out to find out what everyone thinks, and everyone should have bought that (Judge Green's) building and the citizens did a good job of keeping the character of Lebanon.

Elisa Selva of E Spring Street said because of the historic district there with the few non-conforming houses, that a simple solution would be to not include the non-conforming side of Castle Heights in the overlay.

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Public Hearing on the creation of a List of Designated Historic Landmarks on about 29.7 acres including the properties listed below.

- *Camp Bell at 1315 Coles Ferry Pike (Tax Map 58 Parcel 34)*
- *Market Street School at 321 East Market Street (Tax Map 67H Group A Parcel 41)*
- *Campbell-Owen House at 2344 Lebanon Road (Tax Map 57G Group B Parcel 2)*
- *The Woolen Mill at 300 North Maple Street (Tax Map 68D Group K Parcel 25)*
- *Shenandoah Mills Depot Building at 121 and 145 South Cumberland Street (Tax Map 68E Group H Parcel 1)*
- *Nashville and Eastern Railroad Corporation at 206 South Maple Street (Tax Map 68E Group L Parcel 11.01)*
- *Cumberland University's Memorial Hall at 321 McClain Avenue (Tax Map 68K Group L Parcel 1)*

David Pine of 1315 Coles Ferry Pike, the Camp Bell property, said that he 100% wanted the historic landmark designation and noted that it is the second oldest house in Wilson County and said that if the Commissioners did not care for Lebanon 100%, they would not be on this committee. The house, he said, benefits Lebanon.

Fred Burton, Vice President of Wilson County Civic League said that the Market Street School is currently remodeling and asked to be deferred/removed from consideration.

Ronnie Kelley of 626 Briarhill Road said that they do not want the Market Street building to be historical and asked for it to be deferred because they need to make changes to improve. He asked for deferral.

The Commission said that with landmarks, the intent was to only have the demo permit without any oversight like remodeling and that it might open up possibilities for grants from other agencies.

Greg Dugdale said that we have nothing to offer them.

Approval of Minutes

A motion was made by Greg Dugdale and seconded by Marilyn Bryant for approval of the March 8, 2022 Historic Preservation Commission Meeting Minutes. Motion carried.

New Business

1. *Case 22-03 Request by Isaac Bartow of Garner Construction for a Certificate of Appropriateness for work being done at 116 South Hatton Avenue (Tax Map 68F Group D Parcel 10) zoned RD9 in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 116 South Hatton Avenue. Per the application, they are requesting to demolish 3 existing sheds (not visible from public view), extend the driveway 40ft in total, through the existing carport and into the rear of the property, where a new 25ft x 30ft garage will be constructed on the property.

Staff recommended the following based on Historic Preservation Guidelines:

The demolition of the three storage sheds in the backyard is acceptable. The sheds do not contribute to the historical or architectural character of the district and can barely be seen by public view. The current driveway is asphalt paving, and the proposed additional paving will be the same. The newly proposed garage will set behind the existing carport structure and the second floor of the structure will only be semi-visible from the

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public view. However, it is proposed construction is compatible in height, scale, roof shape, materials, texture, and details of the primary structure. Staff recommended approval.

Garner Construction's representative spoke, and they said the two-story structure would match the house.

A motion was made by Marilyn Bryant and seconded by Meghan Michel for approval of the Certificate of Appropriateness. Motion carried 6-0.

- 2. Case 22-04 Request by Elisa Selva of S&D Rentals for a Certificate of Appropriateness for work being done at 120 South Hatton Avenue (Tax Map 68F Group D Parcel 11) zoned RD9 in Ward 3*

The applicant is requesting a Certificate of Appropriateness for work being done at 120 South Hatton Avenue. Per the application, the request is to replace the roof to 2 porches: one on front of structure and the other on the North side of the structure, along the driveway. Currently, both porch roofs are constructed with asphalt shingles and the roof along the driveway is in disrepair and leaks through when it rains. The applicant states that the pitch of the roof is not sufficient to use shingles as a roofing material and is proposing a change to a metal roofing system for both porches. The applicant stated that the color will be similar to the asphalt shingles there now.

Staff recommended the following based on Historic Preservation Guidelines:

The original architectural features and shape of the porches are being retained. The original porch roofing materials should be maintained however, the pitch of the porch roofs makes it difficult to replace with asphalt shingles. So, the guidelines state that if a different material is used, it should be a close visual approximation of the original. The applicant states that a similar color metal roofing system will be used. Due to the pitch of the roof, the metal roofing system will barely be visible from public view from the right of way. Staff recommended approval.

Elisa Selva said she had a note from her roofer saying it could not be redone with architectural shingles.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant for approval of the Certificate of Appropriateness. Motion carried 6-0.

- 3. Request by Staff for approval on the addition of the following properties to the West Main Street Historic Preservation Overlay District of about 44.4 acres including 201, 202, 204, 214, 221, 222, 229, 230, 233, 236, 240, 241, 249, 304, 305, 307, 312, 313, 316, 319, 320, 321, 324, 325, 326, 327, 401, 406, 411, 415, 416, Unaddressed West Main Street, 420, 424, 428, 429, 430, 431, 435, 439, 502, 509, 513, 517, 518, 521, 524, 525, 526, 528, 706, 708, 714, 718, 724, and 726 West Main Street (Tax Map 68C Group B Parcels 16, 16.01, 18, 19, 20, 21, 28; Tax Map 68C Group C Parcels 19, 20; Tax Map 68C Group D Parcels 7, 8; Tax Map 68C Group E Parcels 15, 16, 17, 18; Tax Map 68C Group F Parcels 12, 13; Tax Map 68C Group G Parcels 11, 12, 13; Tax Map 68D Group K Parcels 19.01, 20, 22, 23; Tax Map 68E Group A Parcels 10, 11; Tax Map 68E Group K Parcels 1, 2, 3, 5, 6, 7; Tax Map 68F Group C Parcels 1, 2, 3, 4, 8; Tax Map 68F Group D Parcels 1, 2, 3, 4, 5, 6, 6.02; Tax Map 68F Group E Parcels 1, 2, 3, 4, 8, 9, 10; Tax Map 68G Group H Parcels 4, 5, 6, 7, 8, 9), 108 South Hatton Avenue (Tax Map 68F Group D Parcel 6), and an unaddressed Castle Heights Avenue (Tax Map 68G Group H Parcel 10)*

Commissioner Greg Dugdale said that the attendance present was just the tip of an iceberg, we need some more work sessions.

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A motion was made by Greg Dugdale to table all three of the items, the proposed West Main Street Historic Preservation Overlay District, the proposed Castle Heights Historic Preservation Overlay District, and the proposed landmark designations to do more public hearings.

There was no second and the motion failed.

There was continued dialogue by Greg Dugdale.

Commissioner Meghan Michel said there is a possibility for further discussion at public hearing and it is not like the regulations for this district are the same and there are more properties than people here, so the possibility is they either do not care, or they are for it.

There was a discussion on the demolition mortarium.

The audience was requested to calm down to restore order. The discussion continued.

Ronnie Kelley said that their board really did not have a meeting regarding the landmark designation for the Market Street School and asked if the Commission would give them an opportunity to sit down and discuss it with the board.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant for deferral of the proposed West Main Street District for more public input. Motion carried 6-0.

Commissioner Meghan Michel said that she wanted it on record that there are a lot of people that said they would act in the best interest of Lebanon, and they would keep their vote from looking like they do which currently fits into these historic communities. However, what happens if they sell? This is not about today; this is about five or ten years from now, so we do not end up with townhomes on Main Street.

The motion continued. Motion carried 6-0.

4. *Request by Staff for approval of the Castle Heights Historic Preservation Overlay District of about 47.6 acres including unaddressed West Main Street, 623, 705, 715, 723, 727, 731 West Main Street (Tax Map 68C Group A Parcels 14.01, 14.03, 14.04, 14.07, 14.25, 14.30, 29), 105, 106, 109, 110, 115, 125, 200 North Castle Heights Avenue (Tax Map 68C Group A Parcels 14.05, 14.06, 14.18, 14.19, 14.20, 14.23, 14.32), unaddressed Hill Street and 611 Hill Street (Tax Map 68C Group A Parcels 14.15, 14.22), unaddressed McFadden Court and 719 McFadden Court (Tax Map 68C Group A Parcels 14.14, 14.21), 709, 715, 716, and 731 Castle Heights Court (Tax Map 68B Group G Parcel 1.02; Tax Map 68C Group A Parcels 14.08, 14.09, 14.31), 702, 704, 705, and 706 Cadet Court (Tax Map 68C Group A Parcels 14.10, 14.12, 14.13, 14.16)*

A motion was made by Greg Dugdale and seconded by Meghan Michel for deferral of the proposed Castle Heights District. Motion carried 6-0.

5. *Request by Staff for approval of the List of Designated Historic Landmarks on about 29.7 acres including the properties listed below.*
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- *The Woolen Mill at 300 North Maple Street (Tax Map 68D Group K Parcel 25)*
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- *Cumberland University's Memorial Hall at 321 McClain Avenue (Tax Map 68K Group L Parcel 1)*

Greg Dugdale started discussing private conservation easements which the commission does not do.

A motion was made by Greg Dugdale to table the proposed historic landmarks designation. There was no second and the motion failed.

A motion was made by Meghan Michel and seconded by Wayne Oakley for deferral of the proposed historic landmarks designation. Motion carried 6-0.

Commissioner Comments

Greg Dugdale said that they did the right thing with additional education.

Planning Comments

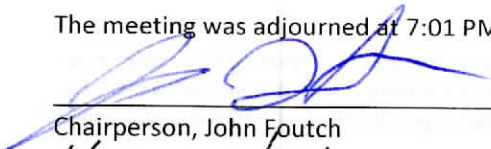
The Consultant will revise the guidelines and next week we will have CLG Training on May 4, 2022.

Staff did an inventory of the East Main Street District, and it did not fit a historic designation.

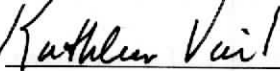
Commissioner Phillip Allison said the consultants will educate and discuss all these issues.

Adjourn

The meeting was adjourned at 7:01 PM.



Chairperson, John Foutch



Recording Secretary, Kathleen Vail



Date



Date

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Exhibit A



Rick Bell, Mayor

Kristy Barhite
Planner
200 North Castle Heights Avenue, Suite 300
Lebanon, Tennessee 37087
Phone: (615) 444-3647 Ext# 2331
Fax: (615) 444-1515
kristy.barhite@lebanontn.org

200 North Castle Heights Avenue,
Suite 300
Lebanon, Tennessee 37087

April 6, 2022

Historic Preservation District Neighborhood Meeting – Thursday, April 21, 2022
Re: Proposed West Main Street Historic District

Dear Property Owner,

The Lebanon Historic Preservation Commission would like to hear your input in establishing a local historic district in your area. The Commission believes that by establishing a local historic district, the character and historic significance of our City can be preserved.

We can be very thankful that so many buildings from our town's past remain in this community. However, without a local historic district, it could be lost forever through future demolitions and alterations. A local historic district will help to guide future changes, making sure that historic character will remain a distinct and valuable part of the community.

The Lebanon Historic Preservation Commission would like to invite you to a meeting to express your thoughts, concerns and answer any questions you may have on the establishment of a historic district for the area mentioned above. The meeting will be held on Thursday, April 21, 2022, at 5:00PM in the Town Hall Meeting Room at 200 North Castle Heights Avenue.

If you have any questions prior to the meeting, you can contact me at 615-444-3647 ext. 2331 or the Planning Director, Paul Corder, at 615-444-3647 ext. 2321. Thank you for your time and your valuable contribution to the preservation of Lebanon's history. We look forward to hearing from you.

Sincerely,

Kristy Barhite