

# Historic Preservation Commission

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## CITY OF LEBANON HISTORIC PRESERVATION COMMISSION Regular Meeting – May 10, 2022

### Attendees

Marilyn Bryant	John Foutch	Greg Dugdale	Jesse Gilliam
Wayne Oakley			
Kristy Barhite	Kathleen Vail		

### Call to Order

Chairman John Foutch called the meeting to order at 5:03 PM.

### Chairman's Comments

Chairman John Foutch read the chairman's comments.

### Approval of Minutes

Staff stated that the April 21, 2022 minutes were not complete at this time.

### Old Business

1. *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)*

Staff recommended deferral of this item until a public meeting can be held on the district and on the new design guidelines.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant to recommend deferral of the West Main Street Overlay District with a town meeting. Motion carried 5-0.

2. *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)*

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Staff recommended deferral of this item until a public meeting can be held on the district and on the new design guidelines.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant to recommend deferral of the Castle Heights Historic Preservation Overlay District. Motion carried 5-0.

3. *Request by Staff for approval of 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)*

Staff recommended deferral of this item until a public meeting can be held on the landmarks and on the new design guidelines.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant to recommend deferral of the creation of the list of designated historic landmarks. Motion carried 5-0.

### New Business

1. *Case 22-03 Request by Jay Bradshaw for a Certificate of Appropriateness for work being done at 123 Greenlawn Drive (Tax Map 68C Group G Parcel 22) zoned RD9 in Ward 3*

Per the application, they are requesting to install a gravel driveway on the North side of the house, abutting the property line. This driveway would be in addition to the existing driveway to the front of the attached garage.

Staff recommended the following based on Historic Preservation Guidelines:

The guidelines state that the driveway should be sympathetic to the character of property and harmonious with neighborhood aesthetics. There are several other homes with existing gravel driveways in the neighborhood. Staff recommended approval of the newly constructed driveway. However, storage of any recreational vehicles needs to be out of view from the right-of-way through proper screening.

Owner Jay Bradshaw said that the goal was to get the boat and the side-by-side RV behind the house and out of site.

There was a discussion regarding curb cuts.

A motion was made by Marilyn Bryant and seconded by Jesse Gilliam for approval of the Certificate of Appropriateness subject to city requirement codes regarding the curb. Motion carried 5-0.

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## Commissioner Comments

- Need to nail down the definition of non-contributory.
- Need updated guidelines that show examples to make it easy to understand.
- Is a moratorium extension possible?

A motion was made by John Foutch and seconded by Greg Dugdale to recommend an extension for the demolition moratorium. Motion carried 5-0.

Discussion on review process of demolitions.

## Planning Comments

Proposed East Main Street District

Staff said that the East Main Street Historic District was studied, and it was not cohesive enough to be considered to become a district. There needed to be a motion regarding the district.

A motion was made by Greg Dugdale and seconded by Marilyn Bryant to cease consideration of the East Main Street Historic District. Motion carried 5-0.

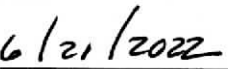
## Adjourn

The meeting was adjourned at 5:30 PM.

  
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Chairperson, John Foutch

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Recording Secretary, Kathleen Vail

  
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Date