



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
July 22, 2024**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, July 22, 2024 by Chairman Carolyn Peebles. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Chairman Carolyn Peebles and the Pledge of Allegiance was led by Rodger Thomas.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman
Carren Reecer
Raul Marrero
Lynn Arnold
Rodger Thomas

Staff:

Benjamin Groce, Staff Attorney
Mitchell Wensman, Planner
Kevin Rigsby, Town Planner
Kathryn Bobbitt, Office Coordinator

Absent:

Rhonda Allen, Vice-Chairman
Miranda Swift

1st Item: Citizens' Comments

None at this time

2nd Item: Approval of Minutes of the June 24, 2024 meeting

Following a review of the Minutes of the June 24, 2024 meeting, Carren Reecer made a motion to approve the minutes; the motion was duly seconded by Rodger Thomas.

Motion carried unanimously.

**3RD ITEM: Adel Yacoub
35 & 37 South Lowry Street**

A request was received for site modification to property located within the Historic District at 35 & 37 South Lowry Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 4.01 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building of the request is located at 35 & 37 South Lowry Street and was built around 1961, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. Replace the existing white brick with new brick painted white.
 - b. Replace doors and windows.
 - c. Adding a stone accent layer along the base of the building.
 - d. Extending the parapet and adding a cornice.
 - e. New wall signage for the jewelry store and adjacent business.
3. Replace Existing Brick - The existing building is primarily glass and brick. The applicant wishes to replace the existing deteriorated brick with new brick painted white, to replicate the appearance of the existing brick. The Front Street Historic Guidelines state the original building materials, including masonry, should be retained and if replacement is necessary, new materials shall match the design, dimension, detail and all visual characteristics of the original. In addition, the original details shall match the design of the original building.
4. Replace Doors/Windows - Front Street Guidelines state new doors shall fit the current opening; the applicant wishes to install all new doors and windows. The building has two suites on the front elevation with the left tenant having a two door entrance and the right tenant having a one door entrance. Applicant is showing new doors to fit in the same location as the existing door locations. Front Street Guidelines state number, location, size and glazing pattern of windows on primary elevations shall be retained. Renderings submitted show a similar style of window in the same location.
5. Stone Pilasters & Wood Slate - The existing building has primarily brick and glass, however, the applicant wishes to add stone pilasters (in one option) and wood slate behind the signage to the front facade. Front Street Guidelines note the original architectural details should be retained. The LSO permits primary materials to change on a horizontal line, which is shown around the base of the building on the S. Lowry Street and Tank Street facades. The applicant has submitted three variations of pilasters:
 - a. Stone on a vertical line in five locations on the front facade facing South Lowry Street and one side on the Tank Street facade.

- b. Light brick in five vertical locations on the building front facing S. Lowry Street
- c. Dark brick in five vertical locations on the building front facing S. Lowry Street

The Front Street Guidelines' adopted color palette for exterior surfaces include unpainted brick, white, black as an accent only, and various shades of: yellow, tan/beige, gray, brown and green.

6. Extend Parapet - As part of the facade upgrade, the applicant wishes to extend the parapet, approximately 5 to 8 feet above the existing parapet and would be within 1 foot of the height of the adjacent commercial building to the north to create a uniform appearance. Front Street Guidelines recommend when new work is to be completed, it shall be compatible with the massing, size, scale, and architectural features of the existing to protect the historic integrity of the property and its' environment. Per the Lowry Street Overlay, buildings with flat roofs shall have parapet on all street-facing facades; the applicant is showing a new parapet along Tank Street to meet this requirement. The material for the parapet shall match the material of the associated facade.
7. New Wall Signage - Existing signage on the building is requested to be removed and replaced with new signage. There is an existing pole sign on the property that is planned to be removed with the installation of new wall signage; as a result, the applicant can have a maximum of 7% square footage of the front wall face devoted to signage. Dimensions have not been provided of the signs at this time. Based on the renderings submitted, the proposed signage would be white, which is an allowed color per the Front Street Historic Guidelines.
8. Staff finds that the proposed changes are not in harmony with Section IV - Guidelines for Existing Buildings & Structures, A (General Requirement). Front Street Design Guidelines restricts updates to existing buildings to conform to the original architectural details of the building. The proposed modifications would keep the same window and door openings and primary material of brick, however it would include the addition of materials not currently on the building and increase the overall height. The proposed changes of new signage may be in harmony with the Guidelines and would be required to meet the 7% threshold set by the Guidelines when permitted.
9. Not included as part of the request from the applicant, the LSO also requires pedestrian entrances to be defined by a roof overhang or having recessed entrances, which is shown on renderings provided by the applicant. Additionally, trim materials shall be wood, fiber-cement, or composite. Decorative headers and sills in masonry-clad walls shall be masonry, cast stone, heavy timber or steel. Applicant is showing the cornice cap to be finished with fiber cement board to meet this requirement.

10. Staff would recommend approval of the request with the removal of the stone accent and substituting it with the same brick color shown in options two or three due to the addition of stone to a building that is not currently clad with stone is against the recommendation of the Front Street Guidelines.

At this time, Chairman Carolyn Peebles acknowledged the applicant's architect, Christine Eldahaby, to speak regarding the request.

Following discussion, a motion was made by Rodger Thomas and seconded by Lynn Arnold to approve the above mentioned improvements to 35 & 37 South Lowry Street including option 3 (stone base around the perimeter of the building below the windows and dark vertical brick).

Motion carried unanimously.

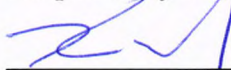
4TH ITEM: Staff comments and/or other

Chairman Carolyn Peebles welcomed new member, Raul Marrero, to the Board.

5TH ITEM: Adjournment

There being no further business, at this time, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby
Secretary

Certified by:



~~Carolyn Peebles~~ Rhonda Allen
Vice-Chairman