



SMYRNA HISTORIC ZONING COMMISSION

June 24, 2024

Smyrna Town Hall

5:00 p.m. meeting

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
- 3 Citizens' Comments:

The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing.

4. Election of Officers
5. Approval of Minutes of the October 23, 2023 meeting
6. New Business:
 - a. Adel Yacoub
35 & 37 South Lowry Street
7. Staff comments and/or other
8. Adjournment



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
October 23, 2023**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, October 23, 2023 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 Kelsey Dempsey.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman
Rhonda Allen, Vice-Chairman
Regina Medlen
Kelsey Dempsey
Carren Reecer
Rodger Thomas

Staff:

Jason King, Assistant Town Attorney
Mitchell Wensman, Planner
Kevin Rigsby, Town Planner
Dennis Blair, Interim Bldg. Official
Todd Spearman, Asst. Town Manager

Absent:

Lynn Arnold

1ST Item: Approval of Minutes of the July 24, 2023 meeting

Following a review of the minutes of the July 24, 2023 meeting, Vice-Chairman, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Rodger Thomas.

Motion carried unanimously.

**2ND ITEM: The Print Shop Restaurant
1 North Lowry Street**

A request was received for site modification to property located within the Historic District at 1 North Lowry Street. The property is shown on Rutherford County Tax Map

27-I, Group A, Parcel 14.00 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 9 North Lowry Street and was built around 1950, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following change:
 - a. Paint a mural on the Washington Street wall face.
3. Mural - The applicant had previous modifications approved by the Historic Zoning Commission in November 2022. One of the requests was to add a mural to the Washington Street wall face of the building, and at that time, the applicant didn't have a mural design selected. As a result, the Board voted the applicant to return to the HZC when a design was finalized. Staff was notified the applicant was painting a mural without approval from the HZC at which point the applicant was notified to cease painting and submit an application to the HZC with the design to be voted on. The proposed colors for the mural would include: purple, blue, yellow, green, orange, pink, brown and black.
4. Staff finds that the proposed changes are not in harmony with Section XI - Color. Front Street Design Guidelines restricts paint colors to not exceed two separate colors on building exteriors. Currently, the exterior of the building is white, but the applicant is proposing the mural to have eight distinct colors. Colors listed in the adopted color palette Front Street Guidelines for exterior surfaces are unpainted brick, white, black (as accent only), various shades of yellow, tan/beige, gray, brown and green. Any color not listed on the color palette is not allowed unless specifically approved by the HZC.
5. Staff would recommend denial of the request due to the mural not meeting regulations as set forth in the Front Street Guidelines.

At this time, Chairman Carolyn Peebles acknowledged applicant Caleb Spearing and artist Cara Brown to speak regarding the request. During discussion, additional documentation was presented to the Board for conversation; these items can be found succeeding the Minutes.

Following discussion, a motion was made by Vice-Chairman, Rhonda Allen and seconded by Carren Reecer to deny the above mentioned mural to 1 North Lowry Street. Furthermore, the progress that has been made on the mural shall be removed from the wall within two weeks of the meeting date by November 6th, 2023.

Motion carried unanimously.

3RD ITEM: Staff comments and/or other

None at this time.

4TH ITEM: Adjournment

There being no further business, Regina Medlen made a motion to adjourn the meeting, motion was seconded by Vice-Chairman, Rhonda Allen. At this time, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,

Certified by:

Kevin Rigsby
Secretary

Carolyn Peebles
Chairman



Mural Proposal



NOTES

The following are mural design proposals and quotes by The Iron Brush Mural Company.

All murals are approximate design concepts in digital renderings. The digital colors are approximations, final color choice will be made with actual color swatches.

Please review and note any desired adjustments to the selected design. Major adjustments to the design may alter the quote.

All images and designs are the intellectual property of The Iron Brush Mural Company and cannot be copied or used in any way.

Thank you for choosing The Iron Brush Mural Company for your mural project. We look forward to working with you!

Cara and Cynthia
The Iron Brush Mural Company

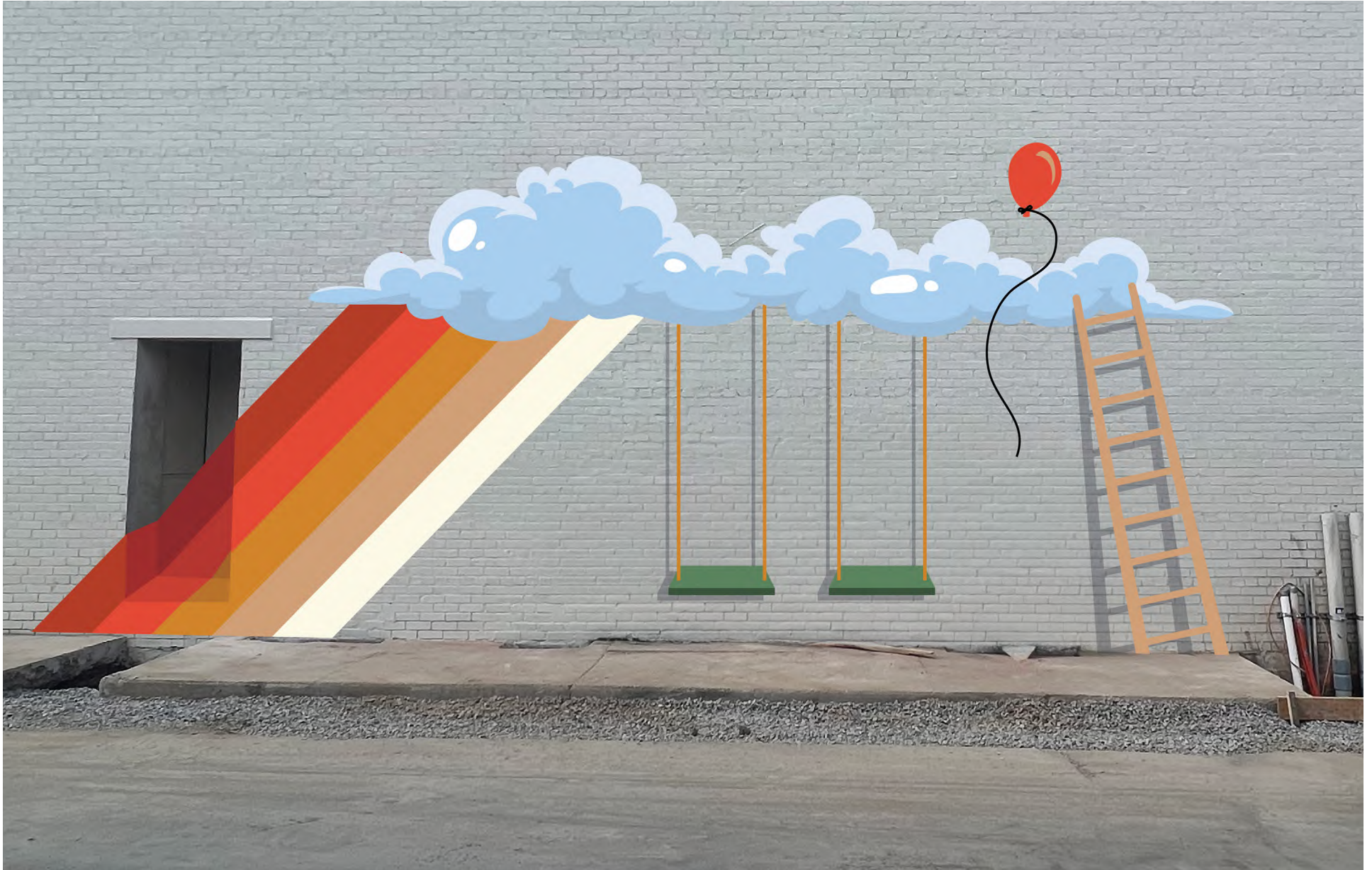




























ESTIMATE

**THE IRON BRUSH
MURAL COMPANY**
Cara Brown & Cynthia Wallace
contact@ironbrushmurals.com

THE PRINT SHOP
Smyrna, TN

THE PRINT SHOP

- 1. Concept Artwork**
3 Concept Designs
- 2. Revisions**
3 Rounds of revisions included, additional rounds are added fee.
- 3. Supplies**
Insurance, ladders, paint, buckets, brushes, drop cloths, rags, chalk, rollers, paint trays
- 4. Installation**
Installation time will vary

Optional Add-ons:

Social Media Handle
\$100 each

Licensing of Images
Price dependant on design

TOTAL

OPTIONS 1-2 - Elephant and Umbrella	\$6,250
OPTION 3 - Cloud Playground	\$5,500
OPTION 4 - Smyrna Balloons	\$4,350
OPTION 5 - Paper Airplanes	\$3,750
OPTION 5 - Paper Airplanes, Whole Wall	\$5,000

10% Deposit due with signed contract
Full payment due on completion of mural

We look forward to working with you!



Adel Yacoub

Location: 35 & 37 S. Lowry Street	Property Owner: Adel Yacoub
Tax Map/Group/Parcel: 27I, A, 4.01	
Zoning: C-2, H-1 & LSO - CDD	



Staff Analysis

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 stone accent pilasters per the approved colors.
 - d. Extending the parapet and adding a cornice.
 - e. New wall signage for the jewelry store and adjacent business.
 - f. Add a fence.

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 door entrance and the right tenant having a one door entrance. Applicant is showing new doors to fix 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 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, however, the applicant wishes to have stone on a vertical line in five locations on the front facade facing South Lowry Street and one side on the Tank Street facade.
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. 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. Fence - The property does not currently have any fencing installed; the applicant is wishing to add an 8' chain link fence surrounding the property and the parcel behind the subject tract on parcels 4.00 & 4.01. Front Street Guidelines does not allow the use of chain link fencing in locations visible from the street.
9. Staff finds that the proposed changes are not in harmony with Section IV - Guidelines for Existing Buildings & Structures, A (General Requirement) and E (Fences, Walls and Walks). 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. Front Street Guidelines state fences, walls and walks should be painted wood, brick, stone, cast iron, stucco, or a combination of these materials. 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.
10. 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.
11. Staff would recommend denial of the request due to the proposed modifications not meeting regulations as set forth by the Front Street Design Guidelines.



Town of Smyrna

Historic Zoning Commission Application

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: Adel Yacoub	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: 6159105969	Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>
Email: Adelayoubjacoub@yahoo.com	Other <input type="checkbox"/>	Signage <input type="checkbox"/>

THIS REQUEST IS FOR:

Alteration <input checked="" type="checkbox"/>	New Construction <input type="checkbox"/>
Addition <input type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input type="checkbox"/>
Demolition <input type="checkbox"/>	

PROPERTY INFORMATION

Street Address: 35 & 37 S. Lowry St. Smyrna TN. 37167		
Tax Map:	Group:	Parcel: 0271 A 004.01
Zoning:	Lot Area:	

DESCRIPTION OF REQUEST

Describe your request; provide any additional information about the property including architectural style, condition of the structure, date of construction of the structure or other relevant information. Please submit a site plan, renderings and/or photographs if applicable to your request.

The current owner would like to modify the use of the existing restaurant to a jewelry store. The exterior condition of the existing building is in poor condition, therefore, we are proposing minimal upgrades to improve the aesthetic. The proposed improvements are per the design guidelines for the Historic District. The exterior improvements include:

1. Replacing the existing white brick with new brick painted white
2. Adding stone accent pilasters per the approved colors
3. Extending the parapet and adding a cornice
4. New wall signage for the Jewelry Store and the adjacent cleaners
5. Add fence around property

Please see attached renderings for presentation of exterior improvements.

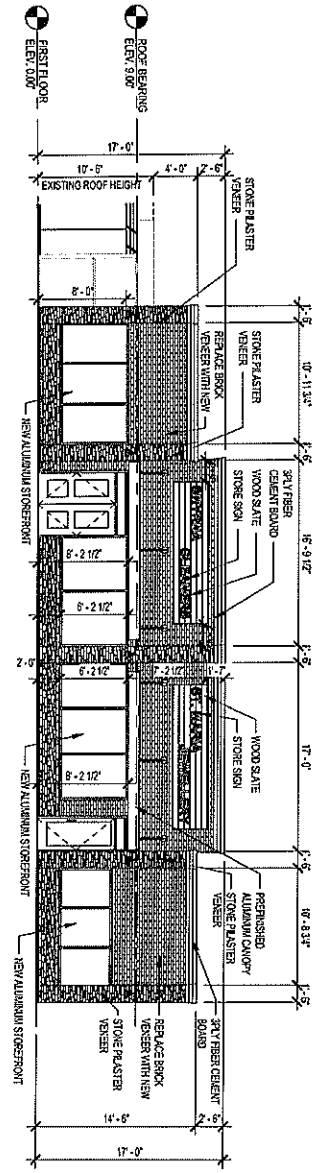
APPLICANT AUTHORIZATION

Applicant Signature: Adel Yacoub	Date: 6/6/2024
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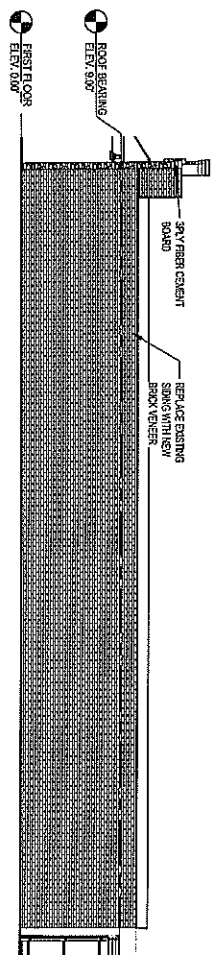
Office Use Only

Staff Initials: <i>mu</i>	Date: <i>6-3-24</i>
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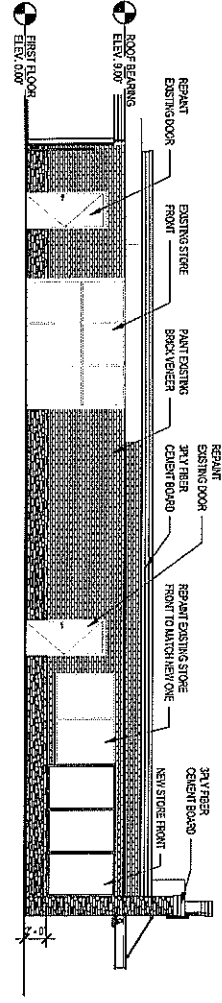




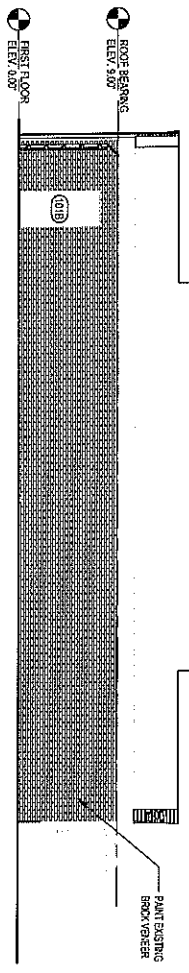
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



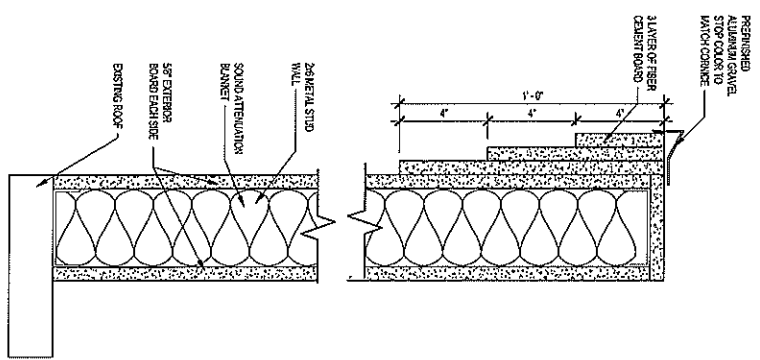
3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, DIMENSIONS ON BUILDING (A1 XX SERIES SHEETS) ARE TAKEN FROM THE FACE OF STUDS, FACE OF MASONRY AND CONCRETE, AND CENTERLINE OF COLUMNS.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE OR THE DESIGNER BEFORE CONTINUING WITH CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE ALL TRADES.
4. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS AND COORDINATE ALL TRADES.
5. BRICK SIZE SHALL MATCH EXISTING SIZE

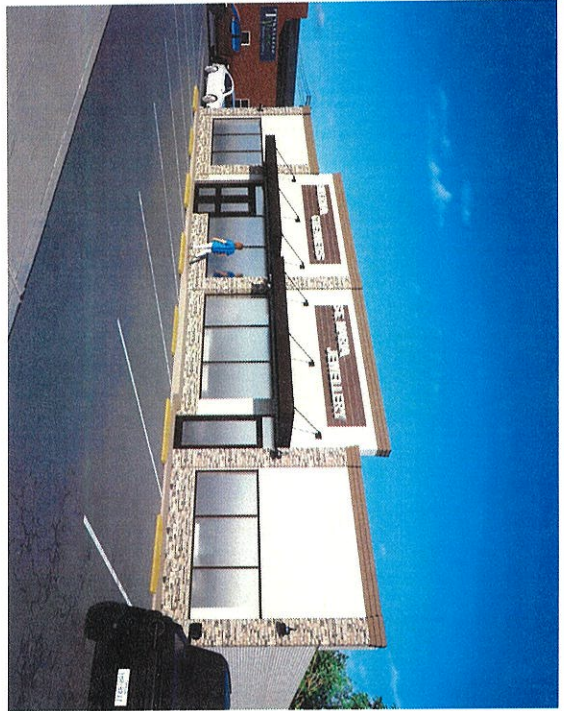


5 PARAPET DETAILS
3/8" = 1'-0"

EXTERIOR ELEVATIONS

EXTERIOR IMPROVEMENTS
35 & 37 S LOWRY ST.
& TANK ST.
SMYRNA, TN. 37167

PROJECT NO. DATE 06/03/2024
SHEET NO. A5.01



PRESPECTIVES ARE FOR GRAPHIC REPRESENTATION ONLY

RENDERED PERSPECTIVES

EXTERIOR IMPROVEMENTS
35 & 37 S LOWRY ST.
& TANK ST.
SMYRNA, TN. 37167

REVISIONS

PROJECT NO. 202408
DATE 06/03/2024
SHEET NO.

A5.02



METAL FINISH



COLOR: DARK BRONZE
*TYPICAL FOR ALL METAL FINISHES ACROSS
EXTERIOR OF BUILDING, DRIP EDGE, DOOR, WINDOW.

CORNICE FINISH

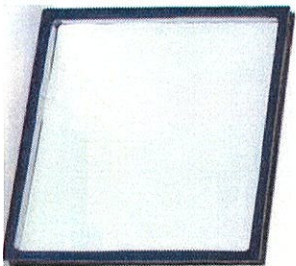


COLOR: BROWN

BRICK VENNER

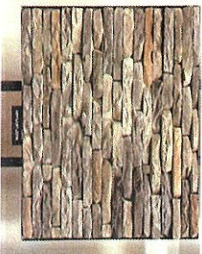
WHITE PAINTED BRICK VENNER

EXTERIOR GLAZING



MANUFACTURER: TBD
COLOR: TO MATCH EXISTING*

STONE PILASTER



KENTUCKY LEDGE STONE

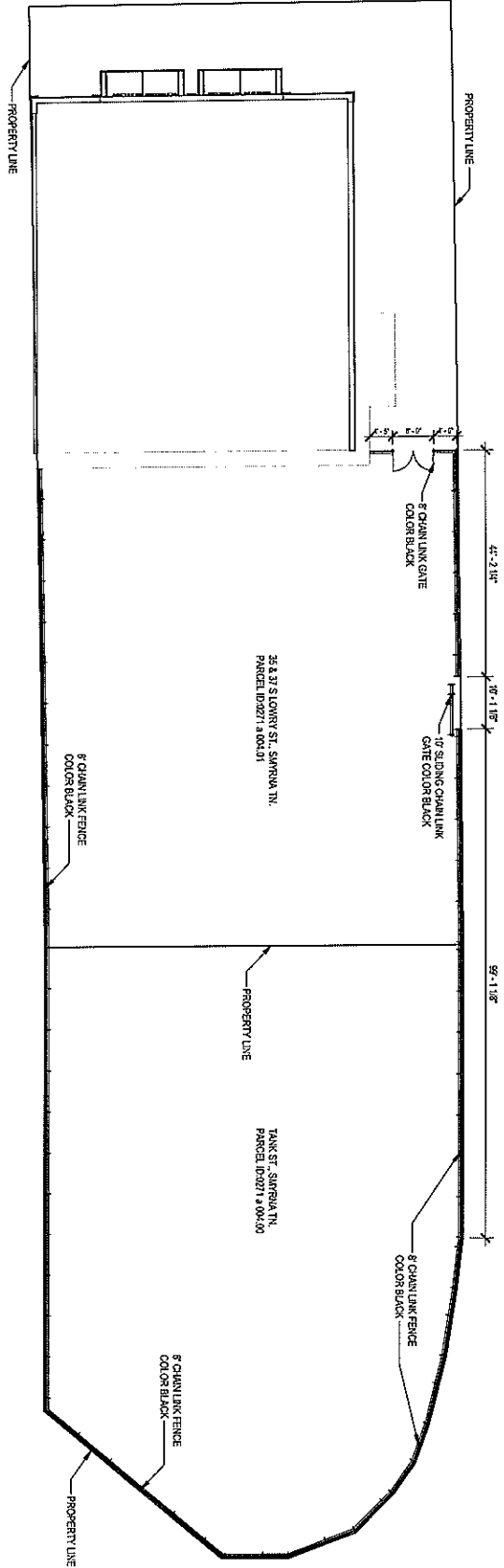
EXTERIOR MATERIALS

EXTERIOR IMPROVEMENTS
35 & 37 S LOWRY ST.
& TANK ST.
SMYRNA, TN. 37167

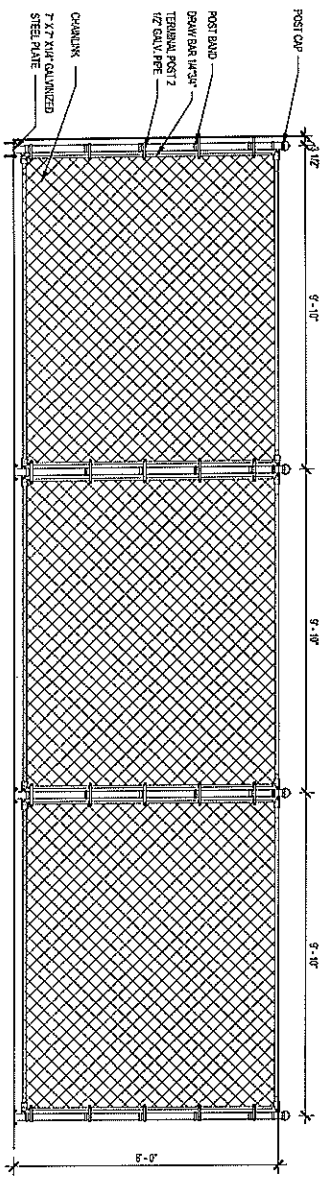
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/03/2024
2		
3		

PROJECT NO. 24040
SHEET NO. 12



1 SITE
1/16" = 1'-0"



2 CHAIN LINK FENCE ELEVATION
3/8" = 1'-0"

SITE NOTES

1. THE INFORMATION CONTAINED ON THIS SHEET REFLECTS THE DATA COMPILED BY THE DESIGNER TO DATE. IT IS THE DESIGNER'S BEST EFFORT AT AN ACCURATE ANALYSIS TAKEN FROM ON-SITE MEASUREMENTS. EXTENTS OF THE FENCE TO BE DETERMINED UPON RECEIPT OF THE FINAL SURVEY.

SITE PLAN

EXTERIOR IMPROVEMENTS
 35 & 37 S LOWRY ST.
 & TANK ST.
 SMYRNA, TN. 37187

PROJECT NO. 202408
 DATE 10/28/11
 SHEET NO. A1.00