



# SMYRNA HISTORIC ZONING COMMISSION

July 22, 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. Approval of Minutes of the June 24, 2024 meeting
5. Old Business:
  - a. Adel Yacoub  
35 & 37 South Lowry Street
6. Staff comments and/or other
7. Adjournment



**SMYRNA HISTORIC ZONING COMMISSION  
MEETING MINUTES  
ON  
June 24, 2024**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, June 24, 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 Vice-Chairman Rhonda Allen.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman  
Rhonda Allen, Vice-Chairman  
Miranda Swift  
Lynn Arnold  
Rodger Thomas

Staff:

Benjamin Groce, Staff Attorney  
Mitchell Wensman, Planner  
Kevin Rigsby, Town Planner  
Kathryn Bobbitt, Office Coordinator  
Todd Spearman, Asst. Town Manager

Absent:

Carren Reecer  
Kelsey Dempsey

**1ST Item: Citizens' Comments**

None at this time

**2ND Item: Election of Officers**

At this time, Benjamin Groce entertained nominations for the office of Chairman of the Historic Zoning Commission.

Rhonda Allen nominated **Carolyn Peebles** for **Chairman** for a one year term by acclamation and the nomination ceased. Motion carried unanimously.

At this time, Benjamin Groce entertained nominations for the office of Vice-Chairman of the Historic Zoning Commission.

Lynn Arnold nominated **Rhonda Allen** to serve as **Vice-Chairman** for a one year term by acclamation and the nomination ceased. Motion carried unanimously.

**3RD Item: Approval of Minutes of the October 23, 2023 meeting**

Following a review of the Minutes of the October 23, 2023 meeting, Vice-Chairman Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Rodger Thomas.

Motion carried unanimously.

**4TH 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 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 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 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.

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 Vice-Chairman Rhonda Allen and seconded by Miranda Swift to defer the above mentioned improvements to 35 & 37 South Lowry Street until the next scheduled meeting to allow time for the applicant to revise plans to meet regulations set in the Lowry Street Overlay and Front Street Historic Guidelines.

Motion carried unanimously.

**5TH ITEM: Staff comments and/or other**

None at this time.

**6TH ITEM: Adjournment**

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

Respectfully submitted,

Certified by:

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Kevin Rigsby  
Secretary

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Carolyn Peebles  
Chairman



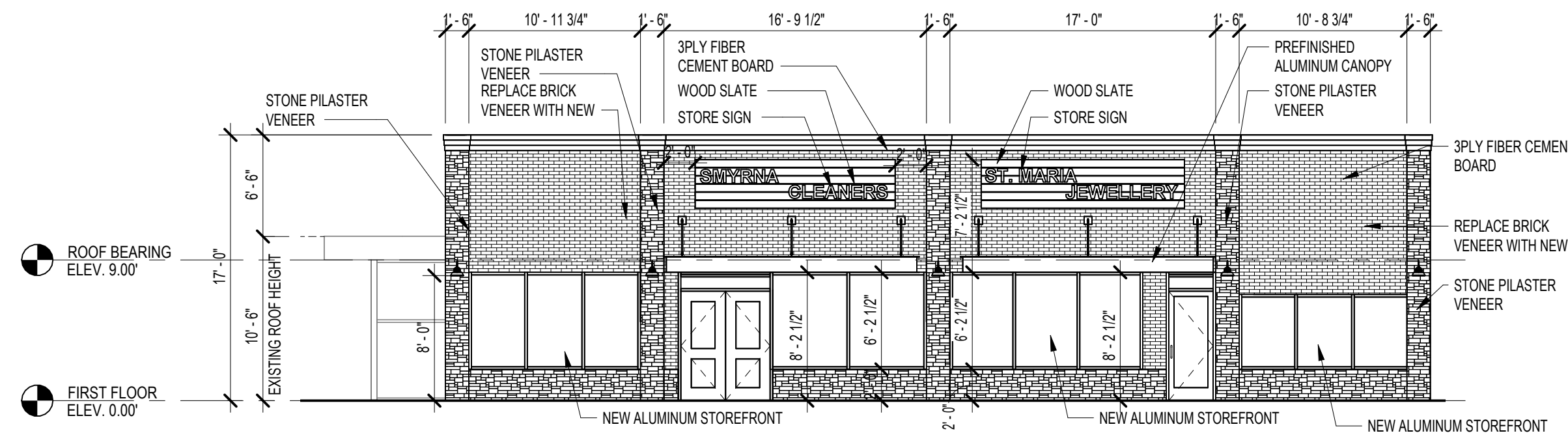
Town of Smyrna

# Historic Zoning Commission Application

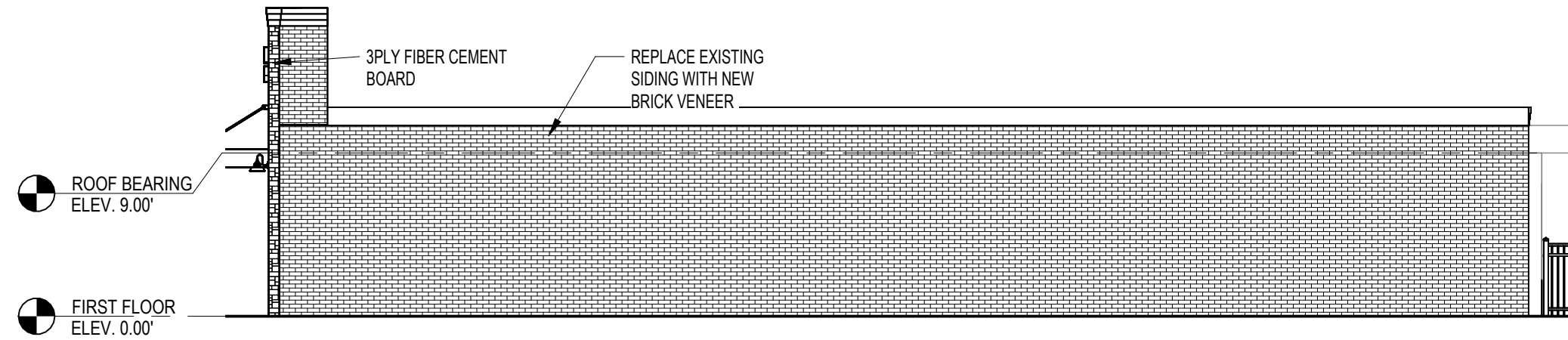
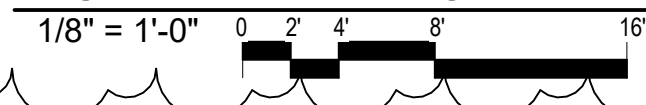
APPLICANT INFORMATION:		APPLICANT IS:	THE REQUEST PERTAINS TO:
Name:		Owner	New Structure
Phone Number:		Contractor	Existing Structure
Email:		Other	Signage
THIS REQUEST IS FOR:			
Alteration		New Construction	
Addition		Exterior Repairs/Maintenance (No Change in Exterior Appearance)	
Demolition			
PROPERTY INFORMATION			
Street Address:			
Tax Map:	Group:	Parcel:	
Zoning:		Lot Area:	
DESCRIPTION OF REQUEST			
<p><i>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.</i></p>			
APPLICANT AUTHORIZATION			
Applicant Signature:		Date:	
Office Use Only			
Staff Initials:		Date:	

# GENERAL NOTES

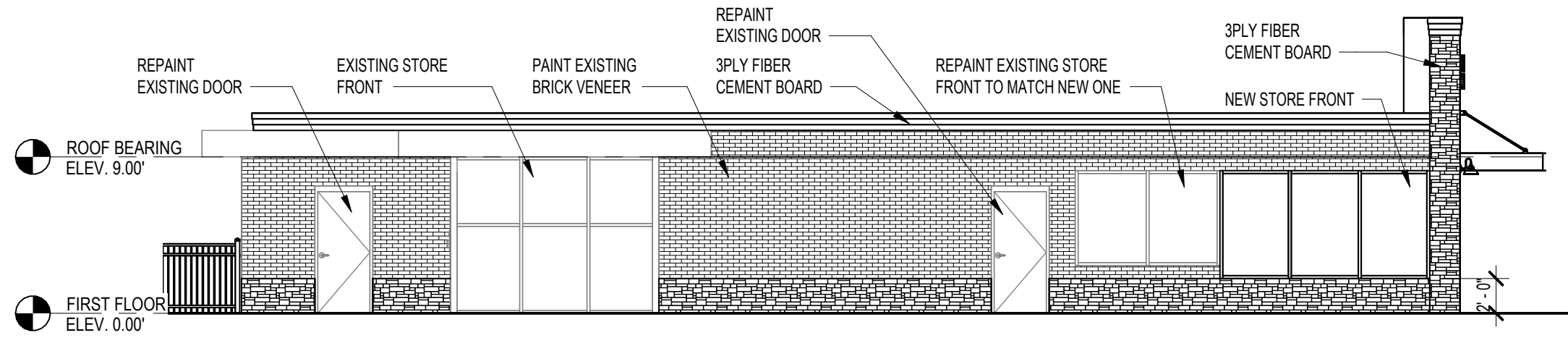
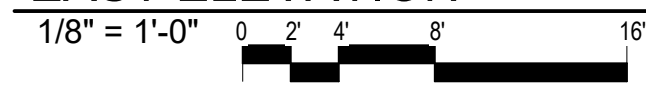
1. UNLESS OTHERWISE NOTED, DIMENSIONS ON BUILDING (A1.XX SERIES SHEETS) ARE TAKEN FROM THE FACE OF STUDS, FACE OF MASONRY AND CONCRETE, AND CENTERLINE OF COLUMNS.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S 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



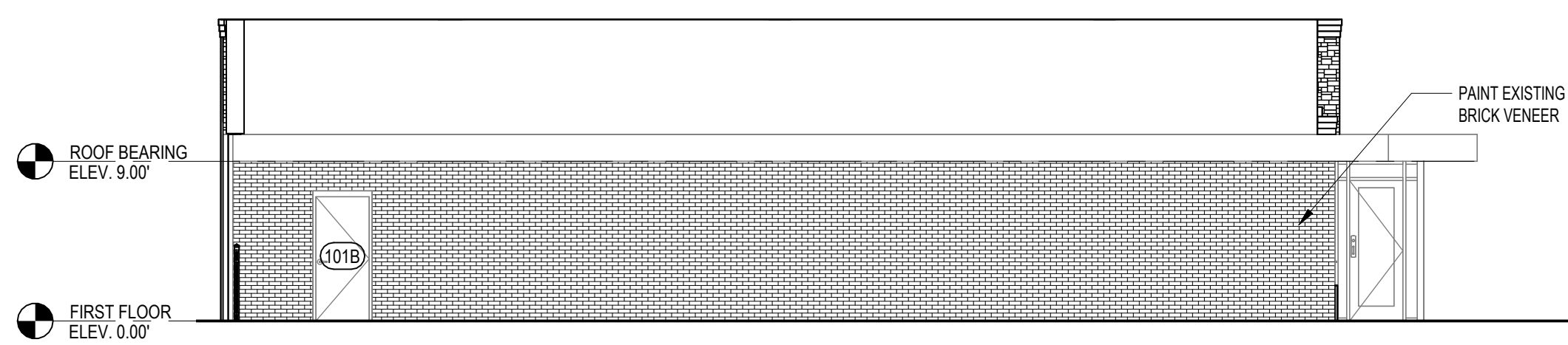
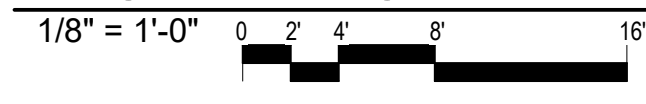
**1 NORTH ELEVATION**



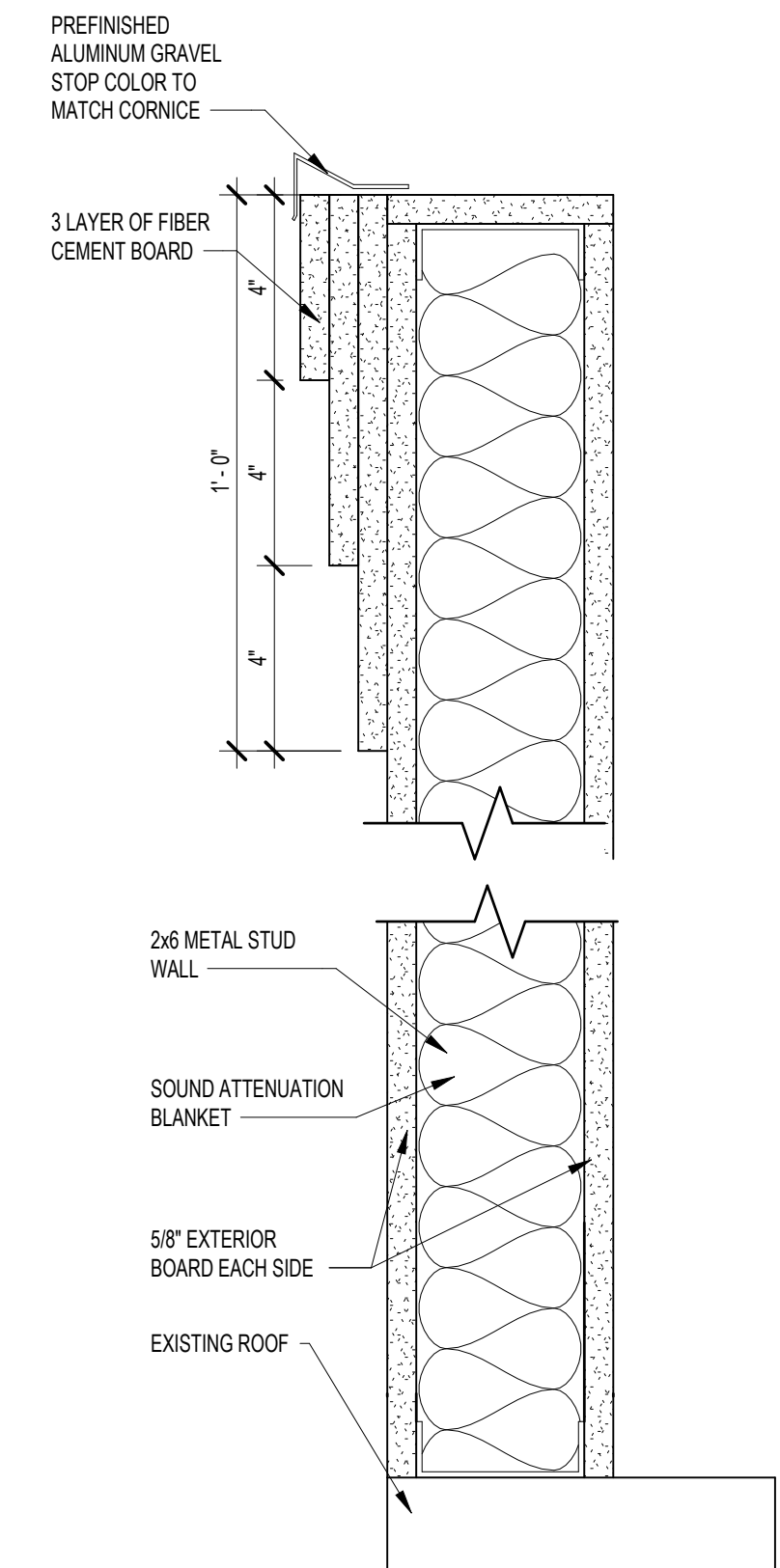
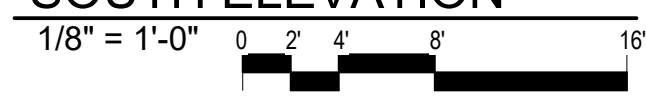
**2 EAST ELEVATION**



**3 WES ELEVATION**



**4 SOUTH ELEVATION**



**5 PARAPET DETAILS**

3" = 1'-0"

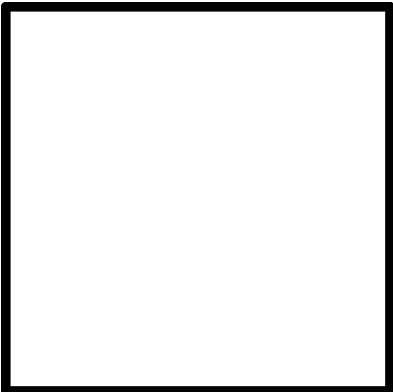
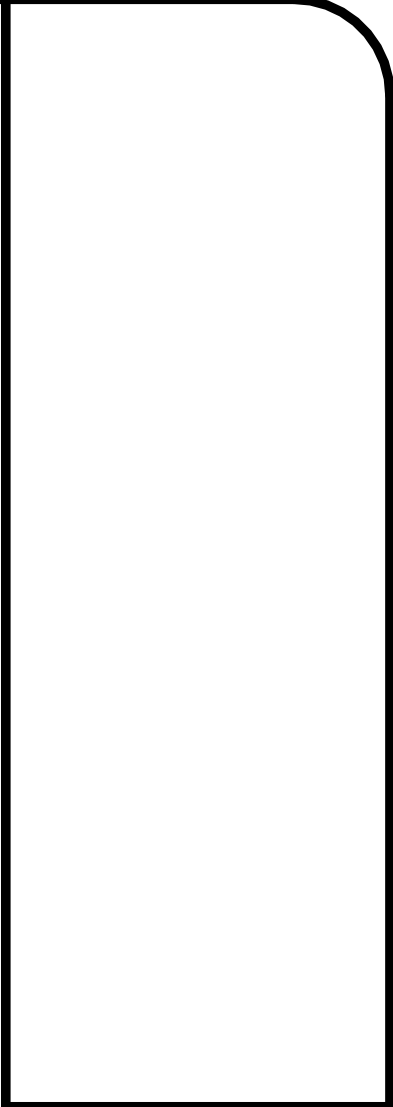
EXTERIOR ELEVATIONS

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

REVISIONS	
1	Date 1
PROJECT NO.	DATE
202408	06/03/2024
SHEET NO.	

A5.01

6/26/2024 8:29:47 PM



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

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

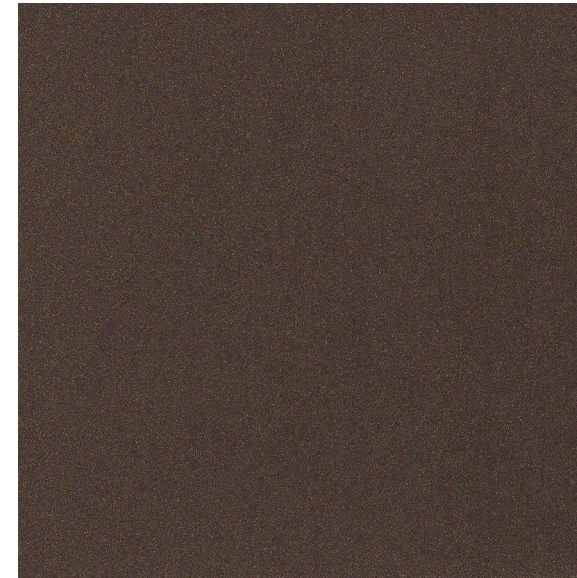
A5.02

OPTION #1

PRESPECTIVES ARE FOR GRAPHIC REPRESENTATION ONLY



**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**

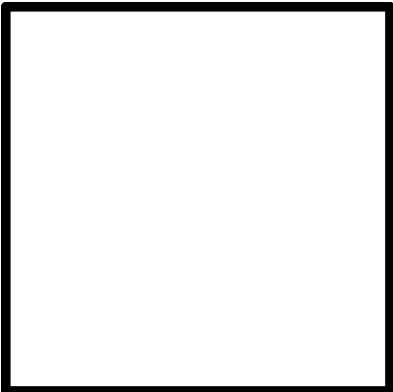
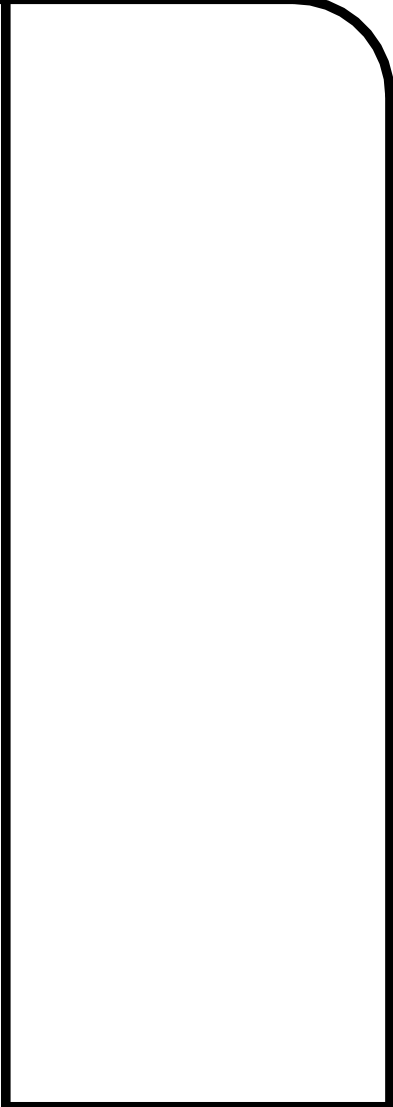


MANUFACTURER: TBD  
 COLOR: \*TO MATCH EXISTING\*

**STONE PILASTER**



KENTUCKY LEDGE STONE



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

REVISIONS	
PROJECT NO. 202408	DATE 06/03/2024
SHEET NO. <b>A5.03</b>	

**OPTION #1**



**OPTION #2**

**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**



**OPTION #3**

**PRESPECTIVES ARE FOR GRAPHIC REPRESENTATION ONLY**

RENDERED PERSPECTIVES

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

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

**A5.02**

## 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 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.