CITY OF LEWISBURG STATE OF TENNESSEE

COUNTY OF MARSHALL September 29, 2021

The Lewisburg Historic Zoning Commission met for a Special Call meeting on Wednesday, September 29, 2021, 3:00 P.M. at Lewisburg City Hall, 131 East Church Street.

Members Present: David McKenzie, Barbara Woods, Councilman Jack Cathey, Faris Phillips

Members Absent: Melanie Gordon

Also Present: Lueshell H. Taylor

Chairman David McKenzie called the meeting to order at 3:04 PM.

**Item 1. Call to Order**

**Item 2. New Business:**

1. **Election of Officers**

Ms. Woods made the motion to keep the same officers. Ms. Phillips seconded the motion.

**Motion Passed: 4 – 0**

1. **Consider request for rehabilitation of existing building brick masonry to be painted white, replace awning and windows as submitted by Jessica Tietgens, owner of Weathered Farmhouse, 221 W Commerce Street.**

Ms. Tietgens stated that the 3 upper windows would have just the glass replaced. The wood awning would be replaced with metal and all the brick would be painted white.

Ms. Woods made the motion to approve the request with the exception that the cornerstone marker would remain unpainted. Second by Councilman Cathey.

**Motion Passed: 4 – 0**

1. **Consider request for rehabilitation of existing building exterior wall to be painted in Sherwin-Williams Stonehenge Greig as submitted by David McKenzie, owner of The Law Office of David J. McKenzie, 205 W Commerce Street.**

Chairman McKenzie recused himself due to conflict of interest. Vice-chair Woods took over the proceedings. Mr. McKenzie would like to tuck-point (repack new mortar) the mortar joints and then paint the bricks to match the other paint of his building. Councilman Cathy recommended to do the tuck-point and seal the bricks to preserve them. Mr. McKenzie isn’t sure that Sherwin-Williams has a sealer for such powdery bricks.

Councilman Cathy made a motion that the visual side of the buildings are regulated by the Historic Zoning Overlay. Ms. Phillips second the motion.

**Motion Passed: 4 – 0**

Mr. Kenzie stated that he would like to proceed with the tuck-pointing but table the painting.

Councilman Cathy made a motion to approve the tuck-pointing and table the painting. Ms. Phillips second the motion.

**Motion Passed: 4 – 0**

1. **Discuss possible plans for the empty lot that was the former Butler Bros. building now owned by WRW Development Co., LLC (Todd Warner) at 201 W Commerce Street.**

Chairman McKenzie stated that TDOT did not share the same concerns that many in the community had with where the responsibility of the road lied regarding safety and traffic. He praised Mr. Warner for taking on the financial responsibility to purchase and remove the demolished building. We need to see what Mr. Warner has planned for the parcel and be sure that it is within the design guidelines of the Historic Overlay. It was discussed that a letter be written that includes the website link of the guidelines. Ms. Taylor will work on this and share with the committee for any changes/additions/comments.

1. **Work on the application for certification to the Certified Local Government Program.**

Ms. Taylor will need to provide copies of what has been obtained so far so it can be discussed at the October meeting.

**Item 3. Board/Staff Comments**

Chairman McKenzie has court on Monday’s and Tuesday’s. It was decided to change the meeting dates to Wednesday’s at 3:00 PM.

Ms. Phillips said that the Dixie Theater board decided to have their roof looked at as a precaution. The roof will need some work causing an overhang on the front of the building. Ms. Taylor said that a Certificate of Appropriateness would need to be complete since the overhang would impact the facade of the building.

Chairman McKenzie as if they should consider replacing Melanie Gordon due to her health. This leaves only 4 members, and he is not comfortable with the probability of facing a tie situation. The seat is appointed by the mayor. The commissioners made 3 suggestions: Barbara Medley, Ginger Tepedino, and Jessica Tietgens. Ms. Taylor was asked to contact the mayor.

**Item 4. Adjournment**

There being no further business to come before the Commission, the Special Call meeting of the Historic Zoning Commission for the City of Lewisburg adjourned at 4:34 P.M.

David McKenzie, Chairman Barbara Woods, Secretary