



# Loudon County Planning Department

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MINUTES  
 CITY OF LOUDON  
 HISTORIC ZONING COMMISSION  
 June 9, 2016

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Jeff Harris	Shauna Oden, Habitat for Humanity
Bob Richesin		Jay Alawadi
Carolyn James		
Patricia Quincey		

CALL TO ORDER

Chairman, Ham Carey called the meeting to order at 9:30 a.m.

CERTIFICATE OF APPROPRIATENESS, APPLICANT AND PROPERTY OWNER, JAY ALAWADI, SIGNS/AWNINGS FOR NEW STORE, 700 GROVE STREET, LOUDON COUNTY TAX MAP 041B, GROUP D, PARCEL 003.00

Mr. Alawadi has installed two awnings to his new store, one on the front and one on the side, both with "BILL'S COURTYARD" in white lettering on a black background. The awnings and lettering sizes meet the design guidelines.

ACTION

Bob Richesin moved to approve the Certificate of Appropriateness which was seconded by Carolyn James and approved unanimously.

CERTIFICATE OF APPROPRIATENESS, APPLICANT, SHAUNA ODEN FOR HABITAT FOR HUMANITY, FOR ALTERATIONS/REPAIRS TO RUTH CLABOUGH HOUSE, 304 POPLAR STREET, LOUDON COUNTY TAX MAP 041B, GROUP A, PARCEL 019.00

Ms. Oden presented the proposed project of making exterior repairs to the Ruth Clabough house as part of the Loudon Courthouse Square Revitalization Project. They propose capping the chimneys, replacing the roof, windows, doors and shutters as well as replacing the front steps and porch wrought iron. The wooden front door will be replaced with a metal one with a fanlight design. The back storm door will be replaced with a new half glass storm door. Since the chimney was leaking and unstable, it will be capped and covered and the roof will be replaced with dimensional shingles. The windows will be replaced with single-hung, low-e thermo pane windows, and shutters will be replaced and sized to match the window size according to Ms. Oden. The masonry front porch steps will be replaced with wide-tread pressure

treated steps. The wrought iron rails and posts will also be replaced with pressure treated wood rails and posts. The alterations and repairs are all part of the courthouse revitalization grant.

ACTION

Ms. James moved to approve the certificate of appropriateness which was seconded by Mr. Richesin and approved unanimously.

Ms. Oden stated that there was some money left in the courthouse revitalization money and they may go back and do some more repairs and alterations. She requests approval to move forward with more repairs and alterations without returning to the Historic Zoning Commission if they use the same materials as in the previous homes.

ACTION

Mr. Richesin moved to approve permitting Habitat to move forward with more alterations and repairs to homes in the Historic Zoning District without coming back to the Historic Zoning Commission as long as Building Official, Travis Gray has a list of the materials which have already been approved for projects. The motion was seconded by Ms. James and approved unanimously. It was noted that the Courthouse Square Revitalization Grant has been extended until 2026.

APPROVAL OF MINUTES

The minutes of the February 18, 2016 meeting were then unanimously approved on a motion by Mr. Richesin seconded by Patty Quincey.

ADJOURN

The meeting adjourned at 10:15 a.m.

Chairman \_\_\_\_\_

Date \_\_\_\_\_