

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT  
HISTORIC PRESERVATION COMMITTEE:  
STAFF REPORT**

**October 1, 2020**

<b>A. Applicant:</b>	<b>Arni's Restaurants</b>
<b>B. Location:</b>	<b>202 West Washington Street</b>
<b>C. Zoning</b>	<b>Property is zoned Central Business (CB)</b>
<b>D. Property History:</b>	<b>Historic Preservation Committee</b> This property has not been before the HPC.
<b>E. Classification</b>	<b>C = Contributing:</b> A Building which is less than 50 years old and which is compatible with its historic surroundings, or a building which is over 40 years old and whose historic character remains but does not rise to the level of Notable or Outstanding. Note that Contributing structures may be listed on the National Register of Historic Places, but only as a part of a designated historic district.
<b>F. Action Requested:</b>	<b>Certificate of Appropriateness: Orange Vinyl Window Decals</b>
<b>G. Staff Analysis:</b>	<p>The applicant has installed orange vinyl decals in the transoms of the storefront windows to reduce glare inside of the dining room.</p> <p>The application is not a permanent tinting of the window and has not damaged the transom glass. In the guidelines of the district tinted or reflective glass is inappropriate. Staff believes this guideline applies to new storefront glass that is being installed. The guidelines also state that transoms shall not be enclosed or painted out. The applicant has not enclosed or painted the transoms.</p>
<b>H. Staff Recommendation</b>	<p>The individual identity of the building has been retained. In the guidelines it is suggested that use of awnings, colors, and signage should be used to unify the storefronts. While the guidelines also state that if privacy is desired, interior window treatments such as curtains or blinds should be considered. The guidelines do not speak to the color of such window treatments. Had orange curtains been installed, the applicant would not have required to apply for a COA. With the transom windows not being permanently altered, or damaged, Staff recommendation is to approve the COA as submitted.</p>

**I. Criteria for  
Consideration:**

In considering historical and architectural character, the Commission shall consider, among other things, the following:

- a. Purposes of this title;
- b. Historical and architectural value and significance of the building, structure, site or appurtenance;
- c. Compatibility and significance of additions, alterations, details, materials, or other non-original elements which may be of a different style and construction date than the original;
- d. The texture, material color, style, and detailing of the building, structure, site or appurtenance;
- e. The continued preservation and protection of the original or otherwise significant structure, material, and ornamentation;
- f. The relationship of buildings, structures, appurtenances or architectural features similar to the one within the same historic district, including the primary areas, visual compatibility; and
- g. The position of the building or structure in relation to the street, public right of way and to other buildings and structures.