

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

October 1, 2020

A. Applicant:	The Heart of Lebanon – c/o Missy Krulik on behalf of the City of Lebanon
B. Location:	North/South Alley located adjacent to 112 & 116 West Washington Street
C. Zoning	Public Right-of-Way does not carry a zoning classification
D. Property History:	Historic Preservation Committee This property has not been before the HPC. This application was at the August 2020 HPC meeting and continued.
E. Classification	The alley space does not have a classification. 116 W. Washington is Non-Contributing, and 112 W. Washington is Contributing.
F. Action Requested:	Certificate of Appropriateness: Alley Activation
G. Staff Analysis:	The Heart of Lebanon had the project redesigned based off the comments received at the August 2020 HPC meeting. The new renderings are attached to with the October 1, 2020 meeting information. Catenary lighting has been added to the project, the colors have been muted, and the artwork is no longer going to be attached to the structures. They will utilize the poles needed for the lighting, attaching the artwork to the poles.
H. Staff Recommendation	The applicant took direction from the commission and had Indianapolis Signworks redesign the proposal. Staff believes all comments were addressed. Staff recommends approval as submitted.

**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.