

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

October 7, 2021

A. Applicant:	Kendrick & Amanda Davis
B. Location:	109 W. Main St.
C. Zoning	The property is zoned Central Business (CB)
D. Property History:	Historic Preservation Committee This property has not been before the HPC.
E. Classification	C = Contributing: 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.
F. Action Requested:	Certificate of Appropriateness – Windows (Alley Side)
G. Staff Analysis:	The applicant is seeking approval to install black aluminum windows on the alley facing side of the building (south). The replacement windows are being installed in locations of previous window openings that have been filled in with brick. The applicant is proposing to install new windows in the top three openings, and the middle three locations.
H. Staff Recommendation	Installing windows back into original spaces that have been filled in with brick should be encouraged, therefore recommends approval of the COA.

**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.