

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

March 2, 2021

A. Applicant:	111 W Main St, LLC – Robert Crawford
B. Location:	111 W Main St.; Lebanon, IN 46052
C. Zoning	Property is zoned Central Business (CB)
D. Property History:	Historic Preservation Committee This property has not been before the HPC but has received staff level COA for general maintenance on October 6, 2020. The issued COA is provided in the information sent to the commission for this COA application.
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. This building is included in the National Register of Historic Places Lebanon Courthouse Square Historic District.
F. Action Requested:	Certificate of Appropriateness: Mural & Install Window
G. Staff Analysis:	The applicant is requesting a COA to paint a mural on the west facing alley wall and install a replacement window on same wall in a location where a window opening was previously filled with brick. Mural: The applicant has submitted research about the historical use of the building which has shed some light on the existing faded mural. The existing mural was a painted sign for past occupants of the building. The faded painting was advertising for Trips' Meat Market owned by Hugh Bowen. When looking very closely, some of the letters start to appear. The applicant is proposing a recreation of the historic mural.

Window: The applicant has submitted application to install a window back in the location of a previously bricked over window space on the west facing alley wall. The location is depicted in the attached information submitted to the commission. The window will be bronze in color to match the doors being installed as part of the general maintenance COA issued by staff in October 2020. The window is 84” in height. The upper half of the window is full glass. The lower half of the panel opens in an accordion style giving access to servers from the bar area of the interior to provide efficient service to patrons utilizing the outdoor dining option in the alley. The small upper few inches of the arched space, above the new window, will be trimmed in matching bronze aluminum.

**H. Staff
Recommendation**

Staff believes the mural and window are respectful to the history of the structure and to the district. Staff recommends approval of the COA Application.

**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.