

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

April 6, 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, and on March 2, 2021 a commission COA for a window replacement and mural.
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: Fencing for Dining Service
G. Staff Analysis:	The applicant is requesting a COA to install black aluminum fencing in the alley west of the building and on the sidewalk to the north of the building. The fence is a requirement for the restaurant to sever from the bar on public space. The fencing will be installed using a base that does not permanently attach to the pavers or concrete. The fencing is made of black aluminum. Fencing, including the tables and chairs, will be put into storage during the season in which outdoor dining is unavailable. The applicant has provided diagrams of where the fencing will be placed while in use. Approval for use of the public space was given by the Lebanon Board of Works at the March 22, 2021 meeting.

**H. Staff
Recommendation**

During the square renovations the idea of activating outdoor space was an extremely high priority, including outdoor dining. Even more specific, this alley was reconstructed to attract a dining experience. The use of the space in this application is exactly what plans of the renovations was intended to produce.

Staff believes additional features to the square such as this will help transform the way people use and enjoy our district in a positive way. 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.