

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

**June 3, 2021**

<b>A. Applicant:</b>	<b>City of Lebanon – Kevin Krulik</b>
<b>B. Location:</b>	<b>115 S. Meridian St.; Lebanon, IN 46052</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>	This site does not have a rating, as it has been a parking lot since the conception of the Lebanon Historic District.
<b>F. Action Requested:</b>	<b>Certificate of Appropriateness: Fencing, Bike Rack, Bench and Signage</b>
<b>G. Staff Analysis:</b>	<p>The applicant is requesting a COA to install black aluminum fencing in the north west corner of the parking lot, along with other amenities typically found at a trailhead.</p> <p>The City of Lebanon would like to install a 12’x12’x96” enclosure to conceal portable temporary restroom facilities to serve trail users and downtown visitors. The enclosure will be a black metal privacy fence with lockable access gates. Fence material will be similar to material that was used on the square during the infrastructure redevelopment project. A “Big 4 Trail” logo sign, bench, trash can, and bike rack matching the existing street furniture that was installed around the square are included in this application.</p> <p>Cutsheets for the proposed materials are attached to the information distributed to the commission prior to the June 2020 meeting.</p>

**H. Staff  
Recommendation**

Staff believes given the quality of materials being used for this application there will not be an adverse effect on the district. This amenity will offer a nice public restroom option for visitors to our historic square. In the event this property is redeveloped this amenity will be relocated. This installation is not intended to obstruct the Redevelopment Commission goal of having a structure built at this site.

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.