

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

August 5, 2021

A. Applicant:	Stacey Dempster
B. Location:	116 N. Lebanon St. – Merle Norman
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 – External Staircase
G. Staff Analysis:	<p>The applicant is seeking approval to install a black steel staircase in the alley to access the second floor of the building. Currently there is not reasonable access to this space. It is unclear if there was ever a central staircase between 116 & 118 N Lebanon St. However, there is clear evidence that a metal staircase did exist in the alley. Attached in the meeting information is a picture clearly showing the staircase circa 1950's.</p> <p>The applicant did receive Board of Works Approval to place the staircase in the alley at the May 10, 2021 meeting.</p>
H. Staff Recommendation	<p>A goal for the city with the square revitalization has been to encourage activation of second floor spaces. This staircase gives the applicant the ability to do so. Without approval from the Board of Works to place the staircase on public property there were no reasonable alternatives for the applicant to consider.</p> <p>Staff feels that a black metal staircase is appropriate for the commission to consider and recommends approval of the COA.</p>

**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.