

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

November 4, 2021

A. Applicant:	North Real Estate, LLC - Michael North
B. Location:	124 South Meridian Street
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	NC = Non-Contributing: A Building which is less than 50 years old and is incompatible with its historic surroundings, or a building which is over 40 years old that has been altered in such a way that it has lost its historic character. This building is included in the National Register of Historic Places Lebanon Courthouse Square Historic District.
F. Action Requested:	Certificate of Appropriateness – Awning Replacement
G. Staff Analysis:	The applicant is seeking approval to install a new awning covering. The existing awning is asphalt shingles, and a vinyl soffit. The proposed awning material is standing seam metal, bronze in color. The soffit will have a new metal surface installed, bronze in color to match. The color was selected for the proposed awning to match the existing 2 nd floor windows.
H. Staff Recommendation	Although fabric awnings are most appropriate and encouraged in our guidelines, the use of standing seam metal has been approved previously by the commission. The color of the proposed awning is complimentary to the building. Staff believes installation of metal roofing material does not have a negative impact on the district. Recommendation from staff is to approve the COA application as presented.

**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.