

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

June 3, 2021

A. Applicant:	Patrick Klooz – Klooz Brewz
B. Location:	125 N Meridian St.; Lebanon, IN 46052
C. Zoning	Property is zoned Central Business (CB)
D. Property History:	Historic Preservation Committee This property has 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. This building is included in the National Register of Historic Places Lebanon Courthouse Square Historic District.
F. Action Requested:	Certificate of Appropriateness: COA - Amendment
G. Staff Analysis:	The Applicant is requesting an amendment to the COA issued on March 2, 2021. The Applicant has provided the following explanation: “We’d like to request a COA amendment on our original plans for the Klooz Brewz Terrace. With the price of lumber skyrocketing our GC was able to secure a higher grade of lumber (Cedar) at a much lower price then what we had planned to do. With this they used cedar for the lower half of the structure, once the structure was built, we began receiving a lot of positive feedback about how well the cedar tones impacted the overall feel for the space and the downtown area. We've really thought about this and truly agree. We'd like to keep the cedar natural in color, we will treat the cedar with a clear sealer to help it maintain its natural look. The roof and upper structure will remain the same, black in color”. Cheers- Patrick Klooz, Founder- Klooz Brewz

**H. Staff
Recommendation**

Staff believes had the applicant proposed cedar in the March 2021 application the material would have been supported. The applicant has proposed sealing the cedar so that it retains its natural tone and does not turn gray by the sunlight. Although a water based clear coat will provide protection, it must be applied frequently. Staff has recommended that the applicant consider the use of Linseed Oil as the sealer of choice.

Staff recommends approval of for the amendment to the Certificate of Appropriateness.

**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.