

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

January 7, 2020

A. Applicant:	Melinda Spaulding
B. Location:	320 E. 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.
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 NOT included in the National Register of Historic Places Lebanon Courthouse Square Historic District.
F. Action Requested:	Certificate of Appropriateness: Paint Exterior of Building, Install Door, Install New Cedar Siding & Install (Painted) Mural.
G. Staff Analysis:	The Applicant is requesting a COA to whitewash portions of the façade, including the non-historic brick, and cedar accents. The applicant would like to paint the non-historic window trim black, and the concrete block of the building black. The applicant is proposing to paint an “Angel Wing” mural on the North facing side, using white for the wings. An example of the mural is attached in the meeting information. The previous colors used on the building were Hunter Green and Natural Cedar. The applicant has removed two windows on the East facing wall, replaced them with a door, and smooth cedar siding with a whitewashed application to match.

**H. Staff
Recommendation**

There are two spaces on the east side of the building that had once possibly been full length windows. The windows have not been installed since at least 2013 based from the Google Street images. The material in these spaces was some sort of painted hunter green concrete board that had become rotten. The applicant has replaced the concrete board with smooth cedar siding with a whitewashed application to match.

The applicant, unknowing that the building was in the district, has already completed the white washing, door, new accent cedar siding, and some of the black trim paint. Staff contacted the applicant, who purchased the building in late fall of 2020 and requested that a COA Application be filed.

In the information provided to the Commission for this meeting, staff has included google images of the building before being whitewashed, and after.

Although the building is graded as Contributing, the original structure that was on this site is non-existent. Staff believes the grade of Contributing was designated to this structure under the pretense of it being under 50 years old but compatible with its surroundings. The extensive remodels of the past have left the building with a great deal of charm and character which does complement the district very well. The changes in color to the building has updated the look of the façade and has improved the previously dated look. The door replacing the windows is to provide better access to serve the space, and use, in that area of the structure. Staff believes that the changes have not had a negative impact on the structure.

The proposed work is respectful to the architectural elements of the building and will not have a significant impact on the historical character of the building, or the district. Therefore, staff recommends approval of the application for 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.