

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

**July 7, 2022**

<b>A. Applicant:</b>	<b>RT Investment Group – Jay Tribbett</b>
<b>B. Location:</b>	<b>107 E. Main St.</b>
<b>C. Zoning</b>	<b>The property is zoned Central Business (CB)</b>
<b>D. Property History:</b>	<b>Historic Preservation Committee</b> This property has been before the HPC on January 6, 2022 for a façade restoration project which the HPC approved.
<b>E. Classification</b>	<b>C = Contributing:</b> 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 structure is included in the National Register of Historic Places Lebanon Courthouse Square Historic District.
<b>F. Action Requested:</b>	<b>Certificate of Appropriateness – Painting the non-historic brick facade</b>
<b>G. Staff Analysis:</b>	The applicant is nearing completion of the previously approved restoration project.  The yellow brick on the north facing wall is not historic. This brick was installed during a project that took place in the mid 1940's. Mr. Tribbett is seeking approval to paint the brick on this wall. The applicant has proposed a choice of two colors and is open to hearing the preference of the HPC. The proposed colors are both from Sherwin Williams, Black Swan or Wall Street. Color samples are attached in the documents presented to the HPC. Example pictures of historic buildings painted in these colors are also included.

**H. Staff  
Recommendation**

Staff believes the yellow non-historic brick does not compliment the building. Painting the brick will not have an adverse effect on the performance of the brick due to it being modern. Staff believes the proposed changes will not have a negative impact on the structure, or the district, and recommends approval of 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.