

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

**May 5, 2022**

<b>A. Applicant:</b>	<b>Stacey Dempster</b>
<b>B. Location:</b>	<b>116 N. Lebanon St. – Merle Norman</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 for the staircase addition on the south side of the building.
<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. Note that Contributing structures may be listed on the National Register of Historic Places, but only as a part of a designated historic district.
<b>F. Action Requested:</b>	<b>Certificate of Appropriateness – Paint, Awnings &amp; Windows</b>
<b>G. Staff Analysis:</b>	<p>The applicant is seeking approval to re-paint the building in tones of dark gray, light gray, and black accents. The existing building façade has been painted previously. The current gray storefront will remain the same. A light gray will be painted on the second floor east facing wall that is currently off white. Above the windows will be a dark gray/black. The purple color on the south facing wall will be a dark gray.</p> <p>Black rounded/dome style canvas awnings are proposed over the three east facing upper floor windows w/ scalloped valances, and above door at the top of the new stairs. A black traditional style canvas awning w/ scalloped valance over the first-floor storefront is proposed.</p> <p>New second floor windows are proposed to replace the existing replacement windows. Total of 6 new windows. Three windows on the east facing wall, two windows on the south facing wall, and one window on the west facing wall. Windows are a fiberglass thermo-pane Pella 32x63, with no grille. The proposed windows are from the Pell Impervia window line. These windows are a</p>

**H. Staff  
Recommendation**

commercial-grade fiberglass. The color is a powder-coat finish. The applicant is proposing black as the color.

This application reflects a commitment the current owner has in activating the second-floor space, and the overall investment into maintaining the structure. Staff feels the color pallet the applicant is working within is acceptable. The windows being proposed are an acceptable alternative from the typical commercial grade windows based on the research conducted by staff. Although dome shaped awnings are not encouraged for first-floor use, staff feels with the arched window opening on the second-floor space of this building the rounded/dome awning fits well into the space and compliments the architecture. Dark colored awnings are appropriate.

Staff feels the components in this application are appropriate and recommends approval of the COA.

**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.