

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

**August 3, 2023**

<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 at the August 5, 2021 meeting, and for paint, awnings, and windows at the May 5, 2022 meeting.
<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 – Mural</b>
<b>G. Staff Analysis:</b>	The applicant is seeking approval to install an Art Deco themed mural on the south facing wall of the building. The artist painting the mural will be Anita Gordon. Anita is painting the Van Gogh inspired mural on the Camp Street bridge near Harney Elementary. The applicant is working with The Heart of Lebanon for funding the project.
<b>H. Staff Recommendation</b>	The commission has supported artwork in the district. Staff believes this mural is a classic artistic design, and will complement the building, and district, respectfully. Staff recommends approval of the COA Application.

**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.