



LEBANON HERITAGE COMMISSION
OCTOBER 14, 2020 - 7:00 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE

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- 1. Call to Order**
 - A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.
 - 2. Approval of Minutes**
 - A. September 9, 2020
 - 3. Public Review**
 - A. 343 Mt. Support Road (Enoch Freeman Jr. House) – Non-regulatory presentation by VHB, Inc. of Section 106 Review of property pursuant to request of NH Division of Historic Resources.
 - B. CLG Grant – Colburn Park Historic District Update – Project status update with historic preservation consultant Lyssa Papazian
 - 4. Other Business**
 - A. Dana House Working Group
 - B. Fountain Working Group
 - C. Special Projects Working Group
 - D. Lebanon Historic Landmarks Update
 - E. Report on seminar by Chair Welsch and Vice Chair Hains: NAPC Forum 2020 - Preservation Coast to Coast
 - 5. Open to the Public**
 - 6. Future Agenda Items**
 - 7. Adjournment**

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT LEBANONNH.GOV

**Agenda
Heritage Commission
October 14, 2020**

**Agenda Item #2A
Approval of Minutes**

September 9, 2020

DRAFT

**LEBANON HERITAGE COMMISSION
REGULAR MEETING AGENDA
REMOTE VIA MICROSOFT TEAMS
WEDNESDAY, SEPTEMBER 9, 2020
LebanonNH.gov/Live
7:00 pm**

MEMBERS PRESENT: Robert Welsch (Chair), Mimi Hains (Vice Chair), Rebecca Book, Linda Cole and Fran Hanchett

MEMBERS ABSENT: Raymond Book (Alt.), Karen Zook (City Council Rep.), Bruce Bronner (Alt. Council Rep.)

STAFF PRESENT: David Brooks (Director of Planning and Zoning)

GUESTS: Jason LaCombe (SMP Architecture)

1. CALL TO ORDER:

A. Review of meeting procedures and NH RSA 91-A “Right-to Know” requirements

Chair Welsch called the meeting to order at 7PM.

Mr. Brooks reviewed the procedures for a remote meeting. A Roll Call was taken and all those attending the meeting remotely are listed above.

2. APPROVAL OF MINUTES: August 12, 2020

Amendments to minutes:

Page 2, lines 45 & 47, change “Rudder” to “Rutter”.

Page 3, line 9, add Ms. Hains as voting “yea” during the roll call vote for adjournment.

Ms. Book MOVED to approve the August 12, 2020 Minutes as amended. Seconded by Ms. Cole.

Roll Call Vote:

Chair Welsch, Ms. Cole, Ms. Book, Ms. Hanchett and Ms. Hains all voting Yea.

None voting Nay.

**The MOTION was unanimously approved (5-0)*

3. PUBLIC REVIEW:

A. City of Lebanon: Request for Certificate of Approval pursuant to Article IV, Section 408.4 of the Zoning Ordinance to reconfigure the front exterior entrance of the Lebanon Library, including modifications to the granite stairs and railing. The property is located at 9 East Park Street, Tax Map 92, Lot 126, Lebanon, NH in the CBD zone. #HC2020-01

Ms. Book MOVED that the Lebanon Heritage Commission finds the application of CITY OF LEBANON for a Certificate of Approval, #HC2020-01, is complete enough to accept jurisdiction and commence review.

Seconded by Ms. Cole.

Roll Call Vote:

Chair Welsch, Ms. Hains, Ms. Cole, Ms. Book and Ms. Hanchett all voting Yea.

None voting Nay.

**The MOTION was unanimously approved (5-0)*

1 Mr. LaCombe presented an overview of the proposed library renovations. He stated the library
2 project has three main goals: Improving the Patron Experience, improving the functional layout of
3 the library and addressing HVAC issues. Mr. LaCombe told the Commission that the front section of
4 the Library, built in 1909, will remain mostly unchanged. The removal of a rear staircase will allow
5 for the addition of a public restroom on the library's main floor. The current restrooms, located in the
6 Children's section of the library, will be repurposed into a family restroom and a Mother's Room.
7 This will help keep young children separate from other library patrons, and address concerns of safety
8 and privacy. A new basement-level restroom, conveniently located to the meeting and staff rooms, is
9 also planned. All bathrooms will be handicapped accessible. A new staircase will be installed in the
10 center of the library and share a landing with the current elevator. This will make the upstairs and
11 basement levels more accessible. Next, Mr. LaCombe addressed the more detailed project items,
12 including: the exterior stairs of the 1909 section, walkway lighting, rooftop equipment and windows.
13 In order to make the front entrance safer, the landing will be enlarged by adding additional pieces of
14 granite and two new handrails will be added. Exterior lighting will be added to the rear
15 entrance/walkway for safety and accessibility. A window will be added on the Post Office side of the
16 building to provide natural light in the new Mother's room. This new window will match the style of
17 window currently installed on the other side of the building. Budget permitting, some other windows
18 may be replaced in the 1984 section of the library. No windows will be changed in the original 1909
19 section. Lastly, new HVAC units will be added to the roof and the current lawn units will be
20 removed. Following Mr. LaCombe's presentation, Chair Welsch opened the floor to comments from
21 the public. There were no public comments, so the Heritage Commission members began
22 deliberation.

23
24 **Ms. Book *MOVED* to approve the request of CITY OF LEBANON for a Certificate of Approval**
25 **pursuant to Article IV, Section 408.6 of the Zoning Ordinance to reconfigure the front entrance of**
26 **the Lebanon Library, including modifications to the granite stairs and railing; to include new**
27 **walkway lighting along the ADA ramp; to install new rooftop equipment; and to install a new**
28 **window at the library located at 9 East Park Street, Tax Map 92, Lot 126, Lebanon, NH in the LDD**
29 **zone #HC2020-01, with the following condition:**

- 30 1. The Commission recommends that the applicant shall provide adequate privacy in any new
31 and replacement windows on the southerly façade, in the proposed new restrooms, to include
32 the "Mother's Room".

33 *Seconded by Ms. Hains.*

34
35 **Roll Call Vote:**

36 *Chair Welsch, Ms. Hains, Ms. Cole, Ms. Book and Ms. Hanchett all voting Yea. None voting Nay.*

37 **The MOTION was unanimously approved (5-0)*

38
39 **4. STUDY ITEMS:**

40 **A. DANA HOUSE WORKING GROUP**

41 No report this month.

42
43 **B. FOUNTAIN WORKING GROUP**

44 Chair Welsch reported that he is temporarily heading up the FWG, pending the recruitment of new
45 members, but does not foresee much work being done until next Spring. The Glenwood Fountain has
46 officially been turned over to the City.

47
48 **C. SPECIAL PROJECTS WORKING GROUP**

49 No report this month.

50
51 **5. OTHER BUSINESS**

A. CLG Grant Update (Lebanon Historic District Grant)

Chair Welsch reported that he met with Ms. Owens and Ms. Hains to review the applications for a historic preservation consultant. They chose Ms. Lyssa Papazian, who previously consulted on the Maple Street Neighborhood project. Work on this project is expected to begin as early as the end of this month.

B. Lebanon Historic Landmarks Update

Chair Welsch presented his write-ups on two of the Landmark properties. The James Wood House, at 523 Meriden Road, was built around 1825 and represents a typical Lebanon farmhouse. It is known from a diary entry that the family housed a runaway slave on the night of June 1, 1862. This house is one of the few standing structures in Lebanon that highlights the connection between Lebanon and the fight against slavery. The McAllister House, at 9 Seminary Hill Road, was built around 1800. This house, with its steep gables and beautiful slate roof, is an example of the early structures in West Lebanon. Through oral tradition, it is known that this house was occasionally a stop on the Underground Railroad. Chair Welsch will send his full write-ups on these properties to the Commission members for review and suggestions. The finalized copy will be presented to the homeowners along with the plaques. Ms. Owens sent letters to the homeowners, asking if they are amenable to being added to the Landmark Historic Properties list. Mr. Brooks believes that both responses were favorable. Ms. Hains reported that she spoke with Ms. Stavis regarding adding the Seminary Hill Dunkin Donuts building as a Historic Landmark. Ms. Stavis feels that this building paved the way for business expansion in West Lebanon and, while this building isn't architecturally significant, she feels that more properties need to be recognized in West Lebanon. Ms. Stavis agreed that there are more appropriate buildings to consider, so the Dunkin Donuts will not be added as a Historic Landmark property.

**C. Report on seminar by Chair Welsch and Vice Chair Hains: NAPC Forum 2020-
Preservation Coast to Coast**

Chair Welsch listened to approximately eight hours of this seminar and was able to make contact with some of the speakers. They discussed ways to involve the public in preservation projects. One idea involved placing a banner at the site of the new Historic District, to provide a visual aid and invite comments from the public. This is a very simple and cost-effective way to include the public in a project.

6. PUBLIC COMMENT

None

7. Future Agenda Items:

None

8. ADJOURNMENT

Ms. Cole MOVED to adjourn the meeting at 9 pm. Seconded by Ms. Book.

Roll Call Vote:

Chair Welsch, Ms. Book, Ms. Cole, Ms. Hains and Ms. Hanchett all voting Yea.

None voted Nay.

** The MOTION was unanimously approved (5-0)*

Respectfully submitted,

Megan Castillo

Recording Secretary

**Agenda
Heritage Commission
October 14, 2020**

**Agenda Item #3B
Public Review**

CLG Grant – Colburn Park Historic District Update

Summary of Site Visit – September 29, 2020 – Colburn Park, Lebanon

Prepared by Lyssa Papazian (9/30/20)

Attendees:

- Lyssa Papazian, HP Consultant to Lebanon
- Rebecca Owens, Planning Dept. Lebanon
- David Brooks, Planning Dept. Lebanon (left after initial discussion)
- Nadine Miller, NHDHR
- Megan Rupnik, NHDHR
- Rob Welsch, Lebanon Heritage Commission
- Mimi Hains, Lebanon Heritage Commission (joined after walk around for closing discussion)

We met at 2pm at the bandshell in Colburn Park. The rain luckily held off for the whole visit.

The initial discussion was about goals for the visit and for the project.

The main goal of the visit was primarily to discuss boundaries and the possibility of expanding them as well as discussing the eligibility of the five formerly non-contributing resources: Mascoma Bank, Fire Station, Gas station, Post Office, and bandshell. Lyssa said her opinion was that the Colburn Park HD is appropriately focused on the park and center of downtown, and that while adjacent housing and other properties may be historic, only those with visual and/or commercial connection to the park and downtown core should be considered for adding to the district. Everyone was in agreement about this characterization and filter with which to evaluate the boundaries.

Other goals were to consider the local district separately with the thought that it could be expanded even where the Colburn Park NR district might not. Nadine and Rob pointed out that there are no state requirements or restriction on what may be designated under the local ordinance. That is up to the City alone. The local district already is larger than the NR district by including the mall.

PATH WE WALKED:

We started with the Mall; then walked along North Park St to Campbell Street and went down Campbell Street a couple blocks; then we proceeded along East Park Street and discussed properties on Bank Street; then continued along East Park Street to School Street and went down it to Green Street; then we walked South Park Street to Mascoma Street; we went down Mascoma street a short way and then returned to the park where we ended at the bandshell.

Summary of discussion about resources in current Colburn Park Historic District boundaries:

NON-CONTRIBUTING: Nadine and Megan thought that **all five of the non-contributing (due to age) resources would be contributing now**, despite some alterations to windows, etc. Lyssa will do some more research about the changes to the **bandshell structure (c.1960) and the**

Mascoma Bank (c.1950?) to be sure that they still have enough integrity. All were in full agreement about the **Post Office, Gas Station and Fire Station.**

INTEGRITY OF CONTRIBUTING: Nadine and Megan felt that despite many alterations, especially window replacement, all contributing resources remain eligible.

As we walked around several other resources within the boundary were noted that should be added to the district inventory as new or missed items:

- New Building on corner of Mall and Court Street, (1 Court Street – 1988) (N/C)
 - New fountain at entrance to mall (N/C)
 - Objects in Colburn Park: Several are mentioned in the text but they possibly need their own numbering
 - o Stone and chain fencing
 - o WWI monument (need date)
 - Plus objects that were added to the Park:
 - o Center Fountain (restoration date? It was listed as removed in nomination text)
 - o All wars monument (1988)
 - Objects/Sculptures at the Soldiers Memorial Building are mentioned in text but possibly need their own numbering
 - o Soldiers statue
 - o Cannonballs
 - o Two shells
 - Plus not mentioned are guns above the porch roof.
- ✓ DEFINITE ELIGIBLE TO ADD: 5
- o 5 formerly non-contributing resources
- ✓ DEFINITE ELIGIBLE RESOURCES TO ADD TO COUNT: 5+
- o 2 Objects in Park and 3+ at Veterans Memorial
- ✓ NON-CONTRIBUTING NEW RESOURCES TO ADD: 4
- o 1 Court Street, 1988
 - o Mall Fountain; 2015
 - o Recreation of Park fountain, 2002
 - o all wars monument 1988
 - o Lighting/Streetlamps
 - o Anchored benches
- ✓ LISTED CONTRIBUTING RESOURCES TO BE REMOVED FROM NOMINATION: SUBTRACT 1
- o School Street Fountain

Summary of Boundary Discussions:

Mall:

All agreed that the mall could/should be added and would include:

- Mall walk, gardens and sculptures
- Post-fire Hudson & Ingram block (Colonial Revival) – now two properties 1965

- Former Woolworth store (Community College), original possibly 1925 but was a three-story block with the Park Theater above the Woolworth on ground floor, On p. 627 of Vol II of Lebanon in Pictures shows the original building burning in a 1945 fire. The current building appears to have replaced that one and then survived the 1964 fire.

The rest of the buildings at the end and northwest corner were fairly modern in appearance though some may date from the post fire. Lyssa will do more research about construction dates and alterations. Specifically, she will look at the “Shoetarium” building vs the adjacent buildings that look more recent, per David.

- Research shows that Pavilion Building was built 1986;
- “Tom’s Toggery” next door to Woolworth was built after fire, but WTSL building replaced it?
- Others appear in 1974 photos or later.

Also, to be researched is the Hanover St. parking lot adjacent to / surrounding the mall – if original, should be included per Nadine based on its function to help attract business to the community and enable commerce at downtown businesses.

- It was definitely part of the Urban Renewal plan of 1965 so will be evaluated for integrity

✓ DEFINITE ELIGIBLE TO ADD: 3+

- Site (plus its objects)
- commercial block (20-22 Hanover St, 1965)
- commercial block (24 Hanover St, 1965)

✓ POSSIBLE ELIGIBLE TO ADD: 2

- Former Woolworth store (Community College – 1925? Or 1963?) 15 Hanover St
- Site – parking lot

✓ NEEDS REVIEW: Several buildings at end: 3

- 31 Hanover (empty office bldg. 1986?);
- 39 Hanover St (Charter School – 1963?);
- 45 Hanover (octagonal, 1987?)

Campbell Street:

Within clear view of the park are two brick buildings:

- The Carter Community Building (Colonial Revival) – determined could add as C
- Telephone Office (now Mascoma Professional Bldg.) – determined could add as C despite alterations

Further down Campbell Street on next block is the former A & P (now part of the Senior Center) – This one is quite altered and not in line of sight. However, it is very much part of the downtown commercial history and contiguous. There was debate over whether it should be added or not. Lyssa will do more research and evaluation.

✓ DEFINITE ELIGIBLE TO ADD: 2

- Carter Community Bldg (1 Campbell St, 1917)

- Emerson Block/former Telephone Bldg (Mascoma) (2 Campbell St, c.1918), altered with front addition by 1984
- ✓ **NEEDS REVIEW: 1**
 - A & P building (10 Campbell St, 1960?), converted to Senior Center by 1994

Bank Street:

Although there is an obscured view of the AVA Gallery building, it was agreed by all that it was not appropriate to add it to Colburn Park HD. Similarly, other residential properties on Bank street were not related enough visually or functionally to the park or downtown core to add.

ELIGIBLE TO ADD: 0

School Street:

In the line of sight of the park and East Park Street are three residential properties: On the east is 3 School Street (1880? a multi-unit apartment building now) and on the west side are 8 School Street (1860? a multi-unit apartment building now) and 10 School Street (1855? 3-family). Nadine suggested Green Street on the east as a potential boundary. Beyond that is the newly built church. On the west, a cemetery starts after the two so it could be another natural break. Nadine felt they could/should be added. Despite the visual connection, Lyssa is unsure if these residential properties should be part of Colburn Park as opposed to a potential School Street HD.

- ✓ **POSSIBLE ELIGIBLE TO ADD: 3**
 - 3 School Street (1880)
 - 8 School Street (1860)
 - 10 School Street (1855)

Church Street:

We did not go down Church Street. The Church which is in the HD extends quite a bit along Church Street and then the cemetery begins behind it and on the west side, the fire station also extends along Church Street. At the point where both properties end the street goes sharply downhill so no other properties are within visual or contextual reach of the district.

Mascoma Street:

Within clear line of view from the park and district are the modern Lebanon Village Market building (2 Mascoma) and, much further away, the former Key factory buildings along the east bank of the Mascoma River. Not as clearly in view but contextually linked to the downtown is the former garage (now Sunrise Buffet restaurant, 1945?) set back on the same lot as the market. These properties are all on the south side of Mascoma Street. On the north side from which Hanover Street (120) splits off and goes along the mall parking, is only one modern office building (17 Mascoma, 1970?) that is not very visually apparent.

There was agreement that the former garage should/could be added as eligible. There was debate about the others and more research and evaluation are needed.

✓ DEFINITE ELIGIBLE TO ADD: 1

- Garage/restaurant (Part of 2 Mascoma, 1945?)*

* It is worth noting that a National Register district boundary can cut through a single lot, as potentially relates to the 2 Mascoma Street property.

✓ NEEDS REVIEW: 3

- 17 Mascoma (1970? Office bldg)
- 2 Mascoma (1975? Butson's Market/Leb Village Mkt)
- 18 Mascoma (1944?, small addition to factory building?)
- 10 Water Street (1895?, mill)

In HD:

In all, it was discussed and generally agreed that within the NR district, the resource count would increase by 8+ to capture 5+ objects not called out separately originally, one resource that has been removed (-1); as well as 4 new non-contributing resources. In addition, all 5 of the non-contributing resources will become contributing.

BOUNDARY:

In all, viable potential boundary expansion was found on almost every street extending from the Park Streets. A total of 5 buildings and one site plus objects within it were considered eligible to add. Another 4 buildings were considered possible to add. 9 others will require more research and review.

If all were added, the district count could go from 26 to reach 46+.

Next steps are:

- circulating this summary to site visit participants,
- sharing the progress at an upcoming Heritage Commission Meeting on October 14 (virtual, at 7pm).
- Determining correct NR format for the district update and boundary expansion, e.g. as a single form or two separate forms. Also, in either case, whether that task would be appropriate for Phase 2 (not the current contract) or if some could be addressed in Phase 1 (current project)
- Continuing to research changes within the district and document changes to listed resources
- Work with City staff to create a project FAQ that includes clarifications about the impacts of potential boundary changes such as

- If a contributing structure can be demolished (e.g., what happens if the Village Market is designated as such but it is desired for redevelopment)
- What tax credits would newly included properties become eligible for that they do not already qualify for.
- Also, just to note examples of how other NH towns have recently done similar updates and leveraged that work for obtaining grants (or similar benefits), Such as “why do an update of the National Register district” explanations can be fleshed out more in the final project recommendations too.
- Researching all the potential resources that could be added
- Drafting the Area form