



**LEBANON HERITAGE COMMISSION
NOVEMBER 12, 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. October 14, 2020
 - 3. Public Review**
 - A. None
 - 4. Other Business**
 - A. Dana House Working Group
 - B. Special Projects Working Group
 - C. Fountain Working Group
 - D. CLG 2020 Project Update - Quarterly Report
 - E. CLG 2021 Letter of Intent to Apply
 - F. Debrief of NH Land Use & Value - Preservation's Role
 - 5. Open to the Public**
 - 6. Future Agenda Items**
 - 7. Adjournment**

The order of agenda items is subject to change.

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](https://LebanonNH.gov)

**Agenda
Heritage Commission
November 12, 2020**

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

October 14, 2020

DRAFT

**LEBANON HERITAGE COMMISSION
REGULAR MEETING AGENDA
REMOTE VIA MICROSOFT TEAMS
WEDNESDAY, OCTOBER 14, 2020
LebanonNH.gov/Live
7:00 pm**

MEMBERS PRESENT: Robert Welsch (Chair), Rebecca Book, Linda Cole, Doug Boisvert
and Raymond Book

MEMBERS ABSENT: Mimi Hains (Vice Chair), Karen Zook (City Council Rep.), Bruce Bronner
(Alt. Council Rep), Fran Hanchett

STAFF PRESENT: David Brooks (Director of Planning and Zoning)
Rebecca Owens (Associate Planner)

GUESTS: Dave Fenstermacher (Civil Engineer, VHB, Inc.)
Quinn Stuart (Preservation Planner, VHB, Inc.)
Victoria Bunker (Archeological Consultant)
Matthew Moore (Community College System of NH)
Lyssa Papazian (Historic Preservation Consultant)

1
2 **1. CALL TO ORDER:**

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

4 Chair Welsch called the meeting to order at 7PM. The Chair welcomed Mr. Boisvert as a new member to
5 the Commission and stated that, since Mr. Boisvert has not yet been sworn-in at City Hall, he will not be
6 voting this evening.

7
8 Mr. Brooks reviewed the procedures for a remote meeting. A Roll Call was taken and all those attending
9 the meeting remotely are listed above.

10
11 **2. APPROVAL OF MINUTES:** September 9, 2020

12
13 Amendments to minutes:

14 Page 3, lines 2 & 3- change to read, “Ms. Lyssa Papazian, who previously consulted on the
15 Crafts Avenue, city-wide survey and Maple Street Neighborhood projects.”

16
17 *Ms. Cole MOVED to approve the September 9, 2020 Minutes as amended. Seconded by Ms. Book.*

18
19 *Roll Call Vote:*

20 *Chair Welsch, Ms. Cole, Ms. Book, and Mr. Book all voting Yea.*

21 *None voting Nay.*

22 **The MOTION was unanimously approved (4-0)*

23

1 **3. PUBLIC REVIEW:**

2 **A. 343 Mt. Support Road (Enoch Freeman Jr. House)- Non-regulatory presentation by**
3 **VHB, Inc. of Section 106 Review of property pursuant to request of NH Division of Historic**
4 **Resources.**

5
6 Mr. Fenstermacher, a civil engineer with VHB, Inc., began the presentation. He stated that this is a multi-
7 family project on a 75-acre site, which focuses mainly on 6 acres of land. The Division of Historical
8 Resources (DHR) initially determined the site to be archaeologically sensitive and requested a building
9 inventory. Although no more studies are required for DHR approval, the applicants were asked to present
10 the project to the Heritage Commission. Mr. Fenstermacher turned the presentation over to Ms. Stuart, a
11 preservation planner with VHB, who performed the building inventory at the site. Ms. Stuart reported
12 that she worked in tandem with Ms. Bunker, an archaeologist, to evaluate the site. Inherited by Enoch
13 Freeman, Jr. in 1845, the property is known to have an agricultural history. It was owned by descendants
14 of Mr. Freeman until the 1940s, when it was sold and became the site of a trailer park and general store.
15 Currently the site is overgrown and no longer possesses the original agricultural landscape or buildings.
16 The buildings that remain appear to be 20th century in design, contain a mix of replacement materials, and
17 are in disrepair. Ms. Stuart determined that the site has a low archaeological sensitivity and is not eligible
18 for inclusion in the National Historic Registry; DHR concurred. As a result, the existing structures will
19 be demolished and the site prepared for redevelopment. According to Mr. Fenstermacher, the end result
20 will be a 250 unit multi-family housing development, with 325 parking spaces, on 6 acres. The other 69
21 acres will be maintained in their current state. Chair Welsch thanked the presenters and asked the
22 Commission members to voice any comments or concerns regarding the proposal. No objections were
23 noted and the Commission approved the project as presented. Chair Welsch stated that the Commission
24 supports bringing much-needed housing to the area.

25
26 **B. CLG Grant- Colburn Park Historic District Update- Project status update with historic**
27 **preservation consultant Lyssa Papazian**

28
29 Ms. Papazian joined the meeting to provide a progress report on the CLG Grant project. She reported that
30 a walk-through of the current Historic District was completed with members of DHR, Chair Welsch,
31 Vice-Chair Hains, Mr. Brooks and Ms. Owens. A written report was included in the meeting packet sent
32 to Commission members. Ms. Papazian offered to address any questions regarding the walk-through
33 before moving on to her own questions regarding the Historic District. Chair Welsch facilitated a
34 discussion using a list of questions posed to him by Ms. Papazian. There were several questions regarding
35 the City's fountains and monuments; Ms. Owens reported that she emailed the questions to Ms. Peck,
36 who may have some helpful information. Ms. Papazian also had questions regarding changes and updates
37 on the Mall. The members discussed their memories of changes that have taken place on the Mall,
38 including the return of the Fountain and updates to the parking. Ms. Owens suggested that Ms. Papazian
39 set up a detailed meeting with the Lebanon Historical Society. Ms. Papazian asked that if any of the
40 members know individuals who might have memories, photos or maps relevant to this project, they please
41 forward the information to either herself or Chair Welsch.

42
43 **4. OTHER BUSINESS:**

44 **A. Dana House Working Group**

45 Chair Welsch met with Rich Adams to inventory the contents of the basement. The bulkhead repair is
46 complete and the basement stairs are now safe to use.
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48
49
50

B. Fountain Working Group

The public dedication of the Glenwood Fountain was a success, with approximately twenty-five in attendance. Chair Welsch suggested that the High Street/Mechanic Street/Mascoma Street fountain would likely be the next project, pending the recruitment of new members to the FWG next spring.

C. Special Projects Working Group

Chair Welsch and Ms. Owens will be meeting on Friday to prepare the plaques and certificates for the James Wood and McAllister Houses. The public presentation of these landmark property designations will take place at the October City Council meeting.

D. Lebanon Historic Landmarks Update: No report given.**E. Report on seminar by Chair Welsch and Vice Chair Hains: NAPC Forum 2020-Preservation Coast to Coast**

Chair Welsch noted that some of these talks emphasized preserving and giving historic visibility to buildings with local significance (e.g. Muriel's Doughnuts, the Little Store and Village Market).

5. PUBLIC COMMENT: None**6. Future Agenda Items: None****7. ADJOURNMENT**

Ms. Book MOVED to adjourn the meeting at 8:14 pm. Seconded by Ms. Cole.

Roll Call Vote:

Chair Welsch, Ms. Book, Ms. Cole, and Mr. Book all voting Yea.

None voted Nay.

** The MOTION was unanimously approved (4-0)*

Respectfully submitted,
Megan Castillo
Recording Secretary